



83 S. Riverview Street

Project:  
Hahm Addition and Renovation  
83 S. Riverview Street  
Dublin, Ohio 43017

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

Project Representative:  
Heidi Bolyard, AIA  
Simplified Living Architecture  
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## Project Description 83 S. Riverview Street

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Dublin, Ohio 43017

This application is for the minor project review for a 630.5 square foot addition at the rear of the home at 83 S. Riverview Street along with two covered porches and a landing, 285.9 square feet, 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.



Additional contacts for application ##25-048ARB-INF: HD-HR - Hahm Addition:

Heidi Bolyard [heidi@simplifiedarchitecture.com](mailto:heidi@simplifiedarchitecture.com)

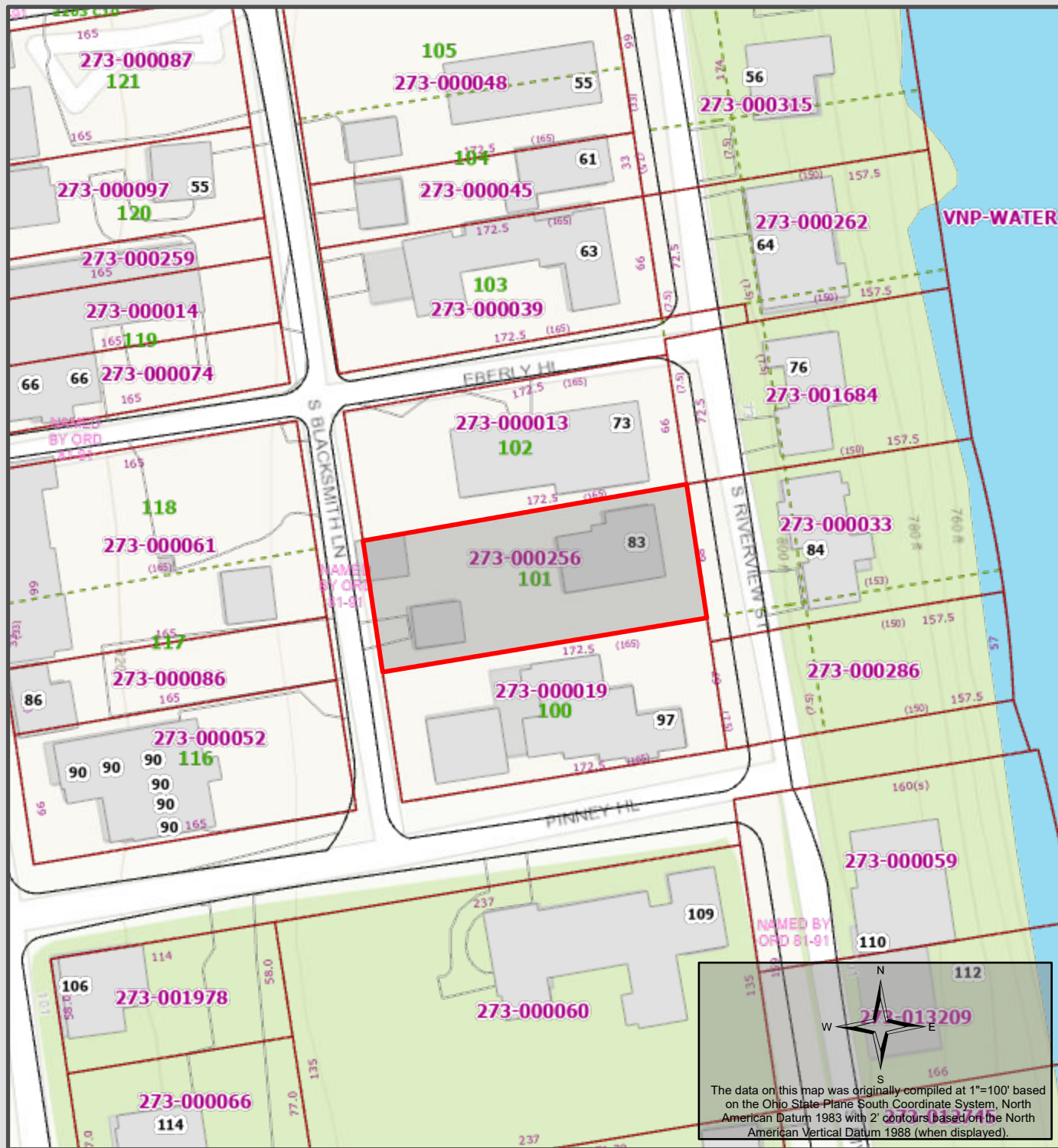
Geoffrey Hahm [geoffrey.hahm@sbcglobal.net](mailto:geoffrey.hahm@sbcglobal.net)

DAVID E. HAHM AND DONNA L. HAHM, HUSBAND AND WIFE

**EXHIBIT "A"**

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, AND IN THE VILLAGE OF DUBLIN AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEING ALL OF LOT NUMBER ONE HUNDRED ONE (101) THAT LIES WEST OF WATER STREET (NOW KNOWN AS EAST RIVERVIEW) AS SHOWN ON THE RECORDED PLAT OF SAID TOWN OF DUBLIN, OF RECORD IN THE RECORDER'S OFFICE OF FRANKLIN COUNTY, OHIO.



# Franklin County Auditor's Office Auditor

Michael Stinziano

Map Produced March 6, 2025



## Planimetric Legend

Source: 2021 Aerial Photography

- Edge of Pavement
- Roadway Centerlines
- Railroad Centerlines
- Building Footprints
- Building Under Construction
- Creeks, Streams, Ditches
- Rivers & Ponds

## Appraisal Legend

Source: Franklin County Auditor & Engineer

- Parcel IDs
- Parcel Dimensions
- Lot Numbers
- Site Address
- Parcel Boundary
- Subdivision Boundary

## Topographic Legend

Source: OSIP - 2019 LIDAR Collection

- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary
- Spot Elevation
- Index Contour
- Intermediate Contour

This map is prepared for the real property inventory within the county. It is compiled from record deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be considered for verification of the information contained on this map. The county and the mapping companies assume no legal responsibility for the information contained on this map. Please notify the Franklin County Auditor's GIS Department of any discrepancies.

For scaled maps, please visit the parcel viewer at <https://gis.franklincountyohio.gov/parcelviewer>



Existing Front Elevation



Existing Left Elevations



Existing Rear Elevations



Existing Right Elevations