

February 26, 2023

Architectural Review Board
Dublin, Ohio

Dear Members of the Board:

We are writing in support of the current design for the property at 112 S. Riverview Street, Dublin, Ohio, 43017, owned by Kerry and Bill Razor. We are their soon-to-be neighbors and sold them the lot in December 2021.

When we designed our home, we spent considerable time, effort, and money to ensure that it would provide as much privacy to ourselves *and* our future neighbor since we knew the houses would be close together. As such, we designed our house to have the majority of the living space on the North side of the house and lot (including the screened-in porch and decks). We understood that the South side of our house would be close to the neighbor's, and therefore placed rooms/windows that wouldn't be used very often on the South side. We also assumed the Razor's would design their house with the same goal in mind; to have the less-private areas closer to our house and the majority of their living space on the South side of their lot. Their current design does just that. We support having the Razor's garage on the North of their lot as it provides the most privacy for both of us.

As with any owner of a riverfront property, the main draw is the view of the river. We specifically designed our house with the majority of our living space devoted to looking out at the river (hence the great room/kitchen/dining area with floor-to-ceiling windows, the 3-season room on the far North side of the lot which provides the best views with the most privacy, and the rec room and deck off the lower level). We are not concerned about the views off the South side of our house, nor are we concerned about any blockage of light that may come from the Razor's current design. We understand that the current design will block some light into our house, but: (a) we are okay with that (the rooms impacted are the principal bathroom which isn't used often or needing natural light and a child's bedroom downstairs); and (b) we designed our house with that in mind; using almost all windows along the East side of the house to take advantage of the natural light.

The Razor's current design will also help the resale value of both houses, as their design provides the most privacy for both owners; something which potential buyers will value more than garage location or massing of the home. While neither of us obviously plans to move, these are things that must be considered for future owners on Riverview St. decades from now.

For the above reasons, we support the Razor's current design. We feel that they are being good neighbors in designing their house to support both of our privacy interests.

We would greatly appreciate it if the Board would take our opinion into consideration when making its final decision on their design.

Respectfully,

Heather and Marc Frient