



Description of Conformance – 84 S. Riverview Street

Kathy and Clay Bryan
84 S. Riverview Street
Dublin, Ohio 43017

Zoning District (53.058): BSC Historic Residential

Use (153.059): Single Family Residential is a permitted use in the BCS Historic Residential district per table 153.059A. No use specific standards apply.

Lots and Blocks (153.060): The block is an existing block that we are not altering. The building faces Riverview Street, vehicular access is from Riverview Street.

Street Type (153.061): Neighborhood Street; Existing, no changes

Building Type (153.062): Single-Family Detached

- Side yard 3.0'
 - Lot size – 12,285 square feet
 - Existing Deck – 204.4 square feet
 - New deck – 336.9 square feet (381.5 with stair and railing on stair)
- Remove existing deck and replace with an expanded deck.
 - Remove existing sliding glass door and replace with sliding window and single French door.

Project Materials:

- The new deck will be standard pressure treated deck board.
- The new railing will be built up with 44" tall, 4x4 Azek posts with flat post caps, Charcoal Black; 44" tall x 56"-60" wide, 3/8" tempered glass sections between posts, clear glass; 6" x 5/4" Azek top rail, Charcoal Black; and 2" x 5/4" Azek bottom rail, Charcoal Black.
- The stair railing will be the same rail, but with Timber Tech metal balusters.
- New door and window to match existing.