



Project Description – 83 S. Riverview Street

Geoff + Melissa Hahm
83 S. Riverview Street
Dublin, Ohio 43017

This application is for the informal review of two options for an addition at the rear of the home at 83 S. Riverview Street along with two covered porches, and for the waiver request for the structure coverage allowance on the property. The first floor of the addition will include a primary bedroom suite. The existing structure coverage is 19.7% and the property has an allowable structure coverage of 25.0%. Since the addition includes a new primary bedroom suite, this cannot be accomplished within the existing structure or within the allowable structure coverage. The new covered porch at the side of the home ties the new addition to the existing home. The new covered porch at the rear of the new addition will allow for a small outdoor living space.

1-story option: 750.5 square foot with 261.4 square feet in porches. We are requesting a waiver to increase the structure coverage to 28.6%.

1.5-story option: 579.1 square foot with 292.9 square feet in porches. We are requesting a waiver to increase the structure coverage to 27.3%.



Description of Conformance – 83 S. Riverview Street

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Zoning District: Historic Residential

Use: Single Family Residential is a permitted use in the Historic Residential district. No use specific standards apply.

Lots and Blocks: This application is for the informal review of two options for an addition at the rear of the home at 83 S. Riverview Street and for the structure coverage allowance on the property. The first floor of the addition will include a primary bedroom suite.

Building Type and Architecture

- Street Type: Neighborhood Street; Existing, no changes
- Building Type: Single-Family Detached

1. Street Frontage – Proposed site plan and elevations are enclosed. The front of the home will remain unchanged.

2. Building Area

- Side yard setback: 3' minimum, 12' total.
- Rear yard setback: 20% of the lot depth
- Lot size:
 - 11,325.6 square feet
- Allowable Structure coverage: 25%
- Allowable Lot coverage: 45%
- Proposed Size:
 - i. 1-story option: 750.5 square foot with 261.4 square feet in porches. We are requesting a waiver to increase the structure coverage to 28.6%.
 - ii. 1.5-story option: 579.1 square foot with 292.9 square feet in porches. We are requesting a waiver to increase the structure coverage to 27.3%.

3. Height:

- Maximum Height: 24'
 - i. 24.1' at existing house

