



## PLANNING REPORT

# Architectural Review Board

Wednesday, May 25, 2022

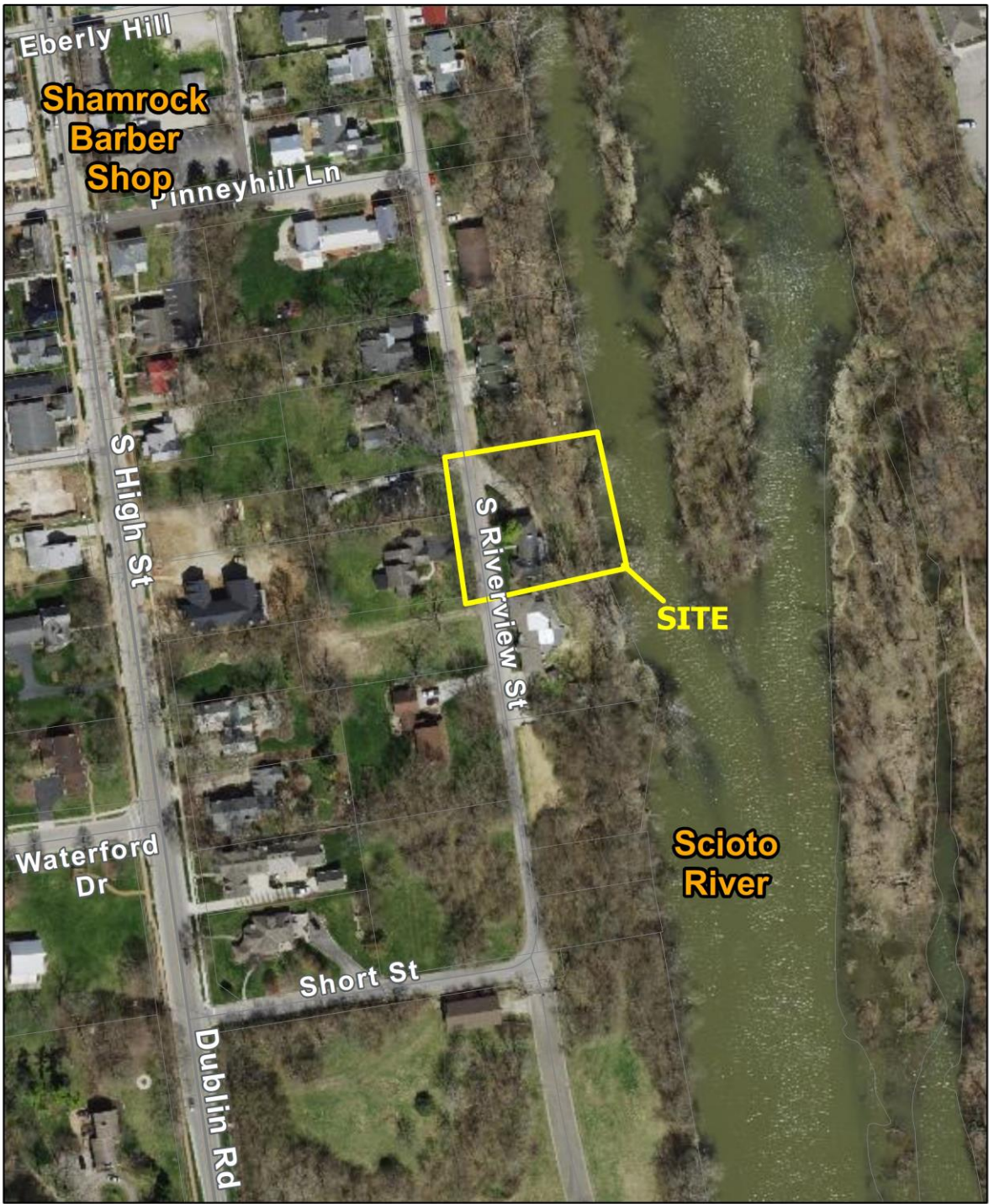
## KING RESIDENCE - 170 S. RIVERVIEW STREET 22-048ARB-MPR



[www.dublinohiousa.gov/art/22-048](http://www.dublinohiousa.gov/art/22-048)

### Case Summary

Case	22-048ARB-MPR, Minor Project Review at 170 S. Riverview St.
Proposal	Installation of a new paver front walkway at an existing residence on a 0.70-acre parcel in Historic Dublin.
Request	Review and approval of a Minor Project Review under the provisions of Zoning Code §153.176 and the <i>Historic Design Guidelines</i> .
Zoning	HD-HR, Historic District – Historic Residential
Planning Recommendation	<u>Approval of Minor Project Review with condition</u> 1. The applicant apply for and obtain a Certificate of Zoning Plan Approval (CZPA) prior to construction.
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.
Applicant	Denise King, owner Lori Botkins, Oakland Design Associates
Case Manager	Taylor Mullinax, Planner I (614) 410-4632 tmullinax@dublin.oh.us

Site Location Map



 <p>City of Dublin</p>	<p>22-048ARB-MPR Minor Project Review King Residence 170 S Riverview Street</p>	<p>0 65 130 Feet</p> 
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## 1. Overview

### Background

The site is located southeast of the intersection of S. Riverview Street and Pinneyhill Lane and is zoned Historic District – Historic Residential. The site has approximately 170 feet of frontage along S. Riverview and contains an existing one-story ranch home on a 0.70 acre parcel. Existing stone walls and stairways are on the north and south sides of the home which will not be disturbed by the proposed scope. An existing concrete walkway connects the front porch stoop to S. Riverview Street. The applicant is requesting review and approval of a Minor Project for the construction of an expanded paver front walkway.

### Case History

In 2017, the Administrative Review Team made a recommendation of approval to ARB who subsequently approved a deck addition and modification to the rear and front porch areas of the home. In 2008, ARB approved minor building modifications for the replacement of four windows on the structure.

### Site Characteristics

#### *Natural Features*

The property sits on a bluff overlooking the Scioto River and contains mature trees.

#### *Historic and Cultural Facilities*

The home was built in three phases, 1911, 1955, and 1969. The residence is recommended contributing to the Historic District (Historical and Cultural Analysis, 2017) and the Dublin High Street Historic District boundary increase. The site contains a dry-laid stone wall which is directly adjacent to the driveway, not impacted by this request.

#### *Surrounding Land Use and Development Character*

North:	Historic District – Historic Residential (Residence)
East:	BSD-P – Bridge Street District Public (Scioto River)
South:	Historic District – Historic Residential (Residence)
West:	Historic District – Historic Residential (Residence)

#### *Road, Pedestrian and Bike Network*

The property has frontage on South Riverview Street. No sidewalks, or paths are present in the immediate area.

### Code and Guidelines

#### *Historic District – Historic Residential*

The proposed use is allowed within the zoning and is processed via a Minor Project. Setbacks and lot coverage are described below:

Dimensional Standards	
Front Setback	0'
Side Setback	3'
Rear Setback	20% lot depth, not to exceed 50'. 15' for detached accessory structures.
Lot/Building Coverage	45% maximum

The existing building and front walkway meet the maximum lot coverage.

#### *Historic Design Guidelines*

The *Historic Design Guidelines* supplement the Code and should be considered when new additions and exterior modifications are proposed in the Historic District.

## 2. Proposal

### Summary

The applicant is requesting review and approval of a Minor Project for the construction of a front walkway connecting the entryway of the home to S. Riverview Street.

#### *Front walkway*

The applicant is proposing to replace the existing concrete walkway with a 255 square foot paver walkway leading to the front door from S. Riverview Street. The walkway will be made of Beacon Hill Smooth pavers from Unilock in the color Fossil. The front walkway will be elevated to the existing front entry stoop of the home to eliminate the 3-inch trip hazard, and facilitate moving water away from the house foundation. The proposed walkway aligns with the *Historic Design Guidelines* Section 5.3 (c) by promoting a pedestrian scaled entry that enhances the front façade of the home.

Section 6.2 (c) of the Guidelines state that "Buildings, accessory structures, and patios should be sited outside of the critical root zone of mature trees." The City's Zoning Inspector has confirmed that the proposed pavers will not affect any critical root zones of nearby trees.

#### *Additional site modifications*

Under Code Section 153.176 (B)(3), single-family residential landscaping does not require review by the ARB. The following is for informational purposes only. The applicant is removing declining plant materials along the front façade and south elevation of the home. The project will beautify and provide a more inviting entryway to the home.

## 3. Review Criteria

### Minor Project Review Analysis [§153.176(I)]

Criteria	Review
1. The Minor Project shall be consistent with the Community Plan, applicable Zoning Code requirements, Historic Design Guidelines, and adopted plans, policies and regulations.	<b>Criteria met:</b> The proposal meets the adopted plans, policies, and regulations.



Criteria	Review
2. The Minor Project is consistent with the approved Preliminary/Final Development Plan.	<b>Not Applicable.</b> There is no Preliminary or 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.	<b>Criteria Met:</b> The MP is consistent with the record established by the ARB and consistent with the recommendations of the Board.
4. The Minor Project meets all applicable use standards;	<b>Not Applicable:</b> The use of the property will not change.
5. The proposed improvements are consistent with the Historic Design Guidelines.	<b>Criteria Met:</b> The proposed improvements are appropriate and align with the <i>Historic Design Guidelines</i> by promoting a pedestrian scaled entry that enhances the front façade of the home.
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.	<b>Criteria Met:</b> The front walkway improvement is consistent with the surrounding historic context and is a positive addition to the overall District. The paver design is seen elsewhere in the District.
7. The proposed building is appropriately sited and conforms to the requirements of 153.173 Site Development Standards and the Historic Design Guidelines.	<b>Criteria Met:</b> The proposed improvements meet all site development standards and align with the <i>Historic Design Guidelines</i> . Lot overage is met.

Criteria	Review
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.	<b>Criteria Met:</b> The proposal meets all applicable zoning regulations and responds to the standards listed in the Guidelines. Under Code Section 153.176 (B)(3), landscape (softscape) improvements are not required for review by the ARB for single-family dwellings.

**Planning Recommendation:** Approval of the Minor Project with condition.

- 1) The applicant apply for and obtain a Certificate of Zoning Plan Approval (CZPA) prior to construction.