

22-015ARB-MPR – 5707 DUBLIN ROAD

Summary

Removal of a deck and installation of a stone and gravel patio on a 0.75-acre site zoned Planned Unit Development, Llewellyn Farms.

Site Location

The site is located approximately ±300 feet north of the intersection of Dublin Road with Hertford Lane.

Zoning

PUD: Planned Unit Development District – Llewellyn Farms

Property Owner/Applicant

Emily Lukasik

Applicable Land Use Regulations

Zoning Code Section 153.176, and *Historic Design Guidelines*.

Case Manager

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Next Steps

Upon review and approval of a Minor Project Review by the Architectural Review Board (ARB), the applicant may obtain a Certificate of Zoning Plan Approval (CZPA) and construct the project.

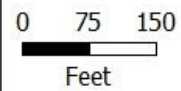
Zoning Map



1. Context Map



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2. Overview

Background

The 0.75-acre site has approximately 150 feet of frontage along Dublin Road just west of the Scioto River. The home is located north of the intersection of Dublin Road and Hertford Lane. The north side of the site is bounded by a tree row and the Cramer Ditch stream, and the remainder of the property is surrounded by modern single-family homes.

The historic James Davis home is a Greek Revival with Italianate architectural elements that was erected circa 1840, and is listed in the National Register of Historic Places. The home's original use was for agricultural purposes, with its present use as a single-family home. The two-story home's exterior walls and foundation are stone; the roof is hipped, standing seam metal; and the footprint is rectilinear. The façade is symmetrical in its design with four fenestration bays, and doors and windows have operable shutters.

In May 2021, ARB approved a Minor Project for the replacement of windows and a new entry door. In November 2021, ARB approved a Minor Project for the installation of a 72-square-foot shed.

Site Characteristics

Natural Features

The site contains a downhill grade change from south to north, where the Cramer Ditch stream runs along the northern property line. The site also contains a significant number of large, mature 12-inch caliper spruce trees just north of the home, adjacent to the requested location.

Historic and Cultural Facilities

In 2017, City Council adopted a Historic and Cultural Assessment (HCA), which documents a variety of community assets including homes, cemeteries, and stone walls; this property is listed in Appendix G (Properties Outside Architectural Review District Located on Ohio Historical Inventory).

Surrounding Land Use and Development Character

North: PUD, Planned Unit Development - Llewellyn Farms (Residential)

East: R-1, Restricted Suburban Residential (Residential)

South: PUD, Planned Unit Development - Llewellyn Farms (Residential)

West: PUD, Planned Unit Development - Llewellyn Farms (Residential)

Road, Pedestrian and Bike Network

The site has frontage on Dublin Road, and access is provided by a shared asphalt driveway south of the home. A City of Dublin shared-use path crosses the front of the property and is parallel to Dublin Road.

Utilities

The site contains an existing 16-inch watermain in a 27.5-foot easement which runs along the west side of Dublin Road and bends before the culvert. The proposed patio will not disturb the easement.

Code and Guidelines

The site is zoned PUD: Planned Unit Development District – Llewellyn Farms. Development standards for setbacks, lot coverage, and accessory structures defer to R-3 zoning. The buildable area, in which a patio may be located, is defined as follows:

- Setbacks
 - Side: 8-feet on each side; 18-feet total side yards
 - Rear: 50-feet
- Lot coverage: No more than 30% covered by structure, 45% maximum lot coverage

Historic Design Guidelines

The *Historic Design Guidelines* supplement the Code and should be considered when projects related to site design are proposed for Appendix G properties. Comments relating to the proposal's ability to meet these Guidelines are included throughout the report. Section 6 of the Guidelines will apply.

Proposal

The applicant is requesting exterior site modifications including a patio space, stone wall, and brick and stone walkways. Proposed is a 652-square-foot patio in the same location as a deteriorating, existing wooden deck (built in the 1980s), so no significant additional lot coverage is proposed over the existing, addressing Section 6.3A of the Guidelines.

Proposed Stone and Gravel Patio

The proposed location of the patio, wall features, and walkways are to the side and rear of the property, thus positively addressing Section 6.6A of the Guidelines. The location of the patio and surrounding walls is within the root zone of two adjacent trees, which are 12-inch spruces. These are not landmark trees; however, they are noteworthy. Staff has notified the applicant of concerns about the wall footers impacting the trees, with the potential to cause death or toppling; however, there are no Code requirements for trees of this size on residential properties. During construction of the proposed patio space, the applicant will erect 67 linear feet of protection fencing for the two trees, as required.

The patio space will contain Semco Outdoor honey-colored granite gravel which will be partially enclosed on two sides, the north and east, with a 32-inch high stone seat wall. Most of the stones used for the wall will be those previously stored on site, thus addressing Guideline 6.1B to maintain historic character. Remaining stone needed to complete the wall will be Shoreline from Lang Stone Co. in a grey-buff color to match the property stone color. The wall will have a dry-laid appearance. The wall will require a 4-inch concrete base over a 6-inch compacted gravel foundation; construction of this foundation is the chief concern for the nearby trees. The remaining patio sides will be enclosed by Lang Stone Co. Lannon Tumbled Cobblestones in a buff-grey color.

Additionally, flat fieldstone, also procured from the site, will be laid to the north and east of the patio area to establish walkways. Additional Ottawa irregular flag stones from Lang Stone Co., in a buff-grey color, will be laid to complete the paths, as needed.

Existing brick walkway areas are located in the rear yard area and will be modified to accommodate the new patio design. The existing orange-red brick will be re-purposed to create 210-square-feet of new basket-weave walkway which will connect the side door of the home to the new patio space, along with approximately 300-square-feet of walkway area on the west side at the rear yard.

Patio Lighting

The Historic District Code does not regulate lighting for single-family residences. However, the *Historic District Guidelines* Section 6.7 is applicable to outlying historic residential properties, and all recommendations have been met by the proposal. The applicant is proposing hanging string lights over the patio area, attached to four weathered oak posts. The lighting spans 140-linear-feet, total, over the patio and is sensitive to surrounding properties, scaled appropriately, and is simple in its design. The lighting is subdued and does not exceed 2 watts per bulb.

Staff Recommendations

The proposed wall on the north side of the patio is 5 feet, 6 inches away from the closest mature tree, and the east wall is 6 feet away from the closest mature tree. Staff is concerned with the proposed location of the wall in relation to the root zones of two closest mature spruce trees. Ideally, Staff recommends that the applicant modify the design of the patio to not include these walls to avoid adverse effects on these trees; however, there is no authority to make that a requirement. At the least, Staff recommends that the applicant seeks guidance from a certified arborist to help identify where critical root zones are located. Staff has no concerns with the remaining patio elements.

3. Review Criteria

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 with Condition. This application is consistent with these documents. A recommended condition of approval reminds the applicant to obtain a Certificate of Zoning Plan Approval prior to construction.
- 2) *The Minor Project is consistent with the approved Final Development Plan.*
Not Applicable. There is no Final Development Plan for 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. This application is consistent with each.
- 4) *The Minor Project meets all applicable use standards.*
Criteria Met. The residential use of the property will not change with this request.
- 5) *The proposed improvements respond to the standards of the Historic Design Guidelines.*
Criteria Met. The proposal responds to the *Historic Design Guidelines* as it retains the character, style, and materials of the historic James Davis house.
- 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. The Minor Project is consistent, and compatible, with the existing historic building.
- 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 footprint of the patio meets all Site Development Standards and the *Historic Design Guidelines*, including required setbacks and lot coverage.

- 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. There are no additional trees or landscaping proposed as part of the project scope.

4. Recommendation

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

- 1) That the applicant applies for a Certificate of Zoning Plan Approval, subject to staff review and approval prior to construction.