BEHAL | SAMPSON | DIETZ
ARCHITECTURE & CONSTRUCTION

December 2, 2013

Dear Jennifer and other members of the ART,

Thank you for the opportunity to submit this revised set of drawings that we have put together in response to the comments to our submittal:

- The driveway has been moved 3 feet from the north property line.
- The two trees to be removed are now shown and noted on the site plan.
- The greenhouse and generator are now shown and noted on the plans.
- The dormer on the south elevation has not been relocated. This dormer is in a bedroom and relocating it would cause it to be split between two rooms. Also, the informal nature of this "farm cottage" speaks less to formal centering than it does to the more organic design that is shown.
- The lintels on the 2nd floor south elevation have been separated.
- We feel that the new barn elevation is more distinctive from the house and more desirable for that reason. The height of the garage is largely necessary because of the high stone table which will prohibit a basement. Storage will need to be on the 2nd floor and will be an important feature for anyone making an investment in this property.
- A trim break is shown on the north elevation between the gable and the flat roof section.
- The porch roof ceiling trim is now aligned with the window head trim.
- A simple flashing break is shown at the 12 foot mark on the barn which will be the break in the siding material. This is a traditional detail and because we are proposing a dark barn color, the detail will be very subtle.
- Since there is already a barn door on the south side of the barn, we feel the detail is adequate as shown on the east elevation. Landscaping will also soften this east area of the lot.

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The request for 52.8% lot coverage remains, and we are asking for the additional 2.8% to the 50% coverage limit for the following reasons:

- The request for the additional 2.8% lot coverage is a minimal request. This incremental coverage would not make a substantive difference to the neighborhood.

- The right of way on Pinney Hill is wide and the paved roadway on Riverview is relatively narrow. This will give the appearance of much less lot coverage.

- Considering some of the homes on Riverview, this house will appear to have less of an impact on the lot than many homes in the neighborhood.

- Because of the 20' set back that many of the houses are adhering to on Riverview, the street view of this house will appear to cover less of the lot because the narrow part of the home faces Riverview on the set back.

- Much of the paved area that contributes to the lot coverage total is behind the house and not visible from either Pinney Hill or Riverview.

- If the drive would be switched to the south side of the house, 50% lot coverage could be achieved but the look of the house would be less green, appear to have more paved surface, and appear to have greater lot coverage.

- Dublin has respected the use of semi pervious pavement in other areas of the Bridge Street Corridor. If those kinds of considerations were made here, this project would be under the 50% limit.

Sincerely,

John Behal