

Description of Conformance – 5707 Dublin Road

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5707 Dublin Road
Dublin, Ohio 43017

Zoning District (53.058): Planned unit development (PUD): Llewellyn Farms, R-3: Suburban residential district

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

Lots and Blocks (153.060): This application is for the architectural approval of a two-story addition at the rear of the home at 5707 Dublin Road. The first floor of the addition will include a 2-car garage with a workshop area, a mudroom/laundry room, an office, a master suite, a new stair to the existing cellar and new basement, and a new stair to the new second floor. The second floor of the addition will include two bedrooms and a bath.

The exterior of the addition will consist of cultured stone, fiber cement siding, fiber cement trim, and cultured stone headers and sills. The addition will have double-hung wood-clad windows, fypon vents and metal roofing.

The existing shed is being relocated 25'-4" to the west away from the driveway.

Building Type and Architecture

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

- Building Type (153.062): Single-Family Detached

1. Street Frontage – Proposed site plan and elevations are enclosed. The front of the home will remain unchanged.

2. Building Area

- Side yard setback: 8' minimum, 18' total.
- Rear yard setback: 50'
- Lot size:
 - 34,234.7 square feet
- Allowable Lot coverage: 45%
 - 15,405.6 square feet
- Proposed Size:
 - Approximate addition footprint 1589.2 square feet including garage.



3. Height:

- 27.3' at existing house and 22.6' at addition.

Proposed Materials for the house include:

- Hardi Lap Siding, Cedarmill texture with a 6" reveal in Artic White for the hyphen and Cobblestone for all other structures.
- HardiTrim –fascia, rake, soffits, and window trim painted with Sherwin Williams match to existing blue/gray trim.
- Half Round Gutters, to match existing.
- Casa Di Sassi cultured stone veneer in Bella Blend and Lehigh/Flamingo mortar in Soft White, with cultured stone headers and sills at new windows and doors.
- Marvin, Wood-Clad Windows– Double Hung and Casement – Simulated Divided Light – Stone White
- Custom side door, wood, finish stain to match garage doors.
- Amarr Classica Garage Door, Cortona Style, Walnut Finish
- ATAS International standing seam metal roof with 12 5/8" panels in Silversmith.
- Anchorage wall mount lights in Oiled Bronze at side entrance and in between garage doors.
- 19"x76" Fypon Gable Vents, painted RGB: 224, 224, 219 to match the Artic White siding.

