



# APPLICATION FOR DEVELOPMENT

### PLEASE CHECK THE TYPE OF REVIEW

- West Innovation Districts  
(Zoning Code Sections 153.037 - 153.043)
- Bridge Street Corridor Districts  
(Zoning Code Sections 153.057- 153.066)
- Wireless Communication Facility (Chapter 99)

### PLEASE CHECK THE APPLICATION TYPE

- Basic Plan Review
- Minor Project
- Development Plan Review
- Site Plan Review
- Waiver Review
- Master Sign Plan
- Open Space Fee-in-Lieu
- Parking Plan
- City Council Appeal
- Administrative Departure

#### Wireless Applications

- New Tower
- Co-Location
- Alternative Structure
- Temporary

The following applications require review and decision by the **Planning and Zoning Commission, Board of Zoning Appeals, or Architectural Review Board**, but may be submitted concurrently with another application.

Check any that apply:

- Conditional Use
- Rezoning
- Administrative Appeal
- Project involving modifications to property within the Architectural Review District
- Other: \_\_\_\_\_

### SUBMISSION REQUIREMENTS

- Fee** (refer to the approved fees list)
- Electronic Copies** of all application materials (PDF, JPEG, Word, etc. as appropriate)
- Submission Requirements** for each type of application (refer to checklists)
- Legal Description and/or Property Survey** for the subject property

### I. PROPERTY INFORMATION: Provide information to identify properties and the proposed development. Attach additional sheets if necessary.

Property Address(es): <b>137 S. RIVERVIEW STREET</b>	
Tax ID/Parcel Number(s): <b>273-000090-00</b>	Parcel Size(s) in Acres: <b>.461</b>
Existing Land Use/Development: <b>SINGLE FAMILY</b>	Zoning District: <b>RESIDENTIAL</b>

- Check this box if any **Administrative Departures** are requested and attach an Administrative Departure request form.
- Check this box if any **Waivers** are requested as part of the application for development and attach a Waiver Request form.

### II. PROPERTY OWNER INFORMATION: Indicate the person(s) or organization(s) who own the property proposed for development. Attach additional pages if there are multiple property owners.

Name (Individual or Organization): <b>GREG &amp; PAULA SHARPIN</b>	
Mailing Address: <b>134 S. RIVERVIEW STREET DUBLIN, OHIO 43017</b>	
Daytime Telephone: <b>510-0700</b>	Fax:
Email or Alternate Contact Information:	

### FOR OFFICE USE ONLY: DIRECTOR'S ACCEPTANCE

Date of Acceptance:	Next Decision Due Date:
Final Date of Decision:	Determination:
Director's (or Designee's) Signature:	

**RECEIVED**

**FILE COPY** JUL 03 2013  
13-065 ARB/MPR  
CITY OF DUBLIN  
PLANNING

**III. APPLICANT(S):** Indicate person(s) submitting the application if different than the property owner(s).

Name: (Individual or Organization)		JAY & JENNIFER SCHWANKE	
Mailing Address:			
9308 BROCK ROAD PLAIN CITY, OHIO 43064			
Daytime Telephone:	301-4337	Fax:	
Email or Alternate Contact Information:			
SCHWANKE_JAY@DUBLINSCHOOLS.NET			

**IV. AUTHORIZED REPRESENTATIVE(S):** Indicate the person(s) authorized to represent the property owner and/or applicants.

Name: (Individual or Organization)		BRIAN ZINGELMANN, ARCHITECT	
Mailing Address:			
261 GARDEN ROAD COLUMBUS, OHIO 43214			
Daytime Telephone:	(614) 262-7565	Fax:	(614) 267-0198
Email or Alternate Contact Information:			
BZPLANS@AOL.COM			

**V. AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S):** Complete if applicable.

I, PAULA SHARPIN, the owner, hereby authorize BRIAN ZINGELMANN to act as a representative(s) in all matters pertaining to the processing and approval of this application, including modifying the application. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner:	Date:
<i>Paula Sharpin</i>	7/2/13

Check this box if the original Authorization for Owner's Applicant(s)/Representative(s) is attached as a separate document.

**VI. AUTHORIZATION TO VISIT THE PROPERTY:** Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to enter, photograph and post a notice on the property described in this application. This is optional, but recommended.

I, PAULA SHARPIN, the owner or ~~authorized representative~~, hereby authorize City representatives to enter, photograph and/or post a notice on the property described in this application.

Signature of Owner or Authorized Representative:	Date:
<i>Paula Sharpin</i>	7/2/13

**VII. APPLICANT'S AFFIDAVIT:** This section must be completed and notarized.

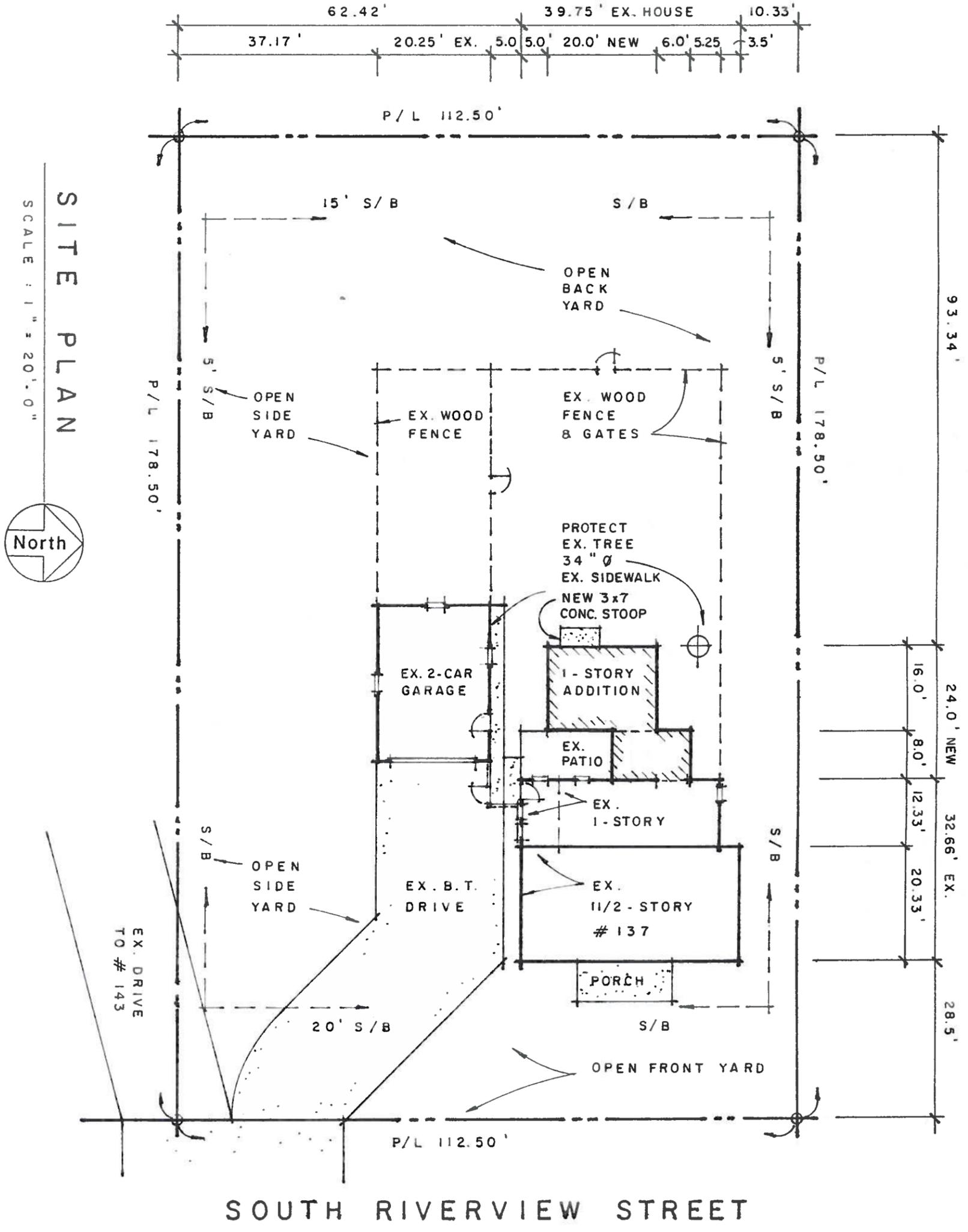
I, BRIAN ZINGELMANN, the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted, is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of Current Property Owner or Authorized Representative:	Date:
<i>Brian Zingelmann</i>	7/3/2013

Check this box if the Applicant's Affidavit and Acknowledgement is attached as a separate document.

Subscribed and sworn to before me this 3<sup>rd</sup> day of July, 2013 at NAHIDTAR  
 State of Ohio  
 County of Franklin  
 Notary Public, State of Ohio  
 My Commission Expires Dec. 14, 2015  
 Recorded in Franklin County





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13-0657423-mp  
JUL 03 2013  
CITY OF DUBLIN  
PLANNING

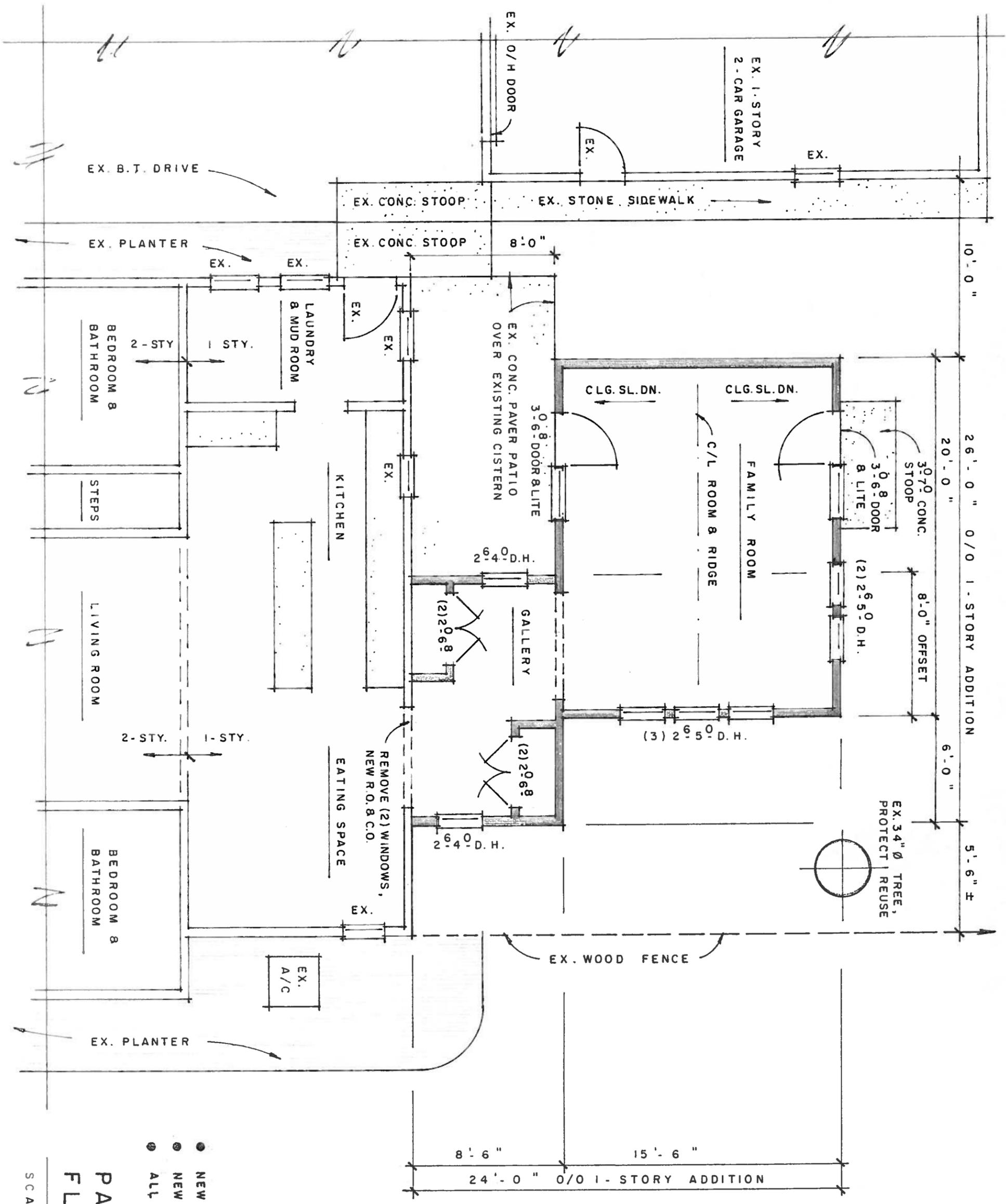
*The Schwanke Residence  
Proposed Remodel and Addition  
137 S. Riverview Street  
Dublin, Ohio 43017*



**Brian Zingelmann  
Architect**

261 Garden Road  
Columbus, Ohio 43214  
(614) 262-7565

REVISIONS		SHEET NO: <b>1</b>
MARK	DATE	
		DATE DRAWN 7/02/2013
		DATE ISSUED JUL 03 2013



- NEW WALLS SHOWN SHADED
- NEW WALLS 2x6 WOOD STUDS, U.N.O.
- ALL DIMENSIONS ROUGH TO ROUGH, U.N.O.

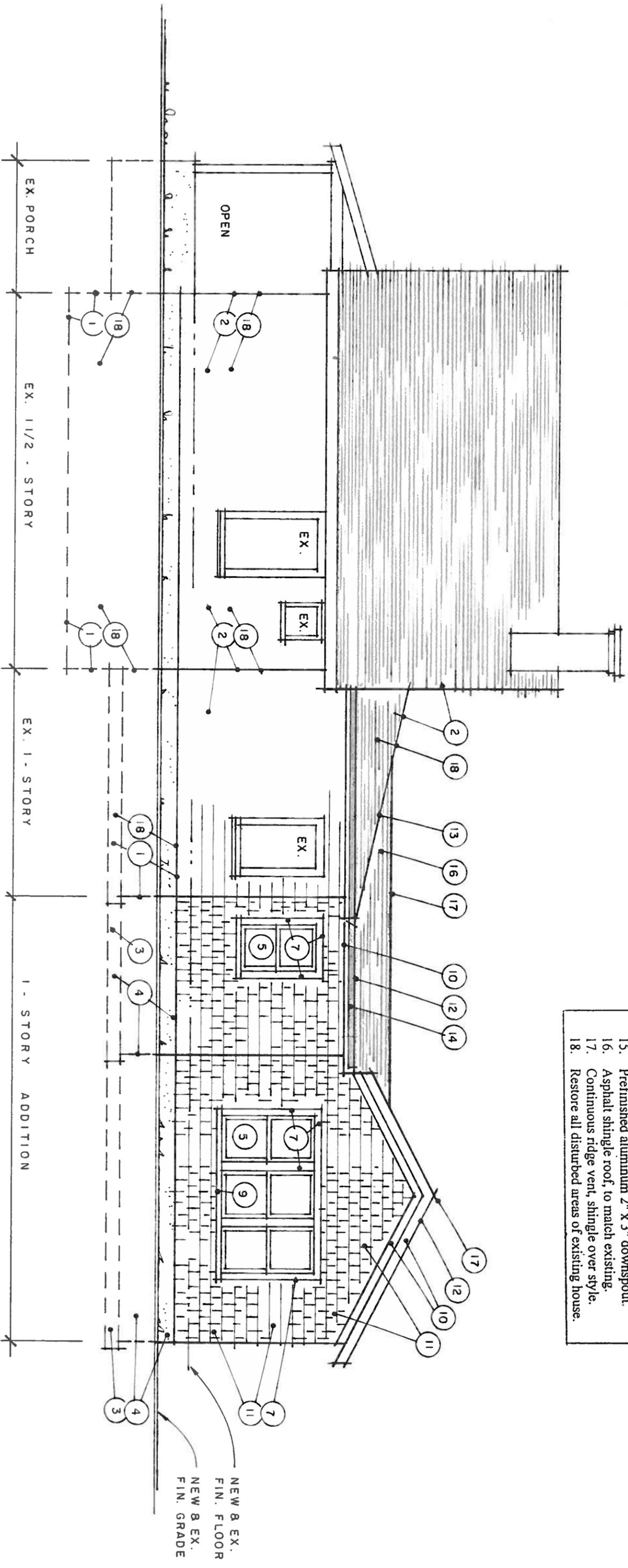
PARTIAL SITE 8  
FLOOR PLAN

SCALE : 3/16" = 1'-0"



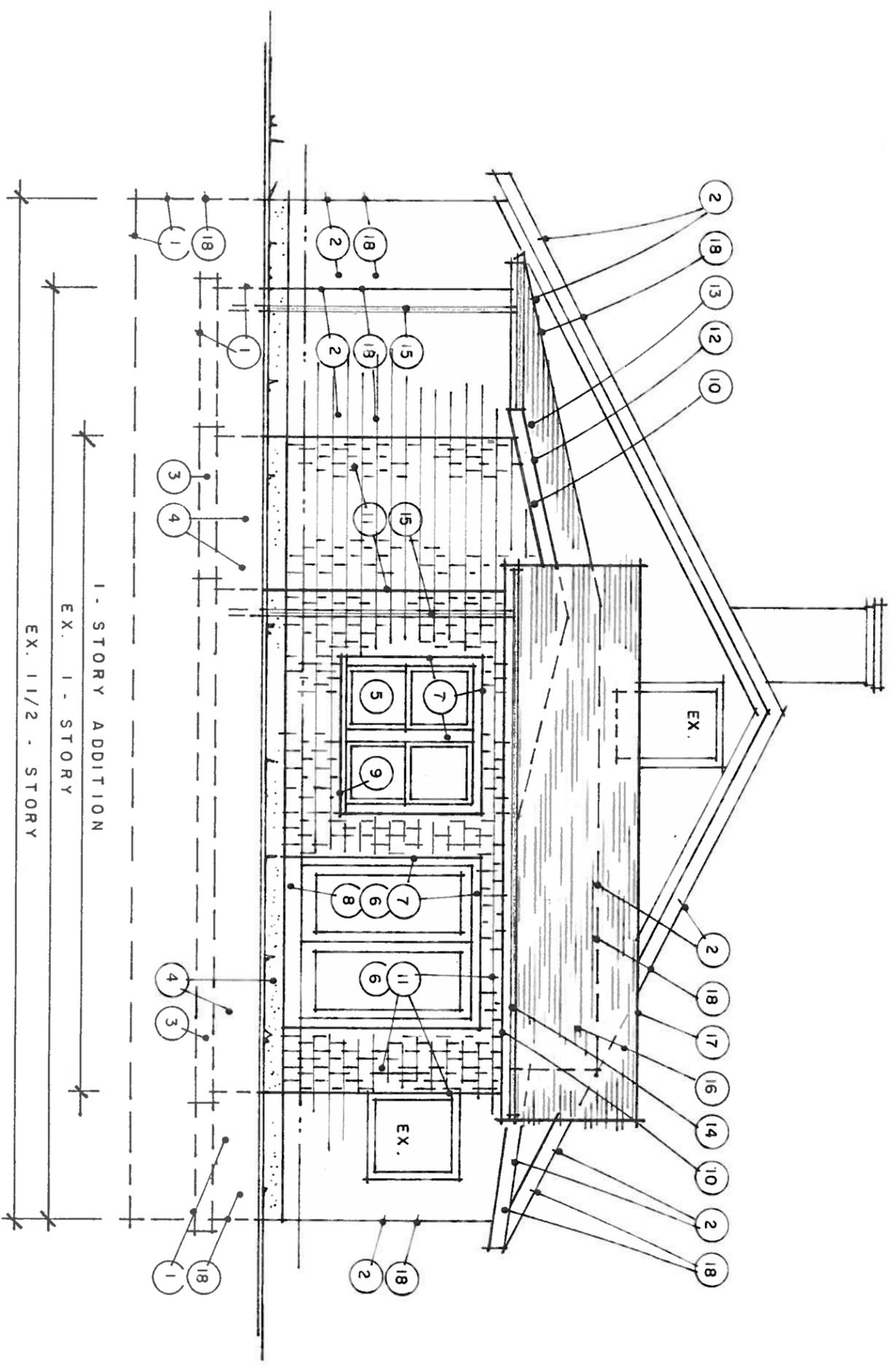
**Material Notes:**

1. Existing foundation construction.
2. Existing house construction.
3. 8" x 16" concrete footing.
4. 8" concrete block foundation wall.
5. New window, see plans.
6. New door or side lite, see plans.
7. 5/4 x 4 smooth wood trim, painted.
8. 5/4 x 8 smooth wood trim, painted.
9. 2x2 smooth wood trim, painted.
10. 1x6 rake, fascia and frieze trim.
11. Cedar shakes, painted, to match existing.
12. Prefinished aluminum drip edge.
13. Prefinished aluminum valley flashing.
14. Prefinished aluminum 5" ogee gutter.
15. Prefinished aluminum 2" x 3" downspout.
16. Asphalt shingle roof, to match existing.
17. Continuous ridge vent, shingle over style.
18. Restore all disturbed areas of existing house.



RIGHT SIDE ELEVATION ( NORTH )

SCALE : 3/16" = 1'-0"



REAR ELEVATION (WEST)  
SCALE : 3/16" = 1'-0"

**Material Notes:**

1. Existing foundation construction.
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3. 8" x 16" concrete footing.
4. 8" concrete block foundation wall.
5. New window, see plans.
6. New door or side lite, see plans.
7. 5/4 x 4 smooth wood trim, painted.
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15. Prefinished aluminum 2" x 3" downspout.
16. Asphalt shingle roof, to match existing.
17. Continuous ridge vent, shingle over style.
18. Restore all disturbed areas of existing house.





Map of:  
**137 S Riverview St**  
 Dublin, OH 43017-1139

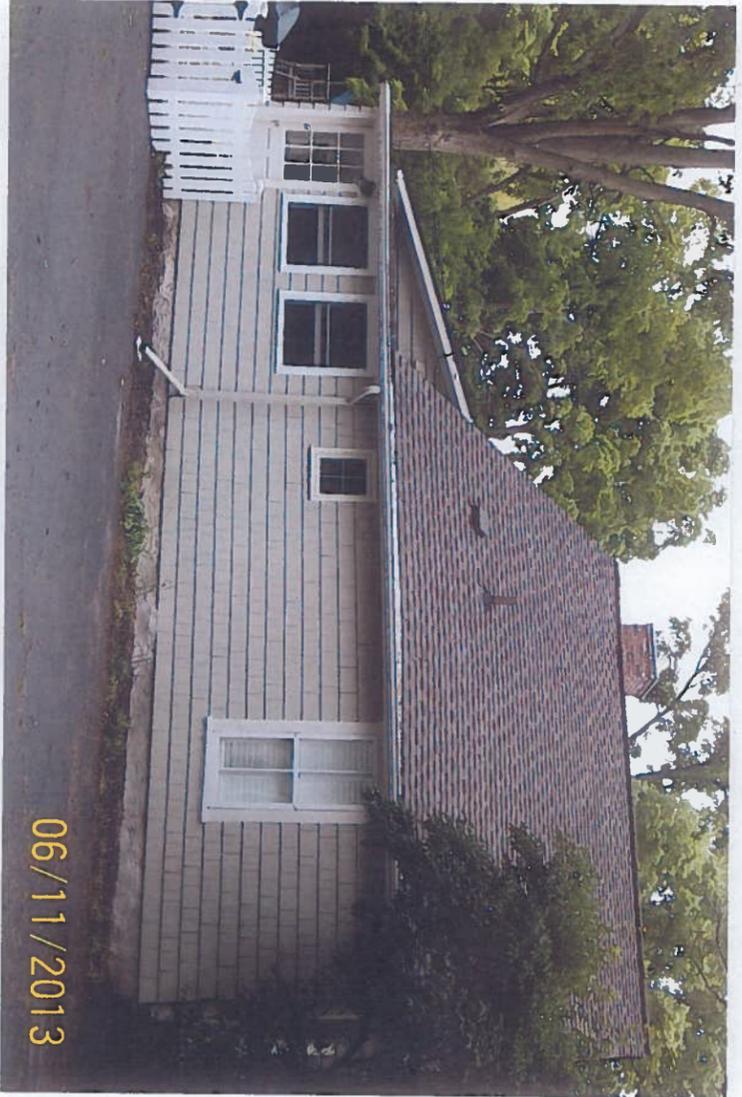


**Project Development Notes:**

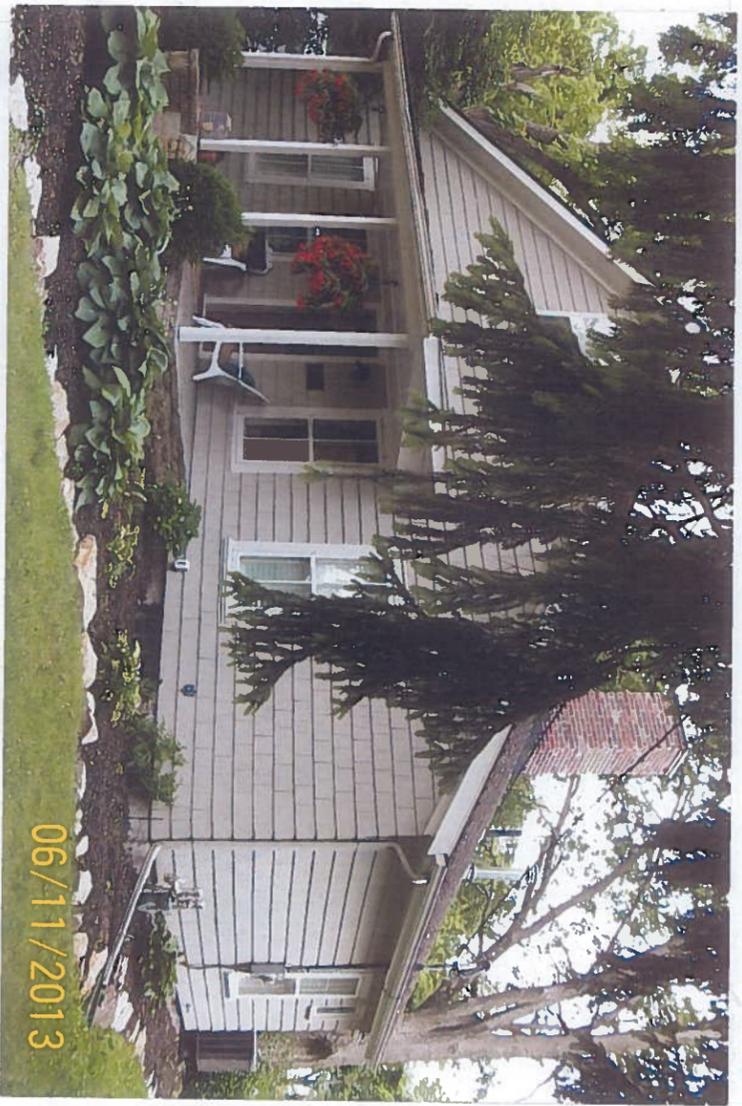
Lot size: 112.50' wide x 178.50' deep  
 Lot area: 20081 sq. ft. (.461 acre)  
 Existing garage: 570 sq. ft.  
 Existing front porch: 120 sq. ft.  
 Existing first floor: 1264 sq. ft.  
 Proposed 1-story addition: 432 sq. ft.  
 Total building area: 2386 sq. ft.  
 Lot cover areas:  
 Building construction: 2386 sq. ft.  
 Existing driveway: 1617 sq. ft.  
 Existing patio: 176 sq. ft.  
 Proposed new stoop: 21 sq. ft.  
 Total lot cover: 4200 sq. ft.  
 Lot cover %: 21%

**Exterior Material Schedule:**

Siding: Smooth cedar wall shakes, size and coursing to match existing. Paint color to match existing house (taupe).  
 Roofing: Dimensional asphalt shingles, GAF-Timberline, weathered wood, field verify to match existing roof.  
 Doors: Marvin Ultimate inswing French door with matching fixed side lite. White aluminum clad doors and frames.  
 Windows: Marvin Ultimate double-hung windows. White aluminum clad frames and sash. No mullions.  
 Door and Window trim: Head and jamb trim at all door and windows 5/4 x 4 smooth wood, painted. 5/4 x 8 smooth wood sill trim at both door openings, painted. 2x2 smooth wood sill trim at all windows, painted. Paint to be off-white to match existing house trim color.  
 Eave, Rake and Soffits: 1x6 smooth wood rake and fascia trim boards, painted. 3/8" smooth plywood at rake and eave overhangs, painted. Paint to be off-white to match existing house trim color.



LEFT SIDE (SOUTH)



FRONT & RIGHT SIDE



REAR & RIGHT SIDE



REAR & LEFT SIDE