

Architectural Review Board  
5200 Emerald Pkwy  
Dublin, Oh 43017

Re: Deck replacement 64 S Riverview

The residence sits on a .177 acre lot that backs up to the Scioto River and is bordered on the North by a residence at 56 S Riverview and on the South by a residence at 76 S Riverview.

The deck replacement project at 64 S Riverview was completed to replace 2 deteriorating decks on the main and lower levels of the home and to add a third deck at ground level in order to safely access the storage area. These decks were permitted through the City of Dublin Building division with permit no. RALT-22-1678.

The main level deck (deck #1) consisted of a 4' deep by 22' wide deck. The lower level deck (deck #2) consisted of a 10' deep by 25'6" deck. Both decks were originally constructed using pressure treated lumber for the framing and decking with cedar posts and 2" horizontal pipe for railing. The replacement of these 2 decks utilized pine, pressure treated lumber for the framing, decking and posts. The posts were then wrapped with 3/4" rough cedar boards with 2x6 cedar top and bottom railing with 3/16" stainless steel cable for the horizontal infill. The replacement of these 2 decks keeps the same footprint of the original, larger deck #2. We increased the size of deck #1 to match that footprint, thus increasing the square footage and functionality of the deck. Additionally, increasing the size of deck #1 also brings it into compliance with the size requirement of at least 6' deep. Deck #2 was turned into a screened porch using black, vinyl mesh screening. Decks #1 and #2 have a square foot measurement of 250 sf.

Deck #3 was added at ground level in order to safely access the storage area under the lower level. This deck is smaller at 7' deep and 22' wide. It was also constructed using pressure treated lumber for framing, decking and posts. The top and bottom railing on this deck was made with pine, pressure treated top and bottom rail with 3/16" horizontal cable infill.

By not increasing the footprint of the larger, existing deck #2, we did not encroach upon the setbacks or flood plain line.

Additionally, there is a proposal for metal, spiral staircase that would go from deck #2 down to deck #3. This would be 5' additional to the north of the decks but still within minimum setback requirement and also not encroaching upon the flood plain line.

Material specs:

Framing/decking: Spruce/Pine/Fir pressure treated for rot resistance

Cable railing and tensioners: 3/16" stainless steel cable manufactured by Feeney, Inc

Spiral Stairs: Paragon Stairs 11'3" height. Steel stairs, railing and posts primed/painted black

Thank you for the time.....We are replacing the original rotted deck on the back side of our house which faces the river.

Our primary goal was to keep the new decks within the same footprint as the original decks so as not to encroach on the floodplain and steeper grade of the riverbank. They are also not intruding on the natural land behind our house leading to the river.

We are using natural elements of treated lumber and cedar to mimic the decks on our street and Dublin's exterior home requirements. There are several homes being built/remodeled on our street using these same materials. If they were approved for our neighbors, the assumption is Dublin has on file that these are permitted materials. We will not be painting the decking or railings. We wanted to keep the natural look and blend into the natural fauna and flora on the river.



Example of "wood" in our Historic neighborhood (185 S River view St. Dublin)

The addition of the exterior spiral staircase is also keeping within the original footprint of the existing decks to avoid encroachment on the floodplain and riverbank grade. A traditional switchback staircase would need to be built out further which we did not want to do for the forementioned reasons. Today we do not have a means to exit the lower level (bedrooms) of the home. The only way to exit the lower level is up thru the interior staircase. This new exterior staircase in our opinion is critical for Fire safety. We wanted to have a second exist from the lower level in case of emergency. Our "lower level" includes the kid's bedrooms, second living area and home office. We are built into the steep grade of the riverbank. We call it a "upside down house", where what would normally be upstairs bedrooms ours are below. We again tried to use materials we are seeing in and around historic Dublin, we just adapted the stair style into a spiral to keep it compact. Lastly, the new footers are in the same holes as the original deteriorating footers. We just made them less obvious and more stable.



Example Metal Stairs in Historic Dublin



Example Adapted for our Deck.

(25 S North Street Dublin Ohio)

The deck railings were adapted from the Bridge Park pedestrian bridge which crosses the river connecting Bridge Park to Historic Dublin. We thought it would be a cool parallel and fit in well. We also have multiple decks in our neighborhood with the wire railings thus again assuming if approved down the street, they'll be filed away with Dublin and should not be an issue for us. Finally, our railing is also on the inside of screens and designed to blend in.



Dublin Walk Bridge Rail



Deck in our Historic Neighborhood (134 S Riverview St Dublin)

In relation to the flood plain, grade, and easements, the house and original decks were built in 1994. At that time there were of course surveys that ensured the original build was not intruding. When we purchased the home in 2019, the survey that time proved the same. We refinanced 1.5 years ago and again a survey was required and showed no issues. We live in a historical area, but our house was built in 1994 and is not historic.

The landscape has not been changed with the construction of the decks. The riverbank was and still is a natural bank.

All this change is on the back side of our house facing the river so you cannot see any of this from the street. Nor is it visible when standing to the north or south sides of the home. Our primary goal is to keep the decks in line with Dublin and the natural landscape in our back river view.

