

21-139ARB-MPR – 181 S. HIGH STREET

Summary

This is a request for review and approval of modifications to a previously approved single-family home within Historic Dublin.

Site Location

The site is located northwest of the intersection of S. High Street and Waterford Drive.

Zoning

HD-HR: Historic District – Historic Residential District

Property Owner/Applicant

Timothy Bergwall/Deborah Bergwall

Representative

Richard Taylor, AIA, RTA

Applicable Land Use Regulations

Zoning Code Section 153.176(L) and Historic Design Guidelines.

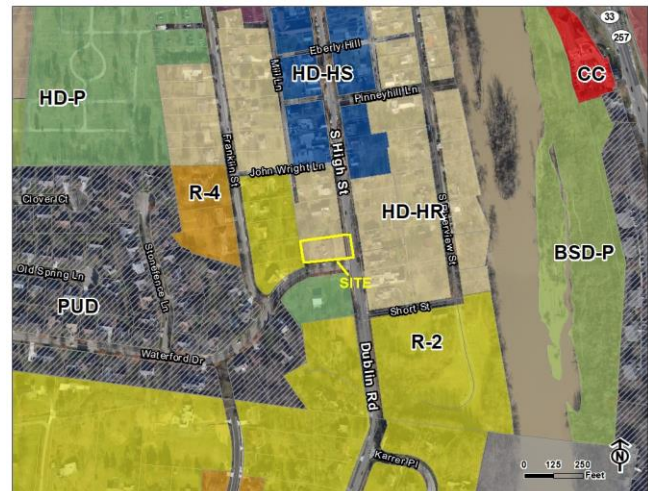
Case Manager

Sarah Tresouthick Holt, AICP, ASLA, Senior Planner
(614) 410-4662
sholt@dublin.oh.us

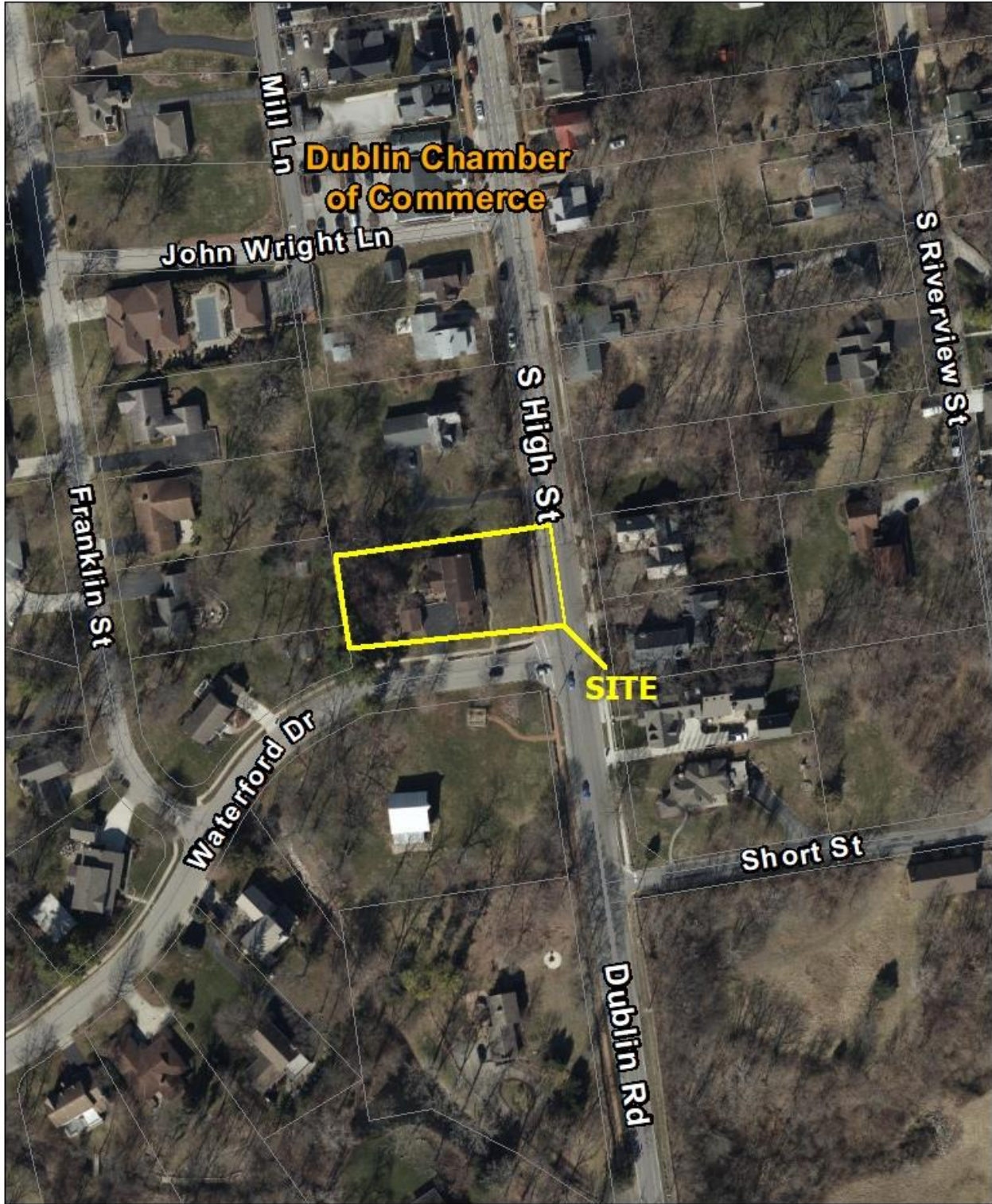
Next Steps



Upon review and approval from the Architectural Review Board (ARB), the applicant may submit a formal application for approval of exterior building materials from the Architectural Review Board.

Zoning Map



1. Context Map



 <p>City of Dublin</p>	<p>21-139MPR Minor Project Review 181 South High Street</p>	<p>0 55 110 Feet</p> 
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2. Overview

Background

The Architectural Review Board approved demolition of an existing structure in May of 2021, along with construction of a new home with the following conditions (from meeting minutes):

- 1) *That the applicant provide Planning documentation that the critical root zone of the tree on the adjacent property at 167 S. High Street will not be impacted by the foundation, and that the adjacent property owner has been notified, prior to issuance of building permits;*
- 2) *That the applicant continue to work the City of Dublin to finalize the modified access point along Waterford Drive, subject to approval of the City Engineer;*
- 3) *That the applicant update the site plan to reflect the new development standards, effective in March 2021, prior to building permit submittal;*
- 4) *That the applicant submit a complete materials/color palette with physical samples, and final doors and light fixture selections, subject to ARB for approval, at the earliest practicable date prior to installation;*
- 5) *That the applicant work with staff to review the paint color and stone selection, prior to ARB review; and*
- 6) *That the applicant confirm the simulated divided lite option includes a spacer bar between the panes of glass.*

The drawings are currently being finalized in accordance with that approval, and the applicant has requested some modifications which do not fall within the purview of an Administrative Approval.

Case History

In October 2020, the Architectural Review Board (ARB) reviewed and provided informal feedback for a previous proposal to retain the now-to-be-demolished home with extensive exterior modifications and additions. The Board encouraged an alternative design direction, and in February 2021, the ARB reviewed and provided informal feedback on a revised proposal. In May of 2021, the Board voted to approve demolition of the existing home and approved the design requested with conditions noted above. The owners are proposing to make modifications to the approved plans; hence this new application for a variety of requests, including:

- Move the north wall of the kitchen 38" to make the body of the house symmetrical from east to west;
- Move the entire new house 24" to the south to better accommodate drainage;
- Remove the driveway connecting the main drive to the existing, detached shed;
- Renovate the existing shed as shown; and
- Change the aluminum-clad windows from black to bronze.

Site Characteristics

Natural Features

An existing vegetative buffer along the west property line separates the property from the Waterford Village subdivision. Two mature front yard trees are located east of the existing home, and a historic dry-laid stone retaining wall extends along the S. High Street frontage.

The City's Zoning Inspector/Landscape Architect notes that there are two healthy landmark maples that will be directly impacted by the driveway location. This request does not change the previously-approved driveway location; however, this is an important enough consideration that a condition of approval is recommended to work with staff to ensure that the driveway avoids the trees and their root zones to the greatest extent possible. Also noted was the need for tree

protection fencing around the stand of white pines on the east; this will occur at building permit review.

Historic and Cultural Facilities

None were found, using the 2017 Historic and Cultural Assessment, prior to the demolition approval. The Assessment included the shed, which is part of this request; it was also not found to be historically significant. There are historic stone walls on the property; these will be preserved in their entirety.

Surrounding Land Use and Development Character

North: HD-HR: Historic Residential (Single-Family Residential)
East: HD-HR: Historic Residential (Single-Family Residential)
South: HD-P: Public (City of Dublin)
West: R-2: Limited Suburban Residential District (Single-Family Residential)

Road, Pedestrian and Bike Network

The site has frontage on S. High Street (± 100 Feet) and frontage on Waterford Drive (± 180). There are sidewalks along both S. High Street and Waterford Drive. There are no dedicated bicycle facilities. Vehicular access is provided to the site from Waterford Drive.

With this request, the old driveway will be completely removed and a new driveway installed as shown. City of Dublin Engineering has reviewed this request, and staff has visited the site. A recommended condition of approval will ensure that both Engineering's required geometry, along with Planning's concerns for preserving landmark trees, are fully addressed at building permitting.

Utilities

The site is served by public utilities, including sanitary and water. Electric and gas are also provided on site.

Code and Guidelines

Historic District – Historic Residential District

The intent of the Historic Residential Neighborhood, as outlined in the Code, is to "*encourage the preservation and development of homes on existing or new lots that are comparable in size, mass, and scale, while maintaining and promoting the traditional residential character of the Historic District*". The Code identifies setbacks, lot coverage, and building height.

Historic Design Guidelines

The *Historic Design Guidelines* supplement the Code and are considered when modifications are proposed in the Historic District. The *Guidelines* provide recommendations regarding the overall character of new construction including location, mass/scale, materials, and rooflines.

3. Proposal

The applicant is requesting review and approval for modifications to previously-approved plans for a single-family, $\pm 3,500$ -square-foot home on a 0.47-acre site.

Construction Amendments

Site Layout, Setbacks, Lot Coverage

The proposed site layout will continue to meet all setback requirements, which are:

- Front: 15'
- Side: 4', with 16' total between structures
- Rear: 20% lot depth, not to exceed 50'
- Rear accessory: 15'

Comparison between the previously-approved setbacks and the now-requested setbacks:

- Front: no change
- Side: 4' (north); 22'8" (south) proposed 6' (north); 20'2" (south)
- Rear: no change

Lot coverage stays very much the same with this request, because the increase in building footprint is offset by the removal of the driveway pavement. Overall, the lot coverage percentage changes from 28.6% as previously approved, to 29% as now requested. Maximum permitted in this zoning district is 45%.

Scale, Mass, and Height

The addition of the requested 38" on the north kitchen wall will make the front of the house symmetrical. No additional massing changes will be made. The building will not change in height.

Materials

The shed is proposed to use the same materials tentatively proposed, but not yet approved, as on the home: roofing, siding and trim, paint, and an overhead door. Four existing windows and a man door will remain in their current locations; an overhead door will be located on the north side, and existing doors on the east elevation will be removed. Windows for the shed will be reused, rather than replaced.

Aluminum-clad wood windows, in black, were discussed with the previous request; materials were not finalized at that point. A condition of approval stated that the applicant would submit final materials for approval by the Architectural Review Board, when chosen. With this request, the applicant seeks to change the window color to bronze.

3. Criteria Analysis

Minor Project Review Analysis [§153.176(I)]

1) *The Minor Project shall be consistent with the Community Plan, applicable Zoning Code requirements, Historic Design Guidelines, and adopted plans, policies and regulations.*

Criteria Met.

2) *The Minor Project is consistent with the approved Final Development Plan.*

Not Applicable. There is no previous approved Final Development Plan associated with this site.

3) *The Minor Project is consistent with the record established by the Architectural Review Board, the associated Staff Report, and the Director's recommendation.*

Criteria Met.

- 4) *The Minor Project meets all applicable use standards.*
Not Applicable. The use of the property will not change, nor are there applicable use standards regulations for single-family residential.
- 5) *The proposed improvements respond to the standards of the Historic Design Guidelines.*
Criteria Met. The proposal responds to the *Guidelines* because it aligns with surrounding properties in height and layout; no height changes are requested.
- 6) *The Minor Project is consistent with the surrounding historic context, character, and scale of the immediately surrounding area and the district as a whole.*
Criteria Met. This request does not change the intent of the previously-approved request. The existing shed is retained, with some relocation of windows and doors. The proposed change to a dark bronze window color will be compatible with virtually any color palate, although a complete color and materials palate is required to be brought back before the Architectural Review Board per the original conditions of approval.
- 7) *The proposed building is appropriately sited and conforms to the requirements of 153.173 Site Development Standards and the Historic Design Guidelines.*
Criteria Met. The proposal is appropriately sited and conforms to the requirements of 153.173 including setbacks, lot coverage, building coverage, and building height. Prior to obtaining a building permit, the applicant shall meet with staff and submit a revised driveway drawing, specifically demonstrating that Engineering's required geometries have been met and that Planning's tree preservation goals have also been met.
- 8) *The proposed site improvements, landscaping, screening, signs and buffering shall meet the applicable requirements of the Code and respond to the standards of the Historic Design Guidelines.*
Criteria Met. The proposal meets all applicable zoning regulations and responds to the standards in the *Historic Design Guidelines*. Signs are not proposed and residential landscaping is not under the purview of the ARB. The applicant is intending to preserve the front yard trees. The applicant shall provide Planning documentation that the critical root zones of two landmark maples, along with the majority of the white pines, in the area of the proposed driveway, will be protected to the greatest extent possible.

4. Recommendation

Note that all conditions of approval related to the previous case are still valid. The below condition applies only to this particular request.

Planning recommends **approval** of the Minor Project Review with condition:

- 1) Prior to obtaining a building permit, the applicant shall submit a drawing showing the revised driveway location and geometry to Planning and Engineering staff in order to avoid the two landmark maples and stand of white pines to the greatest extent possible.