

Submittal Date: February 14, 2024
March 9, 2024
April 17, 2024

Project: Remodeling and Additions
17 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

The redevelopment of 17 N. Riverview Street is proposed to be done simultaneously with a companion project at 27 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 Bungalow with some Craftsman-style elements, built in 1927. It has a small addition on the rear and has been partially reconfigured on the interior. The home is 1.5 stories tall, with low ceilings on both floors. It has a full basement underneath. The exterior has suffered extensive weathering and neglect but the interior is in good 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.

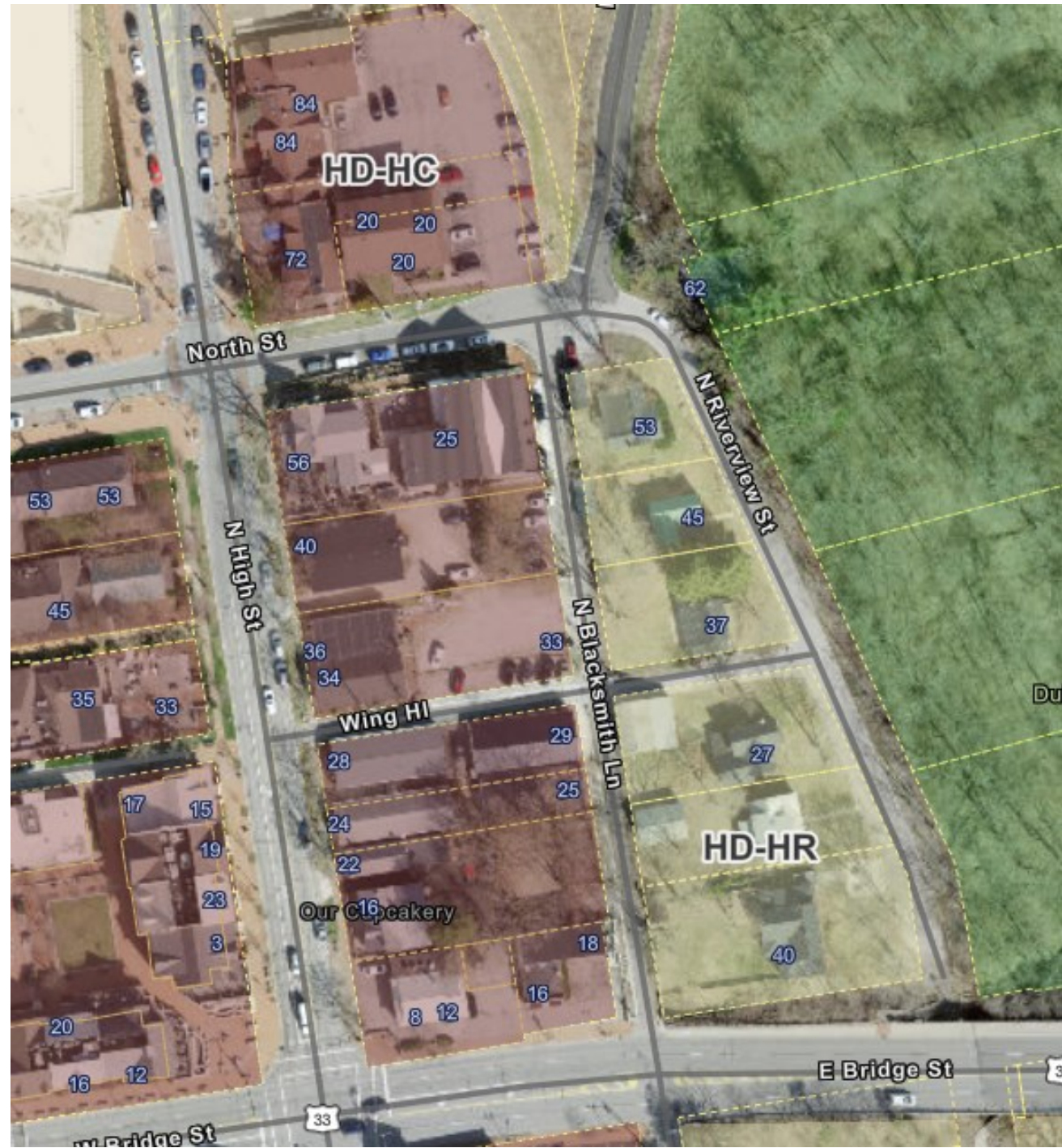
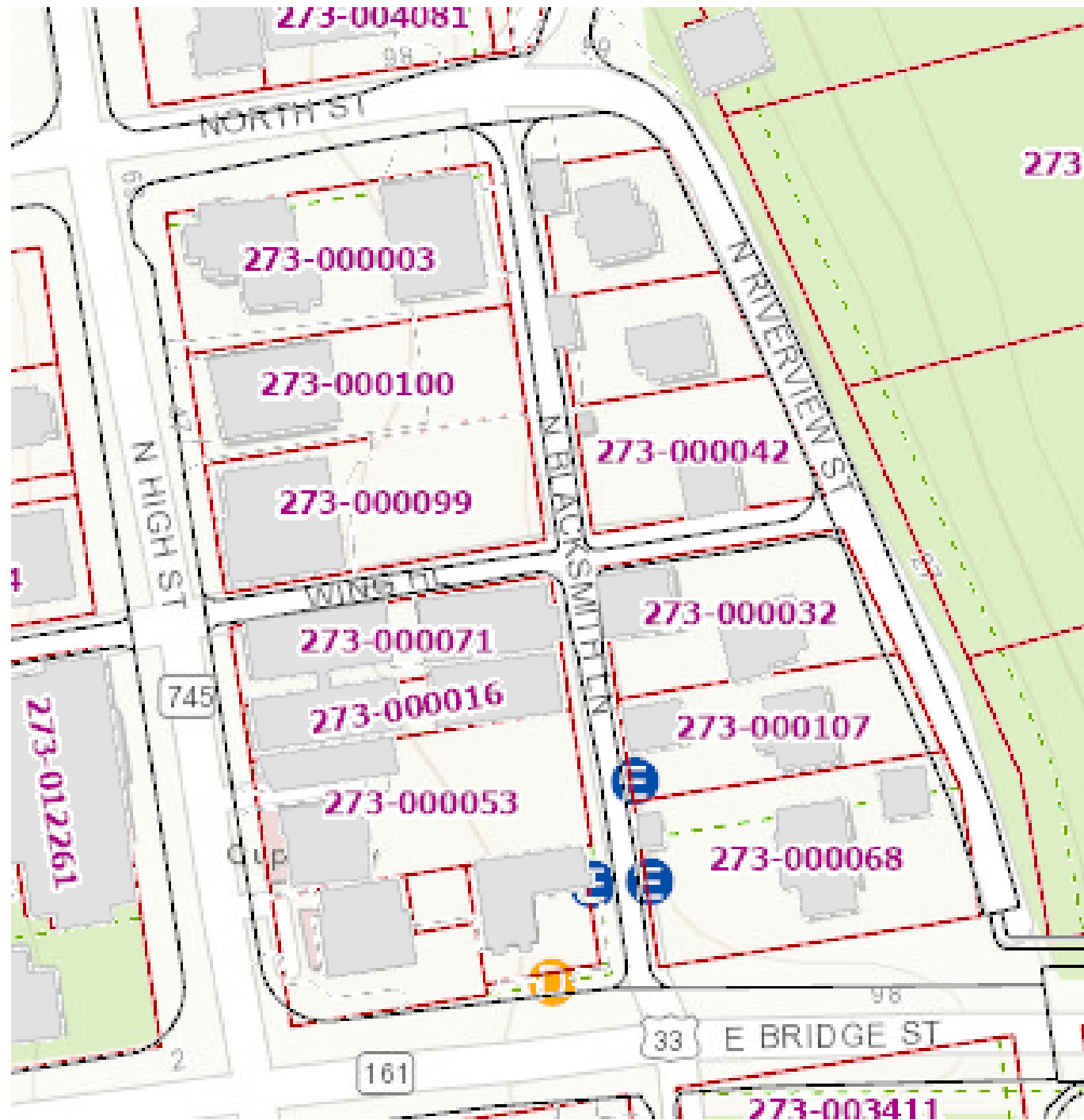
The proposed redevelopment of this home keeps it as a single-family residence to complement the mixed-use character of the immediate area. The existing home will be retained, and the exterior will be completely restored. Additions are proposed, but the massing and character of the existing home will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

Lot coverage will increase slightly, but will remain below the 45% threshold for the Historic Residential zoning classification.

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.

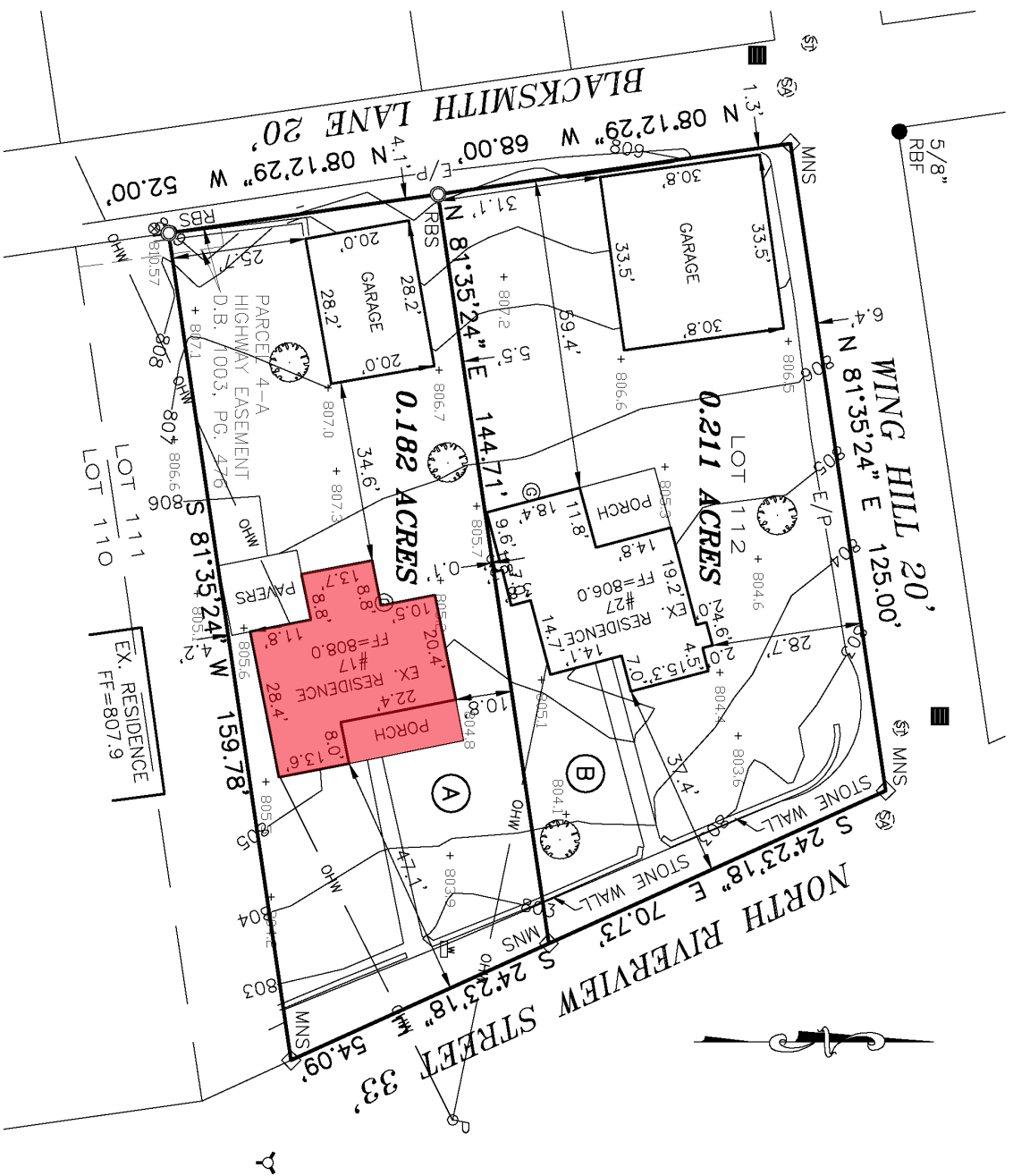
The current Historic Residential zoning classification will remain. However, several area variances will be required including footprint area and rearyard setback.

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 27 N. Riverview.



Context: Existing Building Footprints, Zoning, and Thoroughfares

Context: Existing Boundary Survey



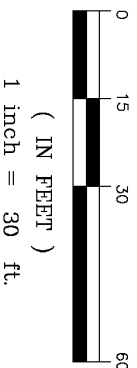
LEGEND

- I/P IRON PIN FOUND
- R/BF REBAR FOUND
- ◇ RBS REBAR SET
- M/S 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) HAFAR GROUP LLC
I.N. 202310190110078
P.I.D. 273-000107
- (B) HAFAR GROUP LLC
I.N. 202310180109482
P.I.D. 273-000032

GRAPHIC SCALE



**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

BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (CORR). 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.

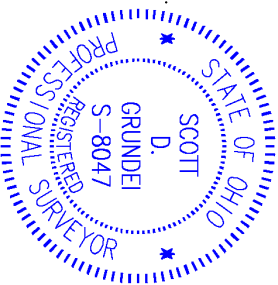
NOTE:

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 SETS 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 39049C0151K, 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. Grundei 1/3/24
SCOTT D. GRUNDEI, P.S.
REGISTERED SURVEYOR NO. 8047



690 LAKEVIEW PLAZA BLVD, SUITE A
WORTHINGTON OH, 43085
PHONE: (614) 485-9000
WWW.LANDMARKSURVEY.COM

DATE: 1/3/24 FILE NO. SLP23-JB234-BLT



Context: Existing Conditions Photos



Context: Photo References



A



B



C



D



E



F



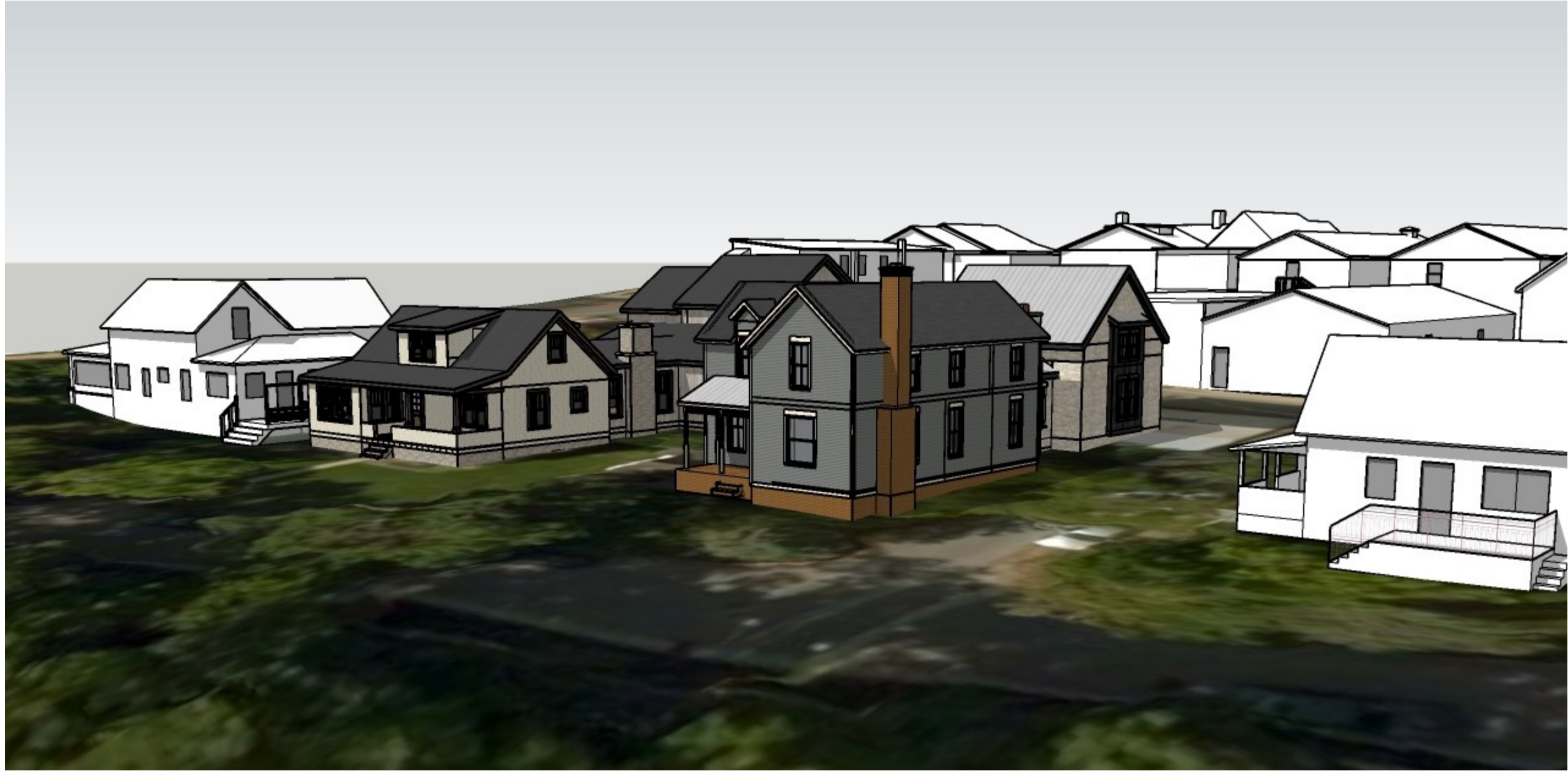
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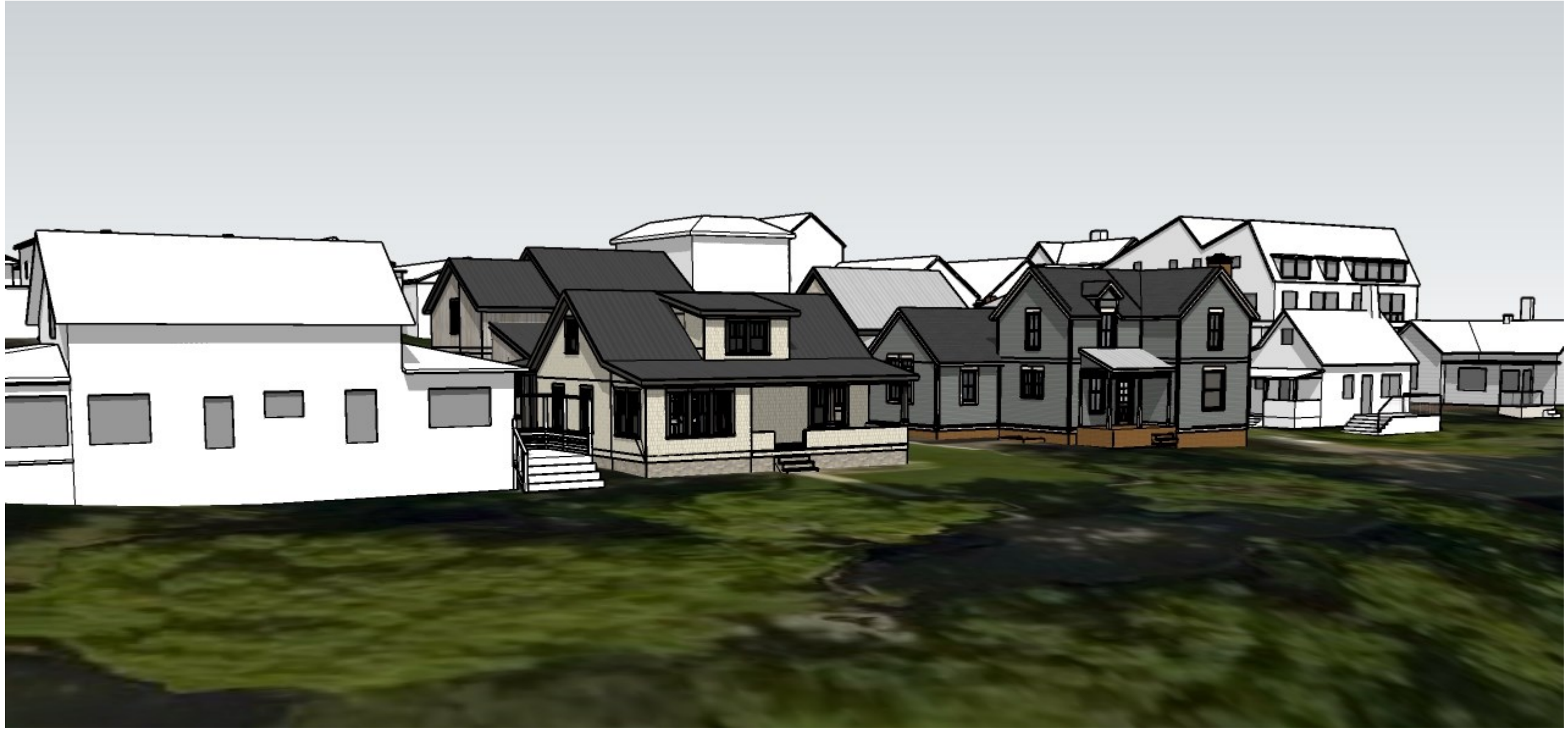
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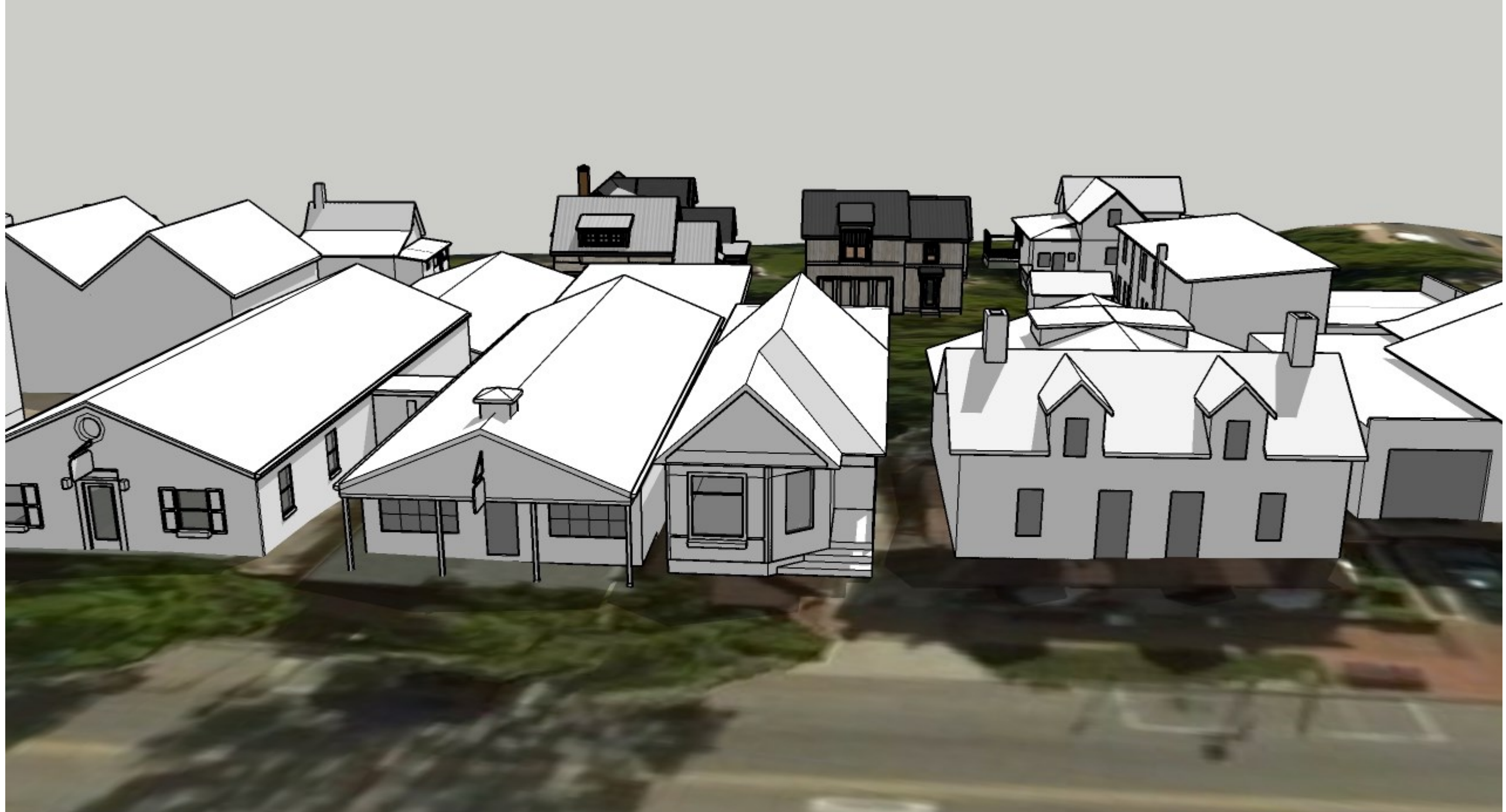
Context: District Model Aerial View



Context: District Model View from NE



Context: District Model View From SE



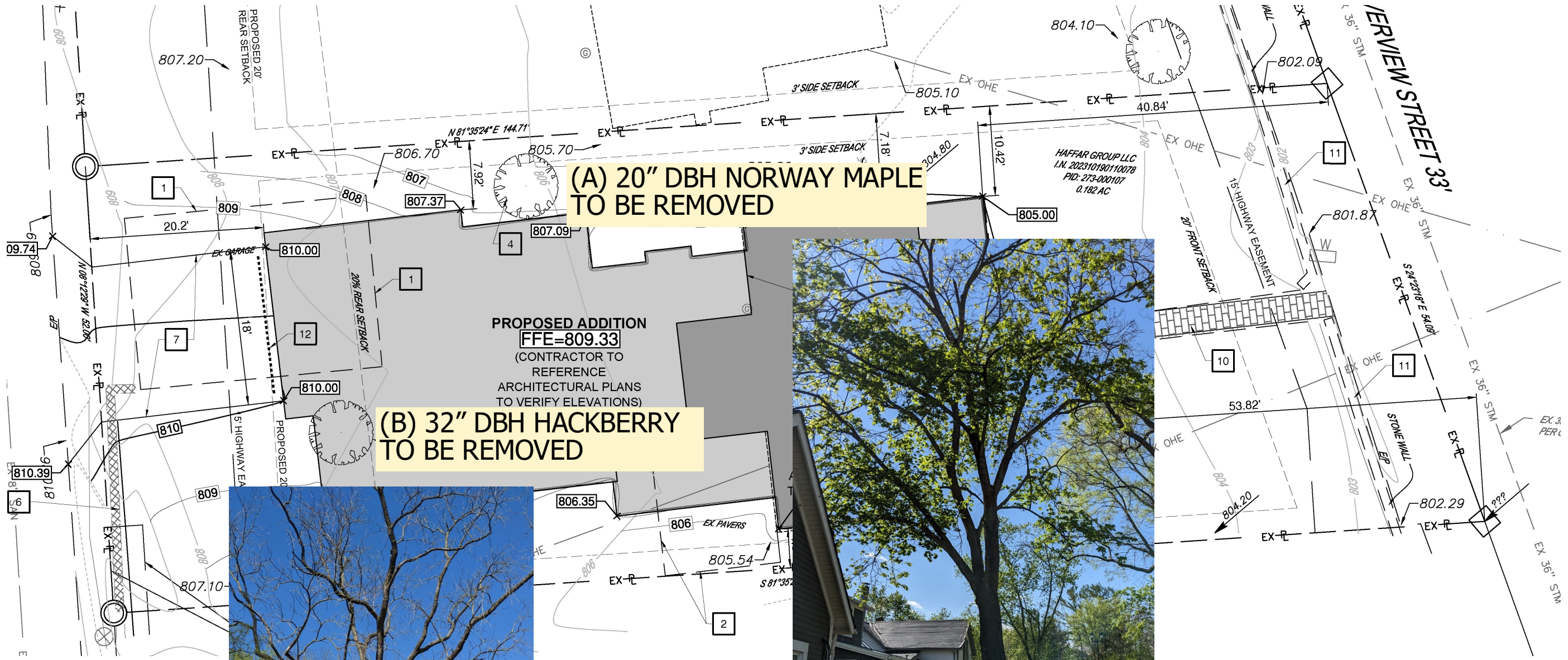
Context: District Model View from W



Context: District Model View of Blacksmith Lane from S



Context: District Model View of Blacksmith Lane from N



(A) 20" DBH NORWAY MAPLE TO BE REMOVED



(B) 32" DBH HACKBERRY TO BE REMOVED

Trees to be Removed

March 2024 Review		
Existing Lot Area	7928	
25% Max. Footprint	1982	25%
20% ARB Overage Allowed	396	
Total ARB Footprint Area Allowed	2378	30%
Proposed Footprint	2848	35.9%
45% Lot Coverage	3568	45%
Proposed Lot Coverage	3317	41.8%

May 2024 Review		
Existing Lot Area	7917	
25% Max. Footprint	1979.25	25%
20% ARB Overage Allowed	395.85	
Total ARB Footprint Area Allowed	2375.1	30%
Proposed Footprint	2746	34.7%
45% Lot Coverage	3562.65	45%
Proposed Lot Coverage	3338	42.1%

BZA Request	
	370.9
	0

Proposed Area Variances

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

1) City of Dublin Zoning Regulations 153.174 (B)(4)(c)(1) requires a minimum 6/12 roof pitch for main structures

- We are proposing new shed roof pitch of 4/12 to complement the existing 2.5/12 shed roof pitch on the existing house
- We are proposing new roof pitches of 3.5/12 and 2.5/12 on the middle section of the house to create a significant distinction between the existing and new structures

2) 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).

3) 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'