



## Description of Conformance 83 S. Riverview Street

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

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 minor project review 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 to be increased to 27.8% and the waiver request for a 2:12 roof pitch at the rear porch. 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.

### 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. 599.4 square foot with 293.4 square feet in porches.
3. Height:
  - Maximum Height: 24'
    - Existing house: 24.1'
    - Addition: 20.9'



Proposed Materials for the house include:

- Hardie Panel siding, Smooth texture in Monterey Taupe, with Hardie Trim Batten Boards, Smooth texture in Monterey Taupe.
- Hardie Plank Lap Siding, 6.25" reveal, Smooth texture, in Cobblestone.
- Hardie Trim, Smooth texture, at fascia, rake, soffits, and window trim, painted with Cobblestone.
- Gutters, to match existing.
- Marvin, Wood-Clad Windows Double Hung and Casement Simulated Divided Light Pebble Gray.
- Marvin, Wood-Clad Doors Simulated Divided Light Pebble Gray.
- ATAS International standing seam metal roof with 12 3/8" panels in Dove Grey, or closest match to existing.
- Anchorage wall mount lights in Oiled Bronze at rear and side entrances.



SIDING | TRIM | SOFFIT

# Long-lasting beauty by design.

#1

Brand of Siding in  
North America\*



Hardie® Plank & Hardie® Shingle Light Mist  
Hardie® Trim Arctic White



# Hardie® Plank

From Victorians to Colonials, Hardie® Plank is the perfect siding for your style, and has the durability and long lasting beauty that can transform your home’s exterior. With a variety of colors, textures, and sizes, you’ll discover a Hardie® Plank style that transforms your home’s aesthetic.



Hardie® Plank Mountain Sage



Hardie® Plank Smooth



Hardie® Plank Select Cedarmill®



Hardie® Plank Beaded Smooth



Hardie® Plank Beaded Select Cedarmill®

# Hardie® Shingle

Restore the look of your grand Cape Cod home or add distinction to your handsome bungalow. Hardie® Shingle embodies the enchanting look of cedar shingles with lower maintenance. You can create your perfect exterior style using Hardie® Shingle around your entire home, or place it in accent areas for an added boost of charm you’ll love.

Better than the real thing, Hardie® Shingle resists rotting, curling, warping and splitting.



Hardie® Shingle Straight Edge Panel



Hardie® Shingle Staggered Edge Panel



Hardie® Shingle Staggered Edge Panel Arctic White

# Hardie® Panel

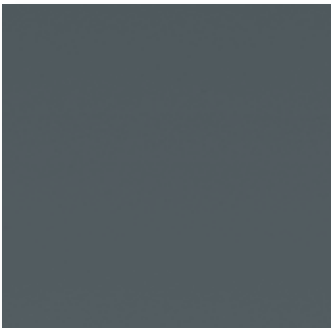
Hardie® Panel delivers style and substance. When combined with Hardie® Trim Batten, it achieves the rustic board-and-batten look that defines your charming cottage or modern farmhouse. Its crisp, clean lines and ability to pair beautifully with other siding products make Hardie® Panel a smart choice for the home of your dreams.



Hardie® Panel & Hardie® Trim Batten Evening Blue - 2025 Color of the Year



Hardie® Panel Select Cedarmill®



Hardie® Panel Smooth

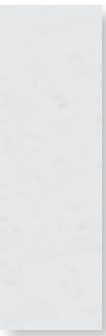


Hardie® Panel Stucco



Hardie® Panel Sierra 8

# Hardie® Trim Batten



Hardie® Trim Batten Smooth



Hardie® Trim Batten Rustic Grain



Hardie® Panel & Hardie® Trim Batten Iron Gray

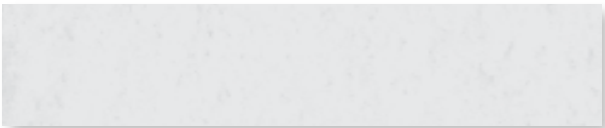


# Hardie® Trim

Hardie® Trim provides design flexibility for columns, friezes, doors, windows and other accent areas. More durable than wood, Hardie® Trim is the perfect option for a long lasting home. Hardie® Trim is a low maintenance and durable accent for your exterior.



Hardie® Trim  
Roughsawn



Hardie® Trim  
Smooth



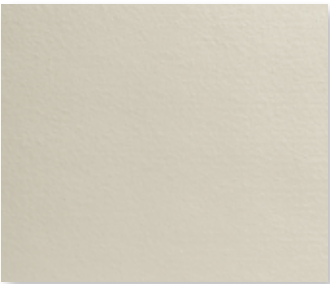
Hardie® Plank Night Gray  
Hardie® Trim Arctic White

# Hardie® Soffit

A home is only as strong as its most vulnerable areas. With Hardie® Soffit panel, you can live confidently, knowing that the gap between eaves and exterior walls is covered. These panels complete your look and help protect it from moisture and pests.



Hardie® Soffit Vented Smooth  
Arctic White



Hardie® Soffit Non-Vented  
Smooth



Hardie® Soffit Vented  
Smooth



Hardie® Soffit Non-Vented  
Select Cedarmill®



Hardie® Soffit Vented  
Select Cedarmill®

# Hardie® Artisan® Siding

Offering gorgeous, deep shadow lines and extra thick boards, Hardie® Artisan® Siding will set your home apart. The 5/8-inch thickness and unique features of Hardie® Artisan® siding provide precise fit and finish as well as the freedom to miter corners for attractive, streamlined styling.



Hardie® Artisan®  
Lap Siding



### MITERED CORNERS

Add sophistication to your design with mitered corners that can be crafted on-site with any Hardie® Artisan® Siding profile.



### LOCK JOINT SYSTEM

Hardie® Artisan® Siding flat wall profiles have a lock joint system that helps enable faster, cleaner installation.



### DESIGN FLEXIBILITY

Hardie® Artisan® Siding flat wall profiles can be oriented vertically, horizontally or used as soffit.



Lap Siding



Shiplap



Square Channel

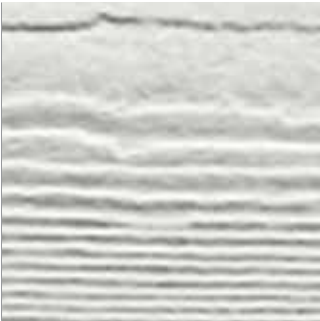


V-Groove

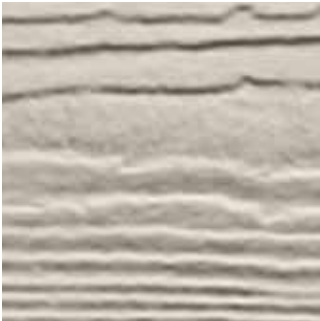
All Hardie® Artisan® products come with a primed finish and a smooth texture



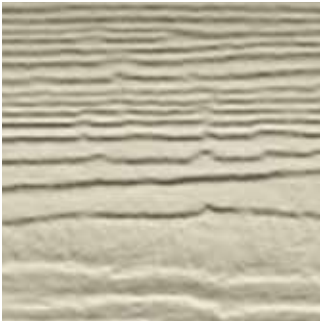
Statement Collection® Color Availability



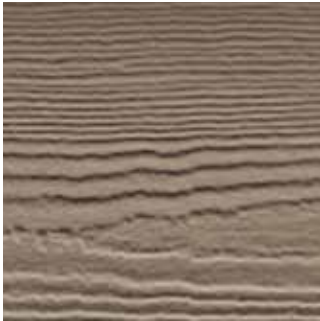
ARCTIC WHITE 1 | 2 | 3



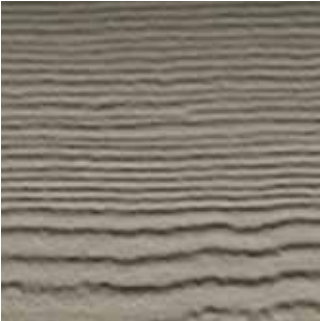
COBBLE STONE 1 | 2 | 3



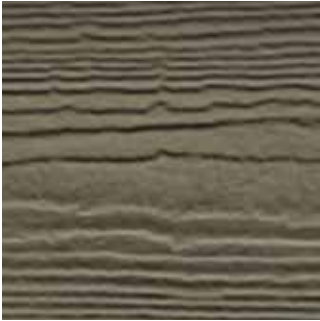
NAVAJO BEIGE 1



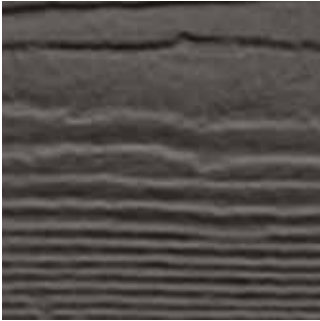
KHAKI BROWN 1



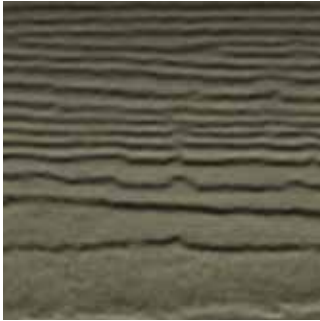
MONTEREY TAUPE 1 | 2



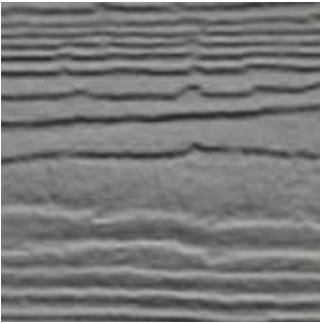
TIMBER BARK 1 | 2 | 3



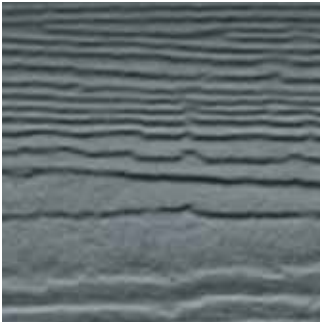
RICH ESPRESSO 1 | 2



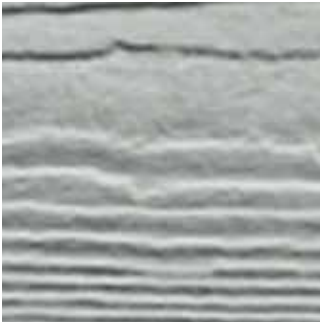
MOUNTAIN SAGE 1



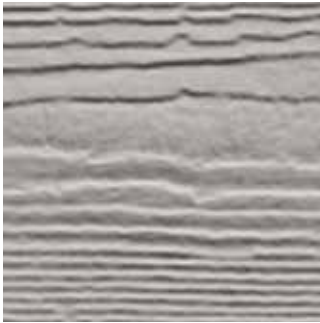
GRAY SLATE 1



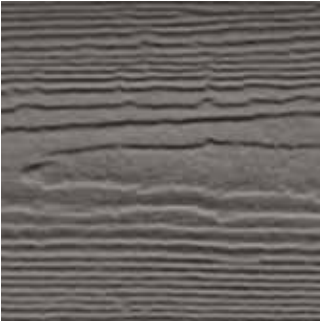
BOOTHBAY BLUE 1



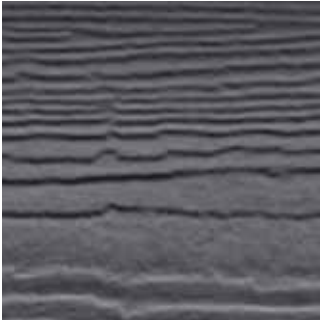
LIGHT MIST 1



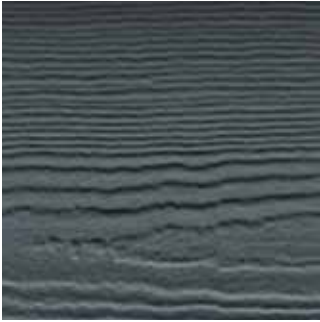
PEARL GRAY 1 | 2



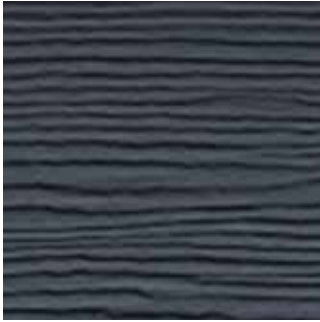
AGED PEWTER 1 | 2



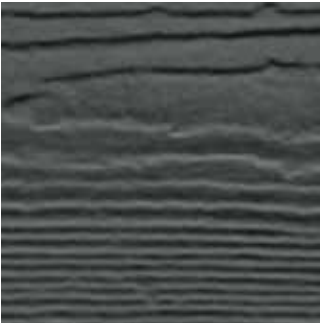
NIGHT GRAY 1



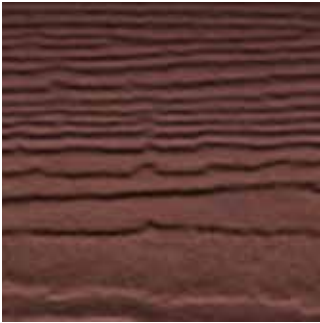
EVENING BLUE 1 | 2



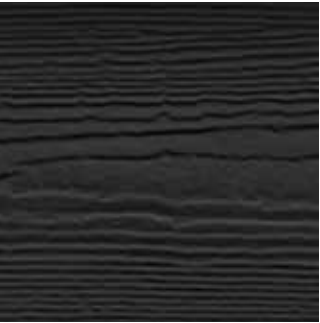
DEEP OCEAN 1



IRON GRAY 1 | 2 | 3



COUNTRYLANE RED 1



MIDNIGHT BLACK 1 | 2 | 3

PRODUCT  
AVAILABILITY KEY

1

Hardie® Siding  
Hardie® Plank, Hardie® Shingle, Hardie® Panel, Hardie® Trim Batten

2

Hardie® Trim

3

Hardie® Soffit



Beauty begins with a finish that lasts.

PRIMER

A quality primer is the first step to ensuring that the paint color you select expresses your home’s true beauty now – and for years to come. Our distinctive primer is climate tested and engineered to enhance the performance of paint on Hardie® fiber cement exterior solutions. It helps to provide consistent, long-lasting paint adhesion, even in the most demanding conditions.



COLORPLUS® TECHNOLOGY

ColorPlus® Technology finishes are fully cured on our boards in a controlled factory environment and arrive at your home ready for installation year-round. With prefinished color products, you’ll have peace of mind, knowing you’ll have a more consistent color and finish that doesn’t depend on good weather.

With a variety of color options available to help bring your vision to life, ColorPlus® Technology finishes help keep your home looking beautiful longer.

- Exceptional finish adhesion
- Superior color retention
- Superior UV resistance

Find the perfect finish for your home.

Primed	Statement Collection®	Dream Collection®
ColorPlus® Technology Finishes		
Primed & ready to paint	Your region’s most popular colors	Nearly 700 finish options
Locally stocked & readily available	Locally stocked & readily available	Made to order in a wide variety of siding & trim styles <small>(Made specifically for you, products may incur additional cost and lead time.)</small>

A leading manufacturer of sustainable building envelope technology, ATAS utilizes cool pigment paint on many color offerings. Our products reflect infrared radiation, which results in cooler surface temperatures, and maximum fade resistance.

Many of the ATAS products meet the qualifications for potential green building certification credits and industry ratings. See ATAS website for specific SRI values ([www.atas.com/sri](http://www.atas.com/sri)). Information on ATAS' sustainable products can be found at [www.atas.com/sustainability](http://www.atas.com/sustainability).

70% PVDF finish carries a limited warranty against fading and chalking. ATAS coated materials are non-staining and virtually maintenance free. Any surface residue is easily removed with conventional cleaning solutions or detergents.



## STOCK COLORS

70% PVDF resin based coatings provide high-performance durability for exterior and interior applications. These coatings are designed to resist fading, chalking, and abrasion. Meets the requirement of AAMA 2605-13 for aluminum substrates.



Black (02)



Classic Bronze (01)



Medium Bronze (03)



Hartford Green (27)



Forest Green (11)



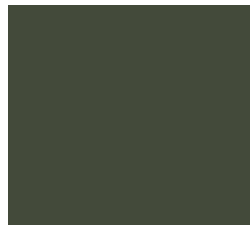
Teal (19)



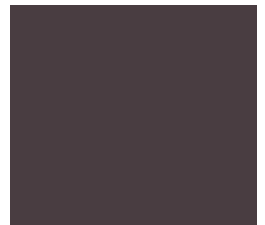
Hemlock Green (30)



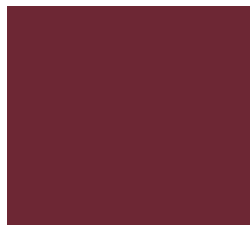
Patina Green (12)



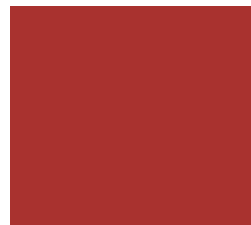
Chocolate Brown (04)



Boysenberry (25)



Redwood (07)



Mission Red (08)



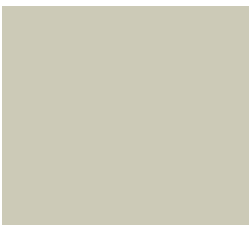
Sierra Tan (09)



Rawhide (15)



Concord Cream (05)



Sandstone (06)



Regal Blue (18)



Slate Blue (21)



Siam Blue (14)



Rocky Grey (16)



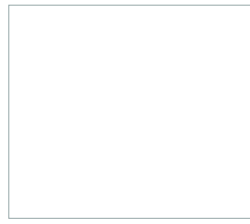
Charcoal Grey (62)



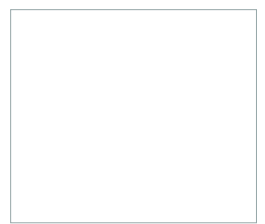
Slate Grey (20)



Dove Grey (13)



Ascot White (10)



Bone White (26)

[www.atas.com/colors](http://www.atas.com/colors)



## Clad Color Options

Our low maintenance clad-wood products feature an extruded aluminum exterior finished in commercial-grade high performance PVDF fluoropolymer paint. Because our finish meets the toughest American Architectural Manufacturers Association (AAMA) 2605 standard, you can expect even our richest and boldest hues to resist fading and chalking even in harsh sun or extreme weather conditions. A palette of nineteen color options spans from muted, earthy tones to bold, rich colors and three pearlescent finishes. Custom color matching is also available to meet any design vision.

The American Architectural Manufacturers Association (AAMA) awards certifications to materials that pass numerous, rigorous tests. These tests simulate the harsh conditions that a finish will encounter throughout the life of the window or door. Passing these specification tests and achieving AAMA verification provides independent verification that our finishes are best-in-class.



Stone White

Selected: Stone White



## Introduction and Product Performance

### Standard Features on Windows and Doors:

#### Simulated Divided Lites (SDL):

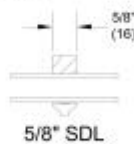
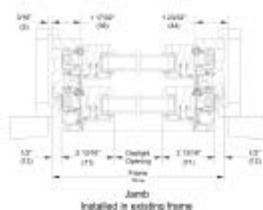
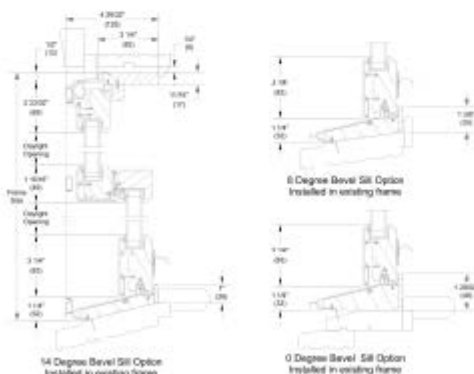
- Bar (interior and exterior): 5/8" (16), 7/8" (22), 1 1/8" (29), 1 15/16" (49), 2 13/32" (61) wide bars
- Exterior:
  - Clad units match the exterior clad color
  - Wood Units match the wood species
- Interior:
  - Pine wood standard
  - Finish to match interior
- Insulated glass units available with or without aluminum spacer in airspace
- Pattern: Rectangular, diamond, custom lite layouts available, contact your Marvin representative

#### Grilles-Between-the-Glass (GBG):

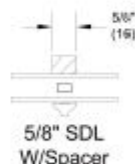
- 23/32" (18) white contoured aluminum bar
- Exterior Colors: Stone White, Sierra White, Coconut Cream, Evergreen, Pebble Gray, Ebony, Bronze, Bahama Brown, Wineberry, and Cashmere
  - The exterior GBG color is designed to best match the Marvin clad colors when used with Low E glass
  - The use of different types of glazing options may alter the exterior GBG color appearance
- Interior Colors: White, Bronze, Pebble Gray, Sierra, and Ebony (only available with Ebony exterior)
- Optional flat aluminum bar (5/8") available
  - Exterior and Interior Colors: White, Sand Stone, Dark Brown, Dark Bronze, Green, Bright Gold, Champagne, and Light Bronze



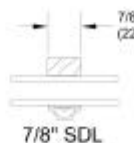
Double Pane Simulated Divided Lites



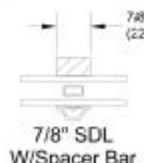
5/8" SDL



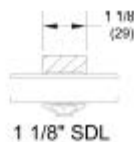
5/8" SDL  
W/Spacer



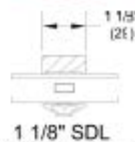
7/8" SDL



7/8" SDL  
W/Spacer Bar



1 1/8" SDL



1 1/8" SDL  
W/Spacer Bar





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