

Submittal Date: December 11, 2023

Project: Remodeling and Additions
27 N. Riverview Street
Dublin, Ohio 43017

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Project
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The redevelopment of 27 N. Riverview Street is proposed to be done simultaneously with a companion project at 17 N. Riverview Street. Together, these two projects are intended to provide a housing option for owners wishing to live in the heart of the Historic District, but who do not want apartment or condominium-style living.

The existing home is a Folk Victorian, built ca 1890. It has a shed-roofed addition on the rear and has been partially reconfigured on the interior. The home is 2.0 stories tall, with 9' ceilings on the first floor and lower ceilings on the second floor. It has a crawl space underneath, and the foundation is in very poor condition. The exterior has suffered extensive weathering and neglect and the interior is in marginal condition.

A dilapidated barn/garage sits behind this home on Blacksmith Lane, partially within the city's highway easement. We are proposing to remove the barn/garage as a part of this project.

The area immediately surrounding this home is in the process of significant change. Properties to the north and west are being redeveloped with buildings proposed to be more massive, more tall, and covering more area than the existing buildings on those sites. Some of those proposed projects will contain high-end residential units, complementing the existing high-end residential units further north on High Street.

Additionally, the COhatch property to the north is proposed to be redeveloped into a "coworking and entrepreneurship community" which will bring increased foot traffic, small businesses, and desirability to the immediate area.

Zoning of this property is Historic Residential. Properties to the west are zoned Historic Core, and the COhatch property to the north is proposed to be rezoned to Historic Core.

The proposed redevelopment of this home keeps it as a single-family residence to complement the mixed-use character of the immediate area. The existing home will be retained, and the exterior will be completely restored. Additions are proposed, but the massing and character of the existing home will be preserved by keeping the additions subordinate to the original home. Materials and colors will be complementary and appropriate.

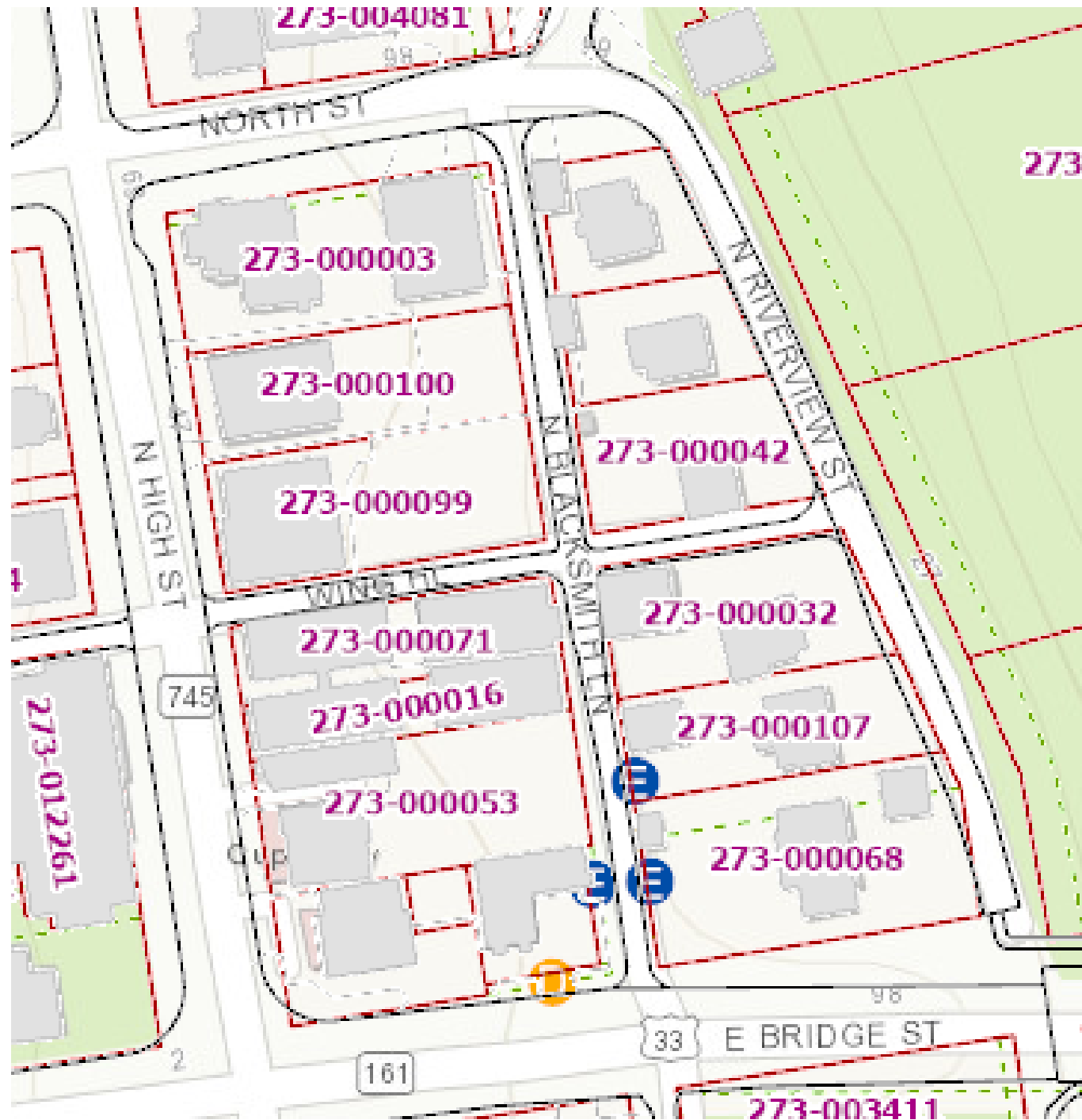
Lot coverage will increase, but will be in keeping with and complementary to the lot coverages of the nearby properties with Historic Core zoning.

The house will need a new foundation. With this new foundation, we are proposing to relocate the house on the lot, to make it parallel with the sideyards and align with the 17 N. Riverview St. house.

At the rear of the home, an attached garage will front on Blacksmith Lane. This garage will contain living space above, and will be designed with a "pedestrian-friendly" western side to complement the city's plans to eventually add pedestrian access along Blacksmith Lane.

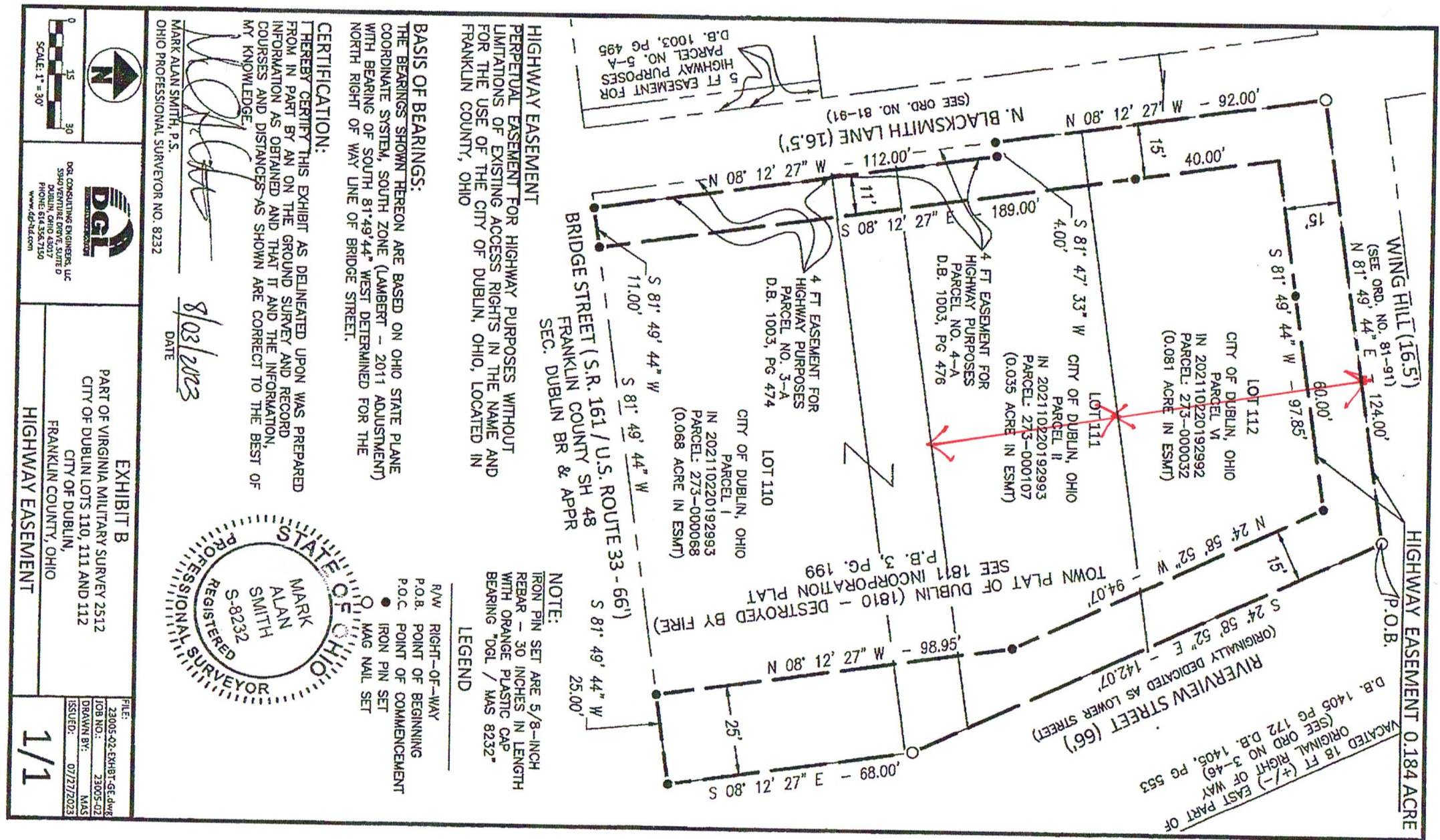
The current Historic Residential zoning classification will remain. However, several area variances will be required including footprint area and rear yard setback. Other variances may be proposed as development of the project proceeds.

The following documents show the proposed project in context with the immediate area of the Historic District, including buildings proposed but not yet built, and the companion project at 17 N. Riverview.



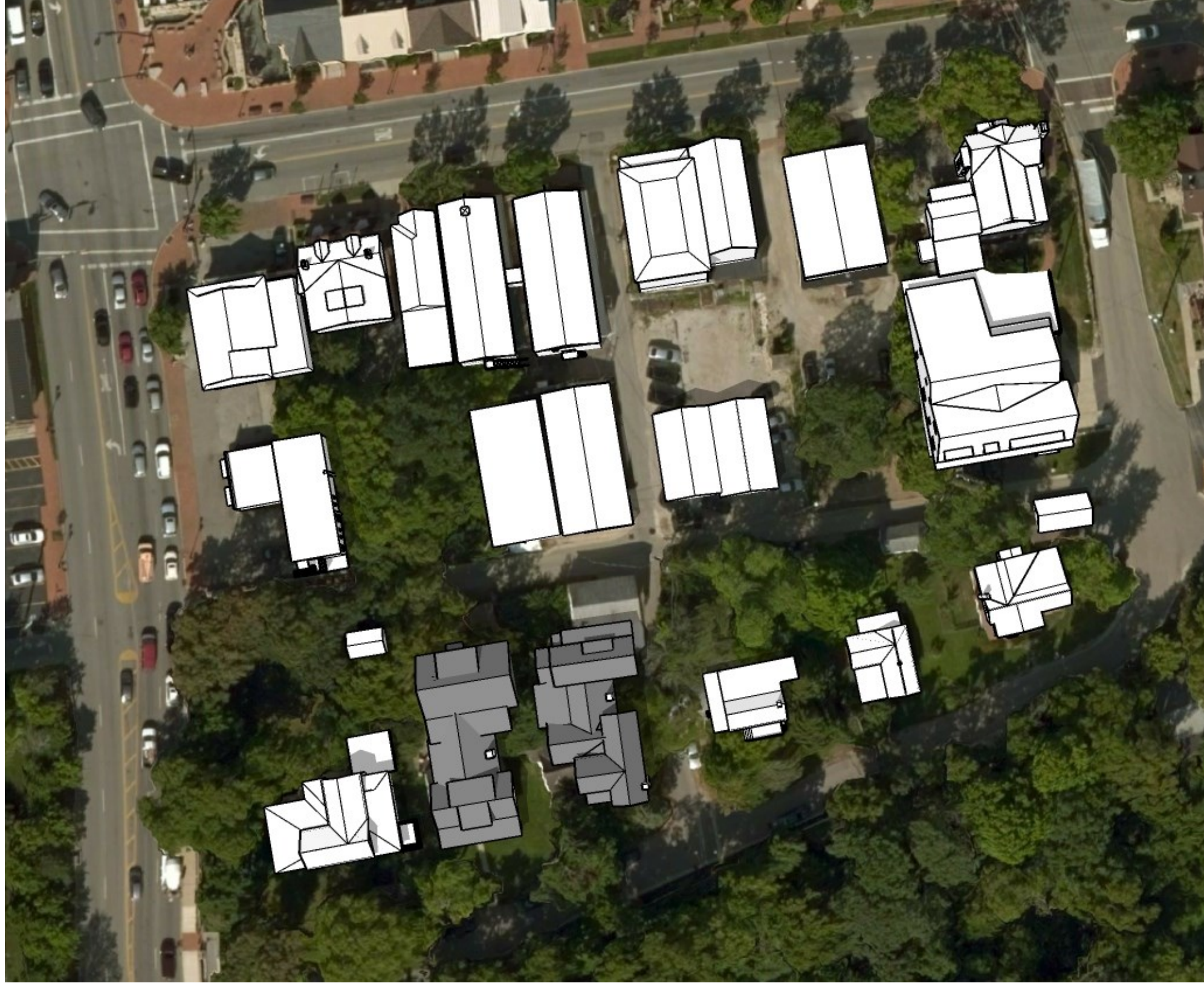
Context: Existing Building Footprints, Zoning, and Thoroughfares

Context: Existing Boundary Survey





Context: Existing Conditions Photos



Context: District Model Aerial View



Context: District Model View from NE



Context: District Model View From SE



Context: District Model View from W



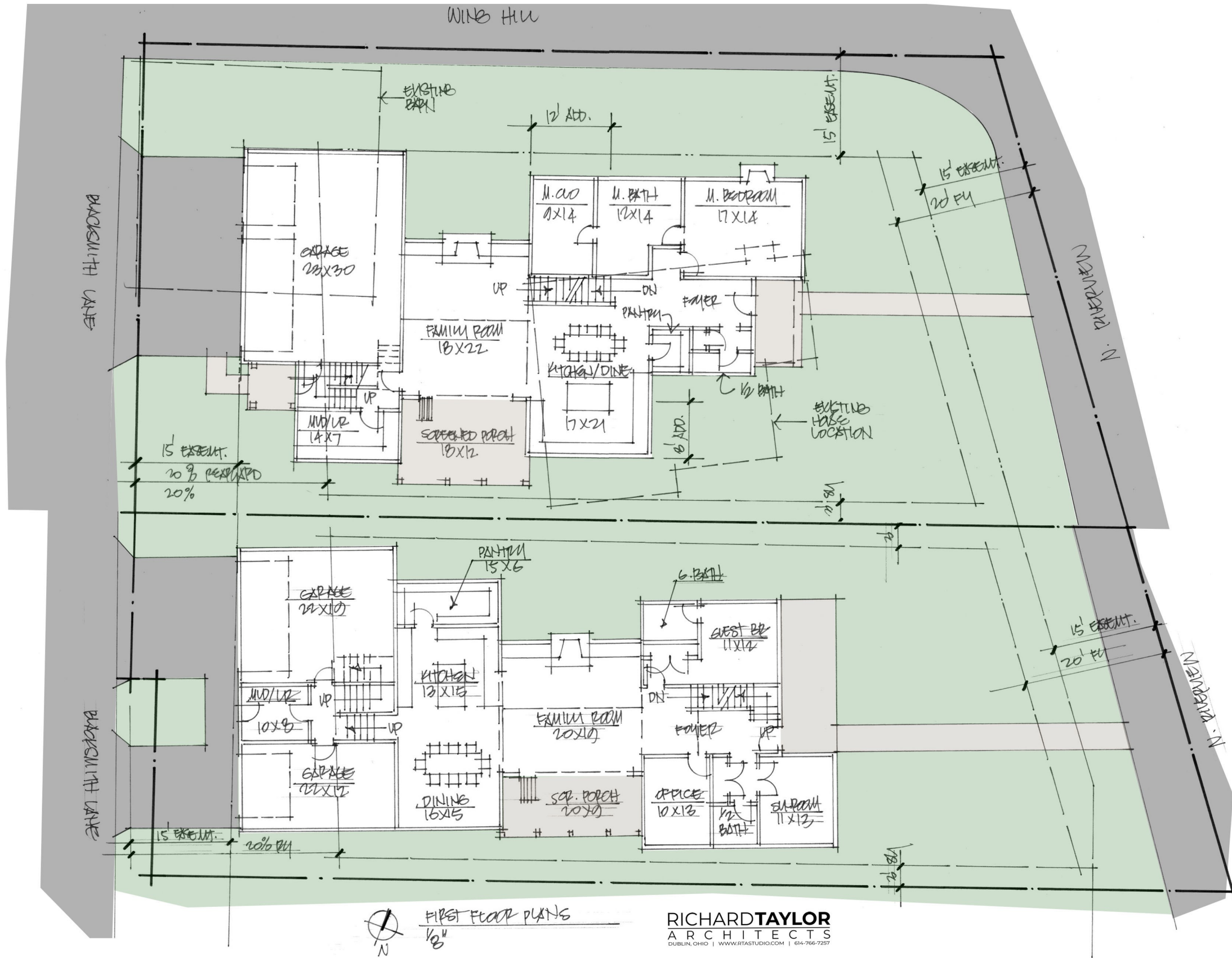
Context: District Model View of Blacksmith Lane from S



Context: District Model View of Blacksmith Lane from N

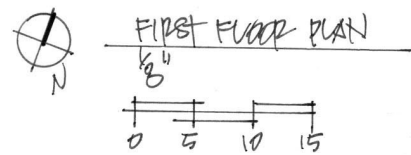
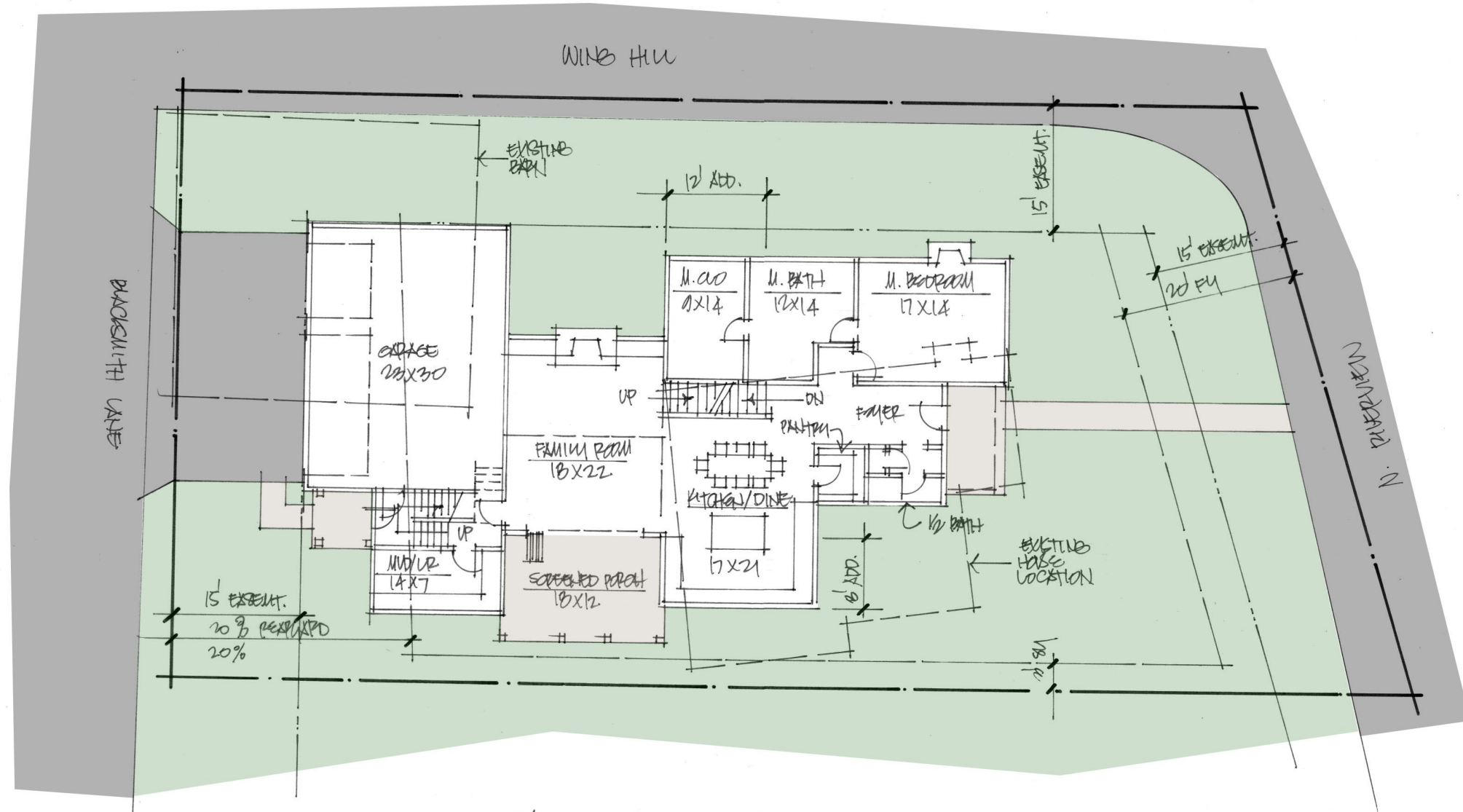
Existing Lot Area	9148	
25% Max. Footprint	2287	25%
20% ARB Overage	457	
Total ARB Area	2744	29.9%
Proposed Footprint	2967	32.4%
45% Lot Coverage	4117	45%
Proposed Lot Coverage	3525	38.5%

Design: Proposed Lot Coverages



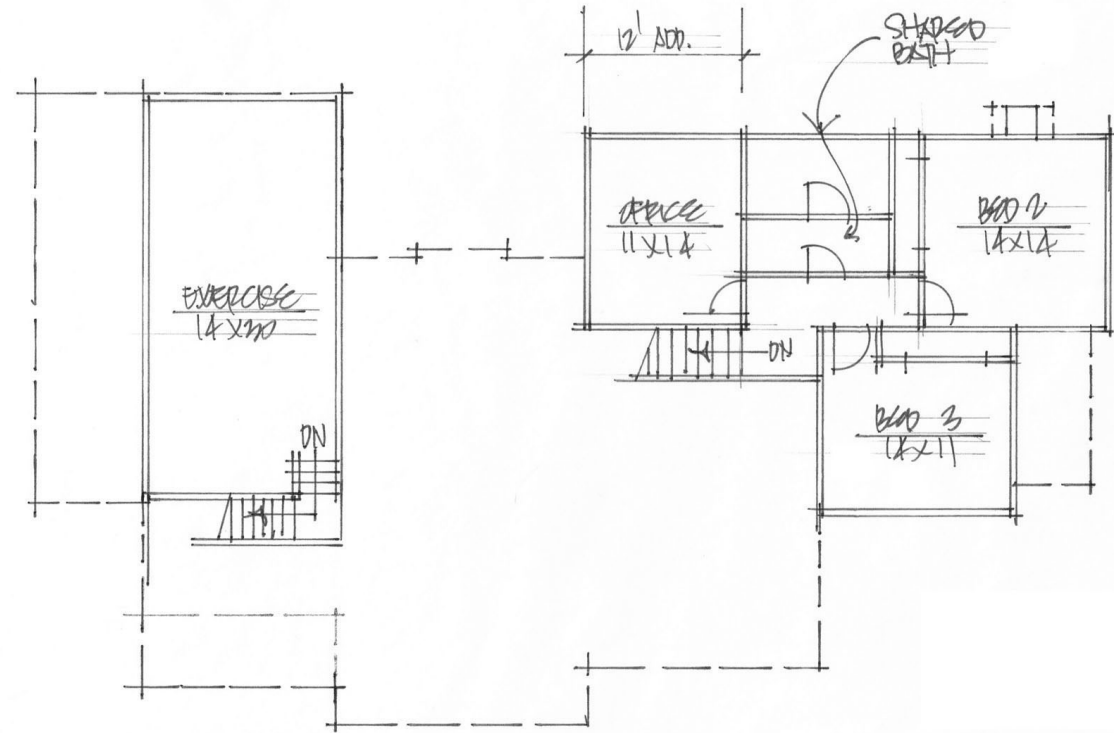
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Design: Both Site Plans



27 N. RIVERVIEW
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Design: First Floor Plan



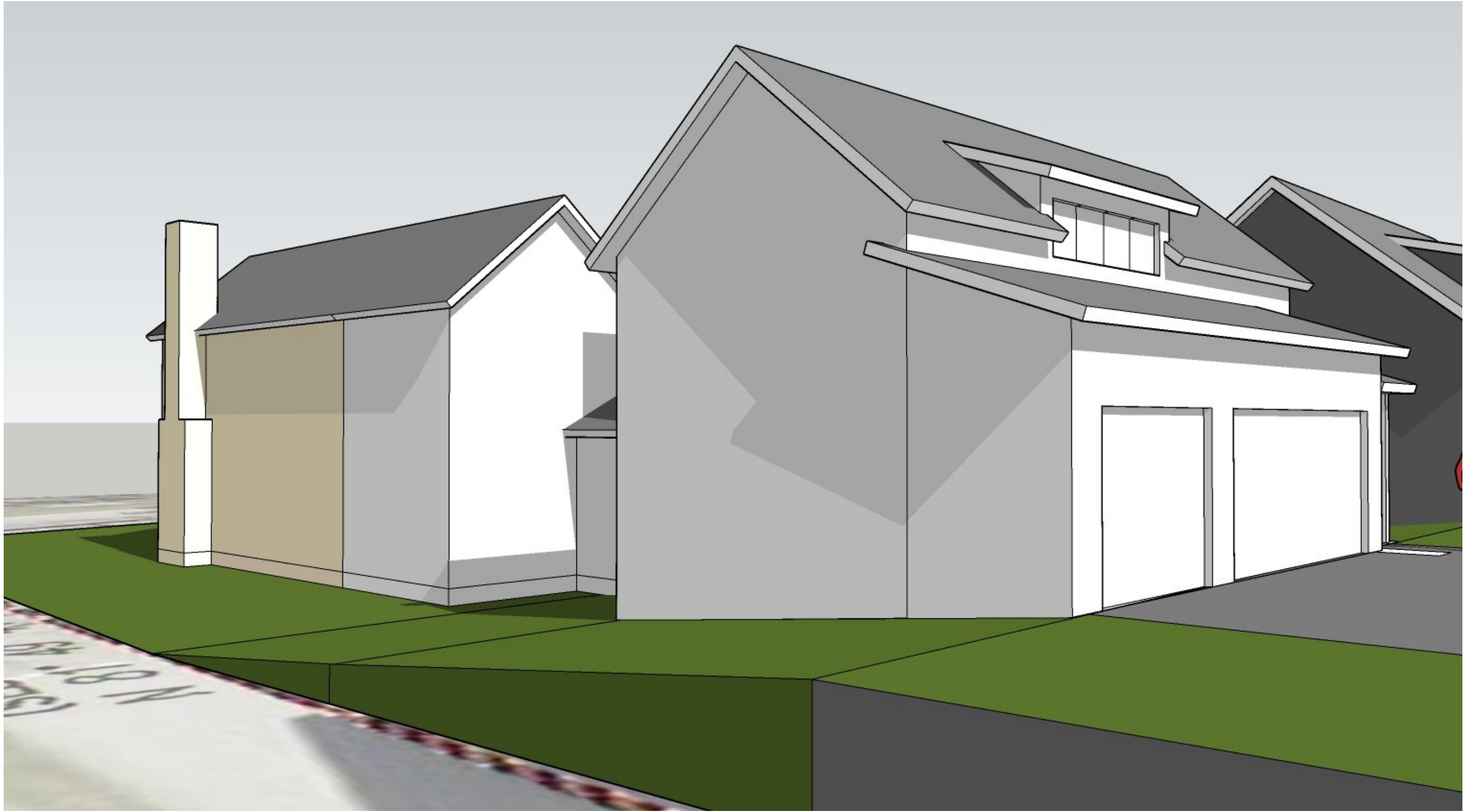
SECOND FLOOR PLAN
 1/8"
 0 5 10 15

27 N. RIVERVIEW
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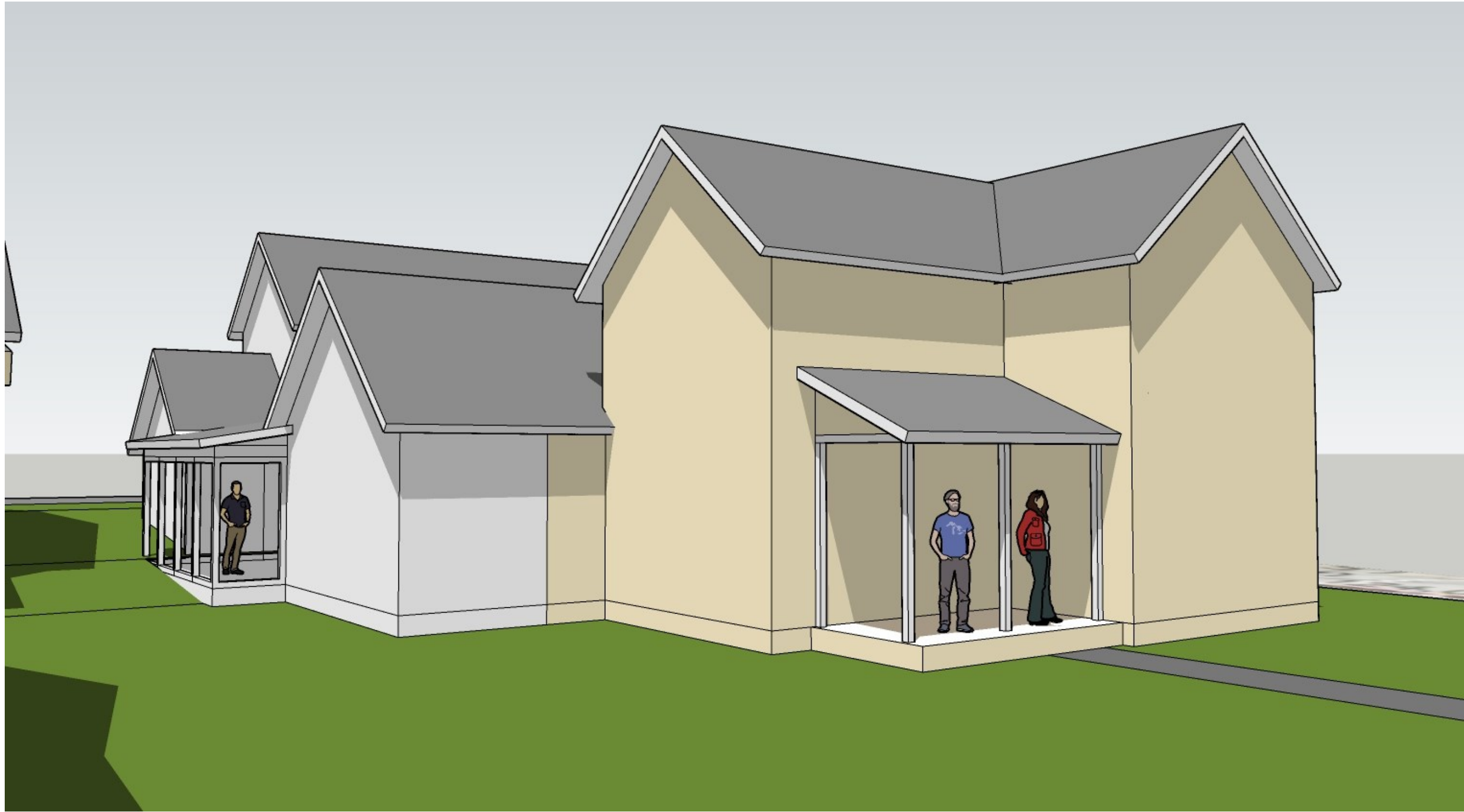
Design: Second Floor Plan



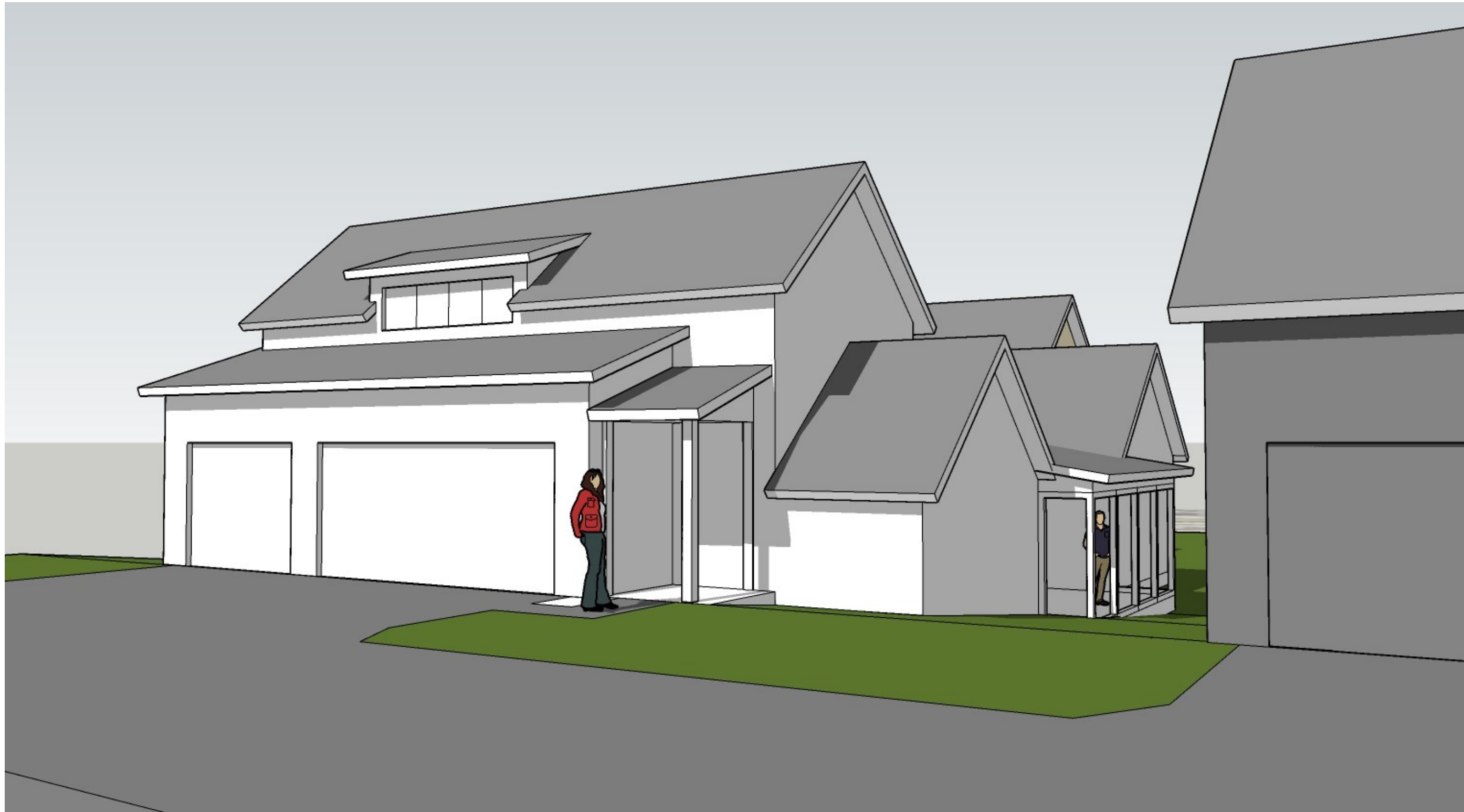
Design: Exterior Model View from NE



Design: Exterior Model View from NW



Design: Exterior Model View from SE



Design: Exterior Model View from SW