

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

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 aforementioned 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 through the interior staircase. This new exterior staircase in our opinion is critical for Fire safety. We wanted to have a second exit 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 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

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.



Walk Bridge Rail



Deck in our Historic Neighborhood



In relation to the floodplain, 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.

