

Submittal Date: February 14, 2024
March 10, 2024
April 17, 2024

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

Owner: Andrew Sarrouf
Haffar Group, LLC
10329 Sawmill Road
Dublin, Ohio 43065
info@aa-bros.com

Project
Representative: Richard Taylor, AIA
Richard Taylor Architects, LLC
48 S. High St. Suite B
Dublin, Ohio 43017
rich@rtastudio.com

Introduction: Project Information

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.

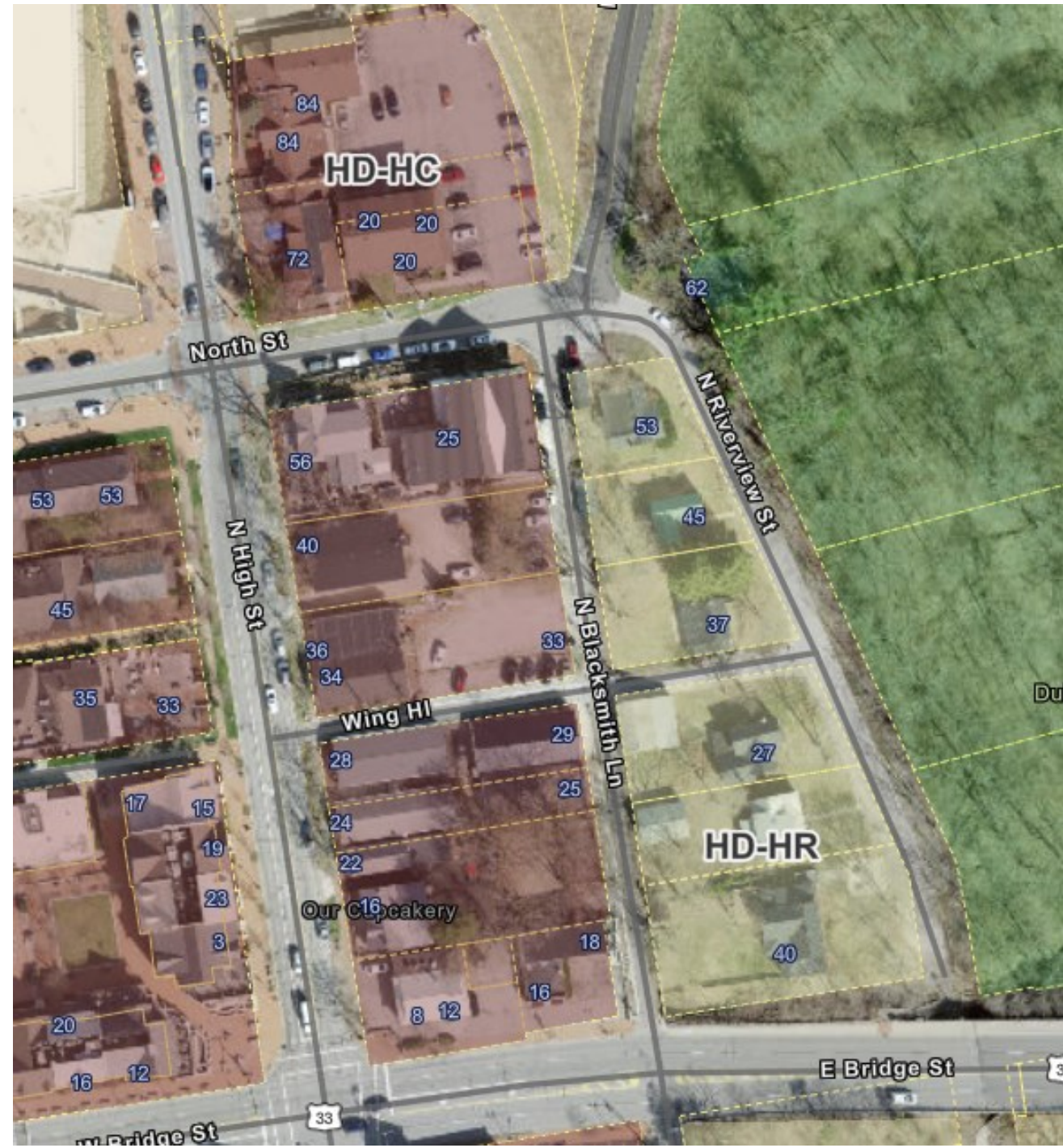
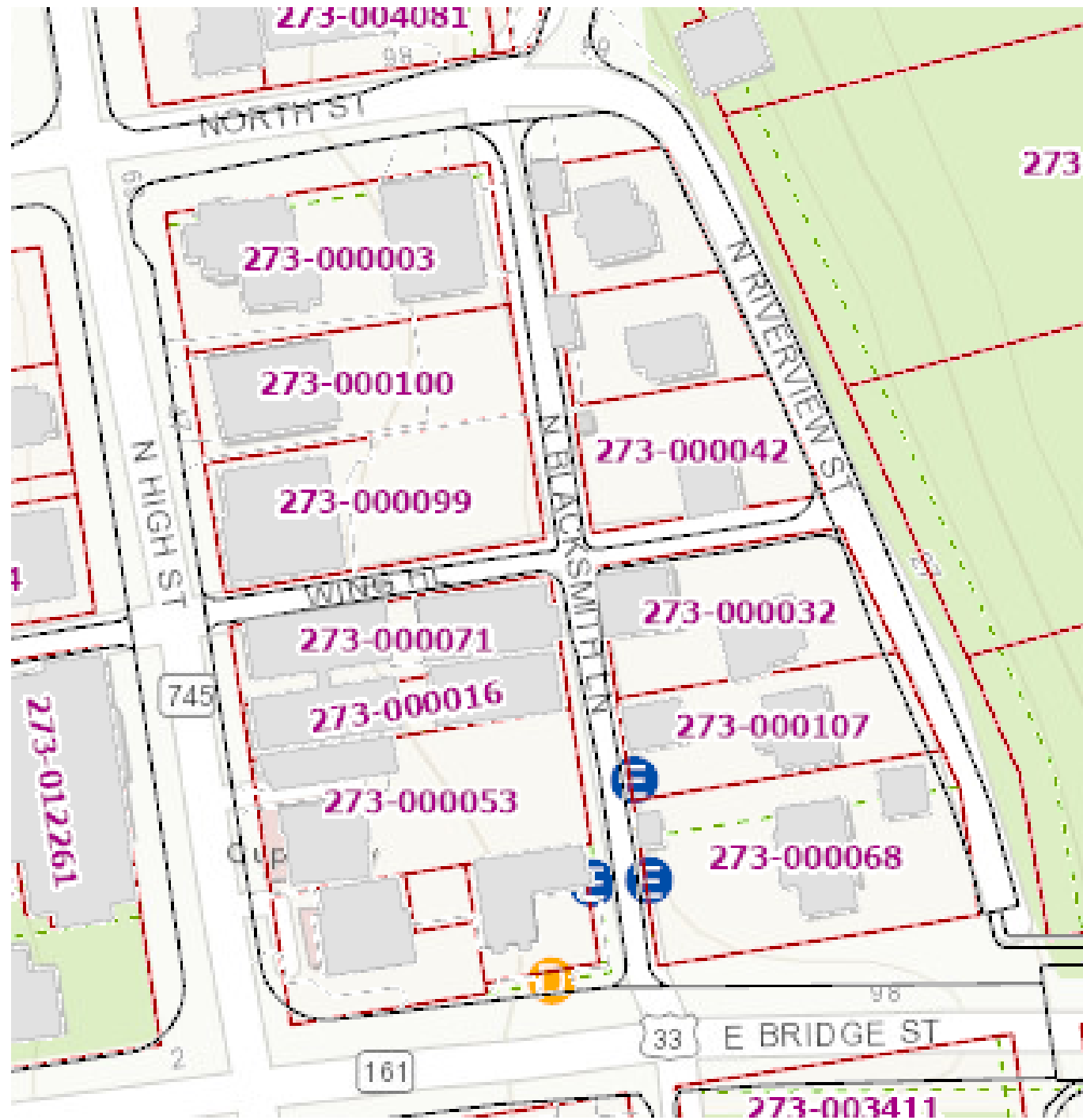
Lot coverage will increase, but will be in keeping with and complementary to the lot coverages of the nearby properties with Historic Core zoning.

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.

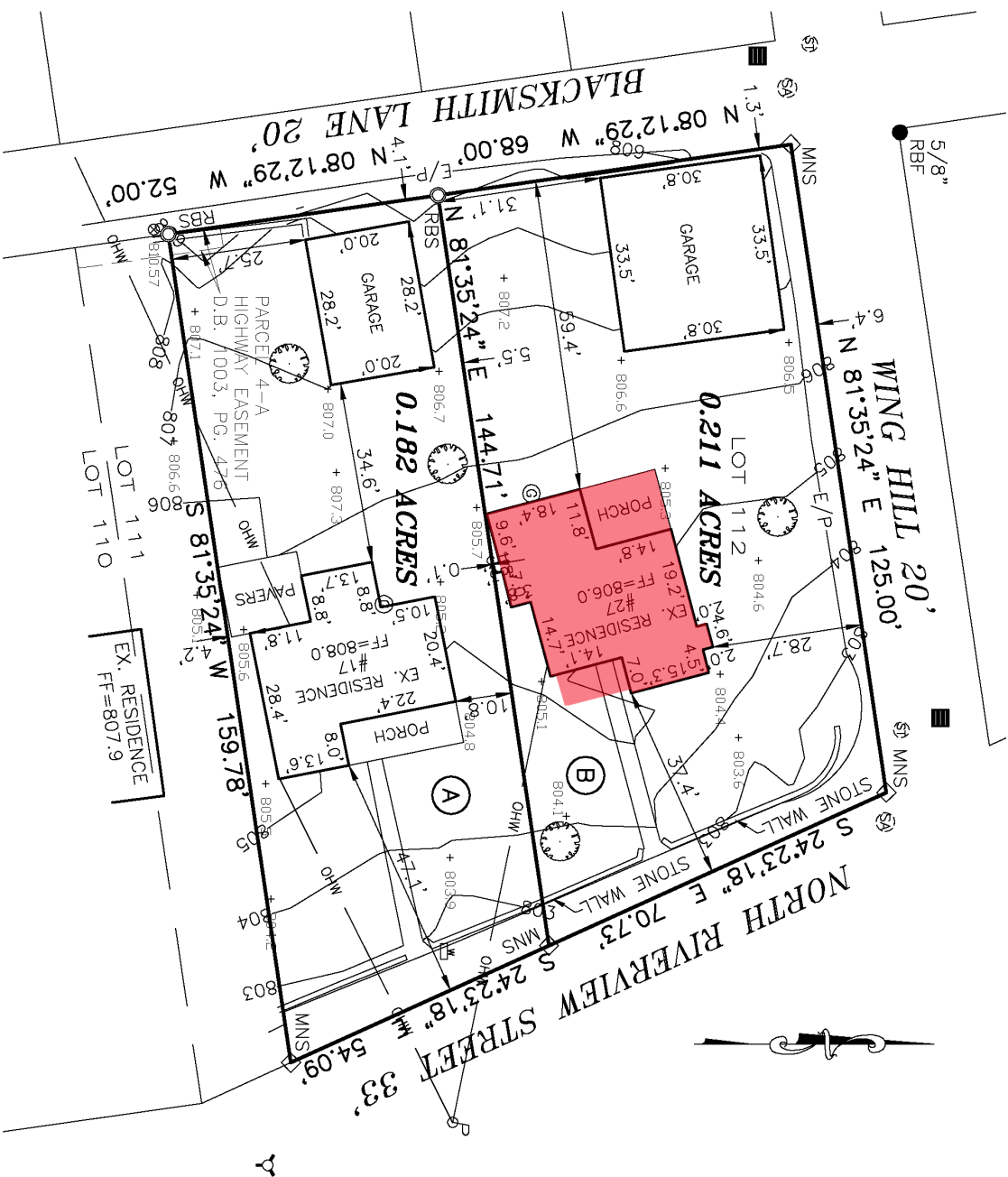
At the rear of the home, an attached garage will front on Blacksmith Lane. This garage will contain living space above, and will be designed with a "pedestrian-friendly" western side to complement the city's plans to eventually add pedestrian access along Blacksmith Lane.

The current Historic Residential zoning classification will remain. However, several area variances will be required including footprint area, and rearyard setback..

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.



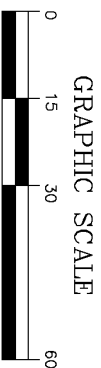
Context: Existing Building Footprints, Zoning, and Thoroughfares



LEGEND

- IRON PIN FOUND
- REBAR FOUND
- ◇ REBAR SET
- ◊ MNS MAG NAIL SET
- ⊕ WATER VALVE
- ⊖ FIRE HYDRANT
- ⊙ UTILITY POLE
- ⊗ SANITARY MANHOLE
- ⊘ STORM MANHOLE
- ⊙ CATCH BASIN
- ⊙ GAS METER
- ⊙ DECIDUOUS TREE
- XXXXX EXISTING SPOT GRADE
- E/P EDGE OF PAVEMENT
- XXX EXISTING CONTOUR
- OHW OVERHEAD UTILITY WIRES

- DEED REFERENCE:**
- (A) HAF FAR GROUP LLC
I.N. 202310190110078
P.L.D. 273-000107
 - (B) HAF FAR GROUP LLC
I.N. 202310180109482
P.L.D. 273-000032



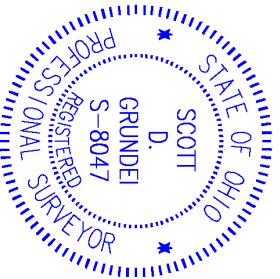
BASIS OF BEARINGS:
THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (GORS). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK.

NOTE:
THIS SURVEY DOES NOT REPRESENT ALL EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

FLOOD NOTE:
THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBER 39049G0151K, WITH AN EFFECTIVE DATE OF 6/17/2008 PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN DECEMBER OF 2023 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

Scott D. Grunde
REGISTERED SURVEYOR NO. 8047
DATE 1/3/24



690 LAKEVIEW PLAZA BLVD, SUITE A
WORTHINGTON OH, 43085
PHONE: (614) 485-9000
WWW.LANDMARKSURVEY.COM
DATE: 1/3/24 FILE NO. SLF23-JB234-BLT

BOUNDARY & TOPOGRAPHIC SURVEY OF
0.182 ACRES & 0.211 ACRES
LYING IN
LOT 112 AND PART OF LOT 111
TOWN OF DUBLIN
PLAT BOOK 3, PAGE 199
CITY OF DUBLIN, COUNTY OF FRANKLIN
STATE OF OHIO



Context: Existing Conditions Photos



Context: Photo References



A



B



C



D



E



F



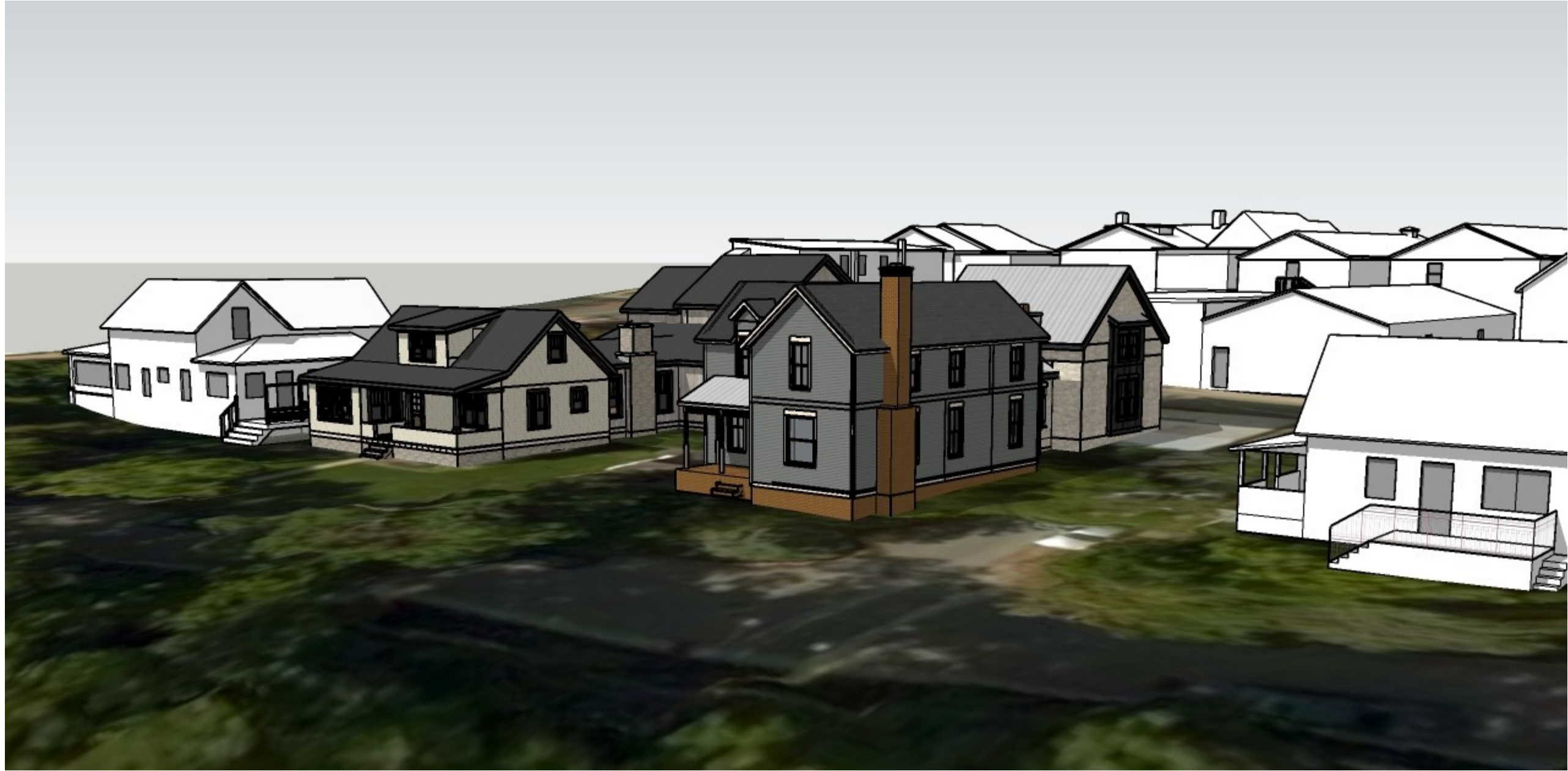
G



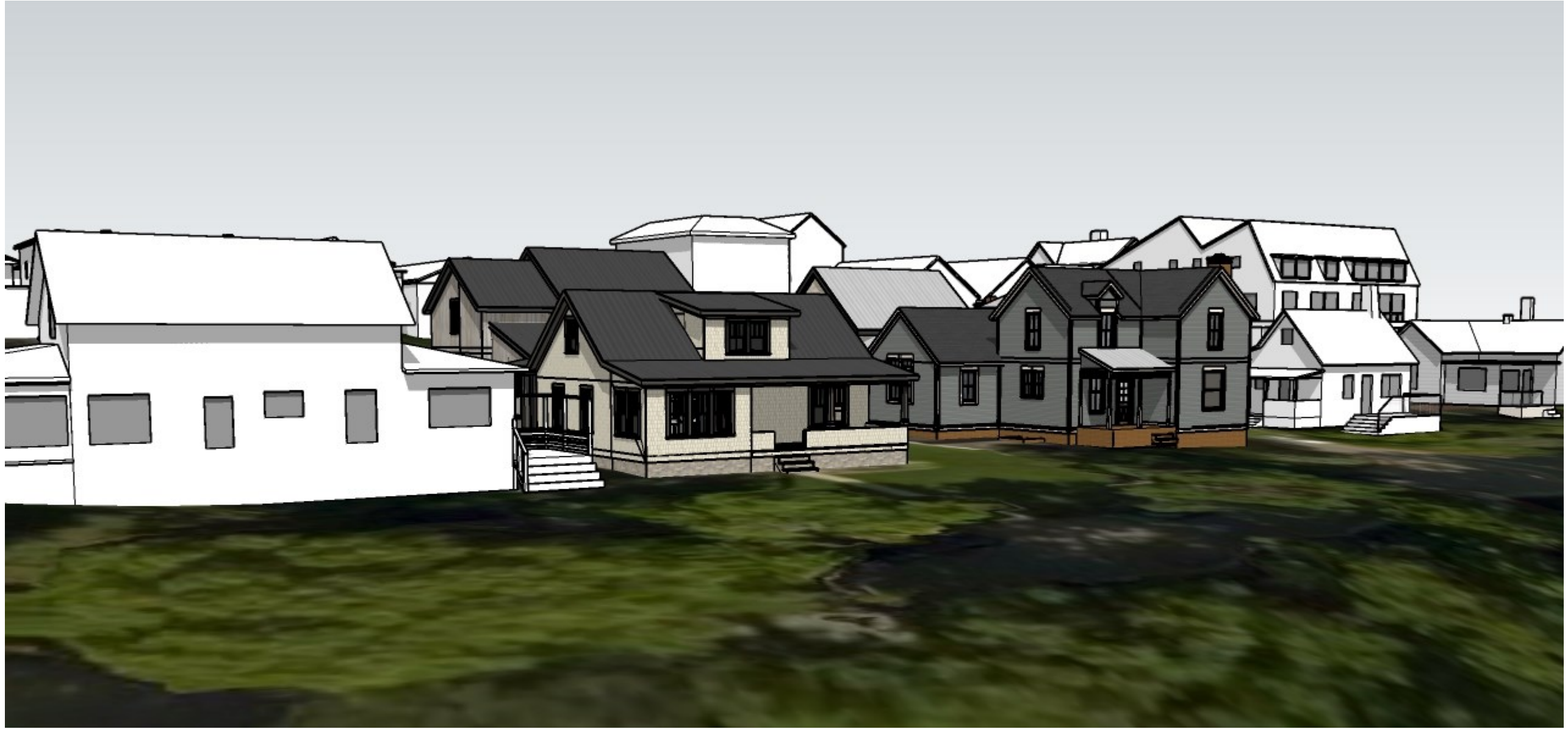
H



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



Trees to be Removed

March 2024 Review			May 2024 Review			BZA Request
Existing Lot Area	9191		Existing Lot Area	9170		
25% Max. Footprint	2298	25%	25% Max. Footprint	2292.5	25%	
20% ARB Overage Allowed	<u>460</u>		20% ARB Overage Allowed	<u>458.5</u>		
Total ARB Area Allowed	2758	30%	Total ARB Area Allowed	2751	30%	
Proposed Footprint	2999	32.6%	Proposed Footprint	2754	30.0%	3
45% Lot Coverage	4136	45%	45% Lot Coverage	4126.5	45%	
20% ARB Overage	<u>823</u>					
Proposed Lot Coverage	3614	39.3%	Proposed Lot Coverage	3289	35.9%	0
Proposed Area Variances						

The following waivers are requested from the ARB for this project:

1) City of Dublin Zoning Regulations Table 153.173A requires a maximum building footprint of 25% of lot area

- We are proposing a footprint of 30% of lot area (see Proposed Area Variances page for details).

2) City of Dublin Zoning Regulations Table 153.173B requires a minimum rear yard setback of 20% of lot depth, not to exceed 50'

- We are proposing a rear yard setback of 20'