



May 14, 2024

**112 S Riverview St
Razor Residence Project Narrative
#24-081ARB-MPR**

As noted in Case 23-021 from July 2023 submitted by a previous applicant, the Razor residence will be located in the Historic South (2.3) section within the Dublin Historic District. The project was approved with 6 conditions. Since we hope to finalize the window/door changes with this submission, some of those conditions won't be addressed until the building permit stage. Item #1 required modifications that created other minor changes to the elevation that are addressed individually below in Item #4.

Condition #1: Reduce lot coverage to 25%. The homeowner's architect has reduced the coverage and provided area calculations as requested. That reduction in coverage is primarily seen in the reduction of the size of the southern two story decks as seen on the Rear Elevation.

Elevation Changes Proposed:

1. Front elevation – change door to single 42” wide door with transom above; add coach lights.
2. Change windows from Anderson 400 to Sierra Pacific Westchester double hung wood clad windows in White.
3. Delete window on right elevation in stone water table.
4. Window/door changes on rear elevation - misc. Dormers remain as previously approved, however several changes are being requested on the Main Floor as well as the Basement Level - some to reflect the SF decrease of the south decks to meet Condition #1 and a few others based on the review of the interior spaces for future use
 - a. Main Floor South Deck was reduced in size to meet lot coverage. Single door from rear has been changed to a window to match others previously approved.
 - b. Right Side Elevation of the Main Floor South Deck have been changed to double bi-parting slider.
 - c. The Basement Level South Deck was also reduced in size to meet lot coverage. The windows on the Rear Elevation have been changed to match the window configuration above.
 - d. Right Side Elevation of the Basement Level Deck has been changed to match the door window/door configuration above.
 - e. The Main Floor North Deck has not changed in size, but we are proposing a door on the Rear Elevation instead of a window.

- f. Left Side Elevation of the Main Floor North Deck has been changed to a bi-parting slider to match the Right Side Elevation.
- g. Rear Elevation of the Basement Level North Deck has single door and window instead of a double window and a solid double door to unfinished basement storage
- h. Right Side Elevation of the Basement Level North Deck has been changed to bi-parting slider to match the door configuration above
- i. Main Floor Rear Elevation between two rear decks shows the elimination of two center windows for a direct vent fireplace. Smooth Hardie panels will be added to match the previously approved panels below.
- j. A staircase to grade is proposed from the Basement Level North Deck to allow an additional safe exit from the property in case of emergency

These changes, admittedly numerous, are a reflection of the homeowner's desire to make this their forever home and embrace the natural habitat that is a part of living on the Scioto River.