

Marc & Heather Frient
110 S. Riverview St.
Dublin, OH

110 S. Riverview St. is located in the Historic District and is a home that was just completed for the Frient Family featuring 3 bedrooms, 3.5 baths and an attached two car garage.

The following project items are being requested for approval

Waiver Request

A Waiver request is required to be approved by the ARB to allow the total lot coverage to exceed the Code permitted maximum of 45%. The Frient's are requesting a waiver due to lot coverage in excess of the 45% permissible. The total lot coverage is 47.7%. This overage is due to the excessive rip rap required to stabilize the river bank after years of the head wall maintenance being neglected by the City of Dublin and their easement agreement. The excess rip rap was installed by the Frient's developer to stabilize the bank after years of neglectful maintenance and the watershed onto the Frient's foundation. During construction it was advised by Carlos Gonzalez to "do whatever it takes to reroute water away from the structure" (See email communication provided) as there is no immediate plan to reroute the 30-inch storm line further to north. This has posed a burden upon the Frient's as well an unplanned expense that the Frient's have incurred which the City and its community benefits.

MAILBOX

At the front driveway location, as noted on the Plot plan, stone column is the mailbox for the Frient's home. Stone used is the same as was used for the Frient's home along the water table and the rear of the home.

Cassa Di Sassi
Cremona Blend

HARDSCAPE

To the south of the home, a request for 6' landscape timber steps with 6-7" tread heights and varying depths due to the fall of the lot and will be formed accordingly. Compacted limestone fill, compacted Brassfield fines surface top ~2" (Supplied by Semco). (~10 ft elevation change) to run along the side of the house to the property line as a means of egress out of the lower bedroom window as well as a pathway to the lower level area of the property.

The Landscape plan has been provided to have an understanding of the area and is not part of the review process as it has been recently replaced.

The front landscaped area will have a walkway of compacted Brassfield fines surface top of approximately 2" for access through the front to the side timber steps to the lower level area of the property (Supplied by Semco).

Brassfield fines (Supplied by Semco) are used along the front ROW area of the homes along S. Riverview and blends into the aesthetic of the street.

Lower level area walkway to be installed with Flagstone supplied by Wholesale Stone Suppliers.

Limestone wall stone edging as curb stone, mortar base set flush at pathway entry Wholesale Stone Suppliers.

Brown Metal edge (Supplied by Inspirations Landscaping LLC)

DECK STAIRS

To the rear of the home, a request for approval for stairs off of the lower deck as another means of egress to the lower level area of the property. The same decking materials will be used for the stairs which includes a thermally modified oak tread with walnut stain and the same railing that is currently used upon the deck.

Deck treads to be 10" in depth with a rise of 8"

DECK RAILING

The approval for the change in deck railing is also requested from wood materials to aluminum powder coated.

DECK RAIL:

Powder Coated Aluminum

Color: Black

Square stock spindles 2"

Square stock Newell Post 6"

FENCE

A request to approve a 4' fence to the north side of the property set back to start at the westerly corner of the garage and enclose to the headwall and along the back of the property to the eastern wall. The purpose of the fence is to replace the previous delapidated fence that was at the headwall and to provide security from possible falling over the headwall to the east of the property to the river. See illustration

Fencing material to be of the same materials used for the deck railing.

Powder Coated aluminum.

Color: Black

Square stock spindles 2"

Square stock Newell Post 6"

One single gate to be installed at the north western corner of the house that will be self closing for safety purposes.

PARKING SPACE

To the left of the driveway a waiver is requested for the parking space installed using Compacted Brassfield fines (gold dust) 2" nominal over compacted base (Supplied by Semco). This area is requested to add additional parking spaces due to the short driveway and to be a good neighbor as well as a life safety measure for the Frient's and community.

Limestone wall stone edging as curb stone 4-5", mortar base set flush at pathway entry supplied by Wholesale Stone Suppliers.

Brown Metal edge (Supplied by Inspirations Landscaping LLC)

Throughout the construction of the home numerous phone calls were received by the school bus department, the garbage trucks, and the fire department due to cars being parked on the street. The turn radius from Pinneyhill onto S. Riverview St. is tight and cars that are permitted to be parked on the street obstruct vehicles from making the turn radius. S. Riverview St is 16.5' in width.

A request for the additional parking provides safety measures for the schools buses, garbage trucks and fire department as well as those who park at the Frient's home when two parking spaces are used in the driveway. Other neighbors along the street have parking along the front of their lot which still causes an issue with street access and vehicles going in both directions. The Frient's request that the parking space be approved using the same Brassfield fines used with other properties along the street.

