

BUILDING ZONING INFORMATION

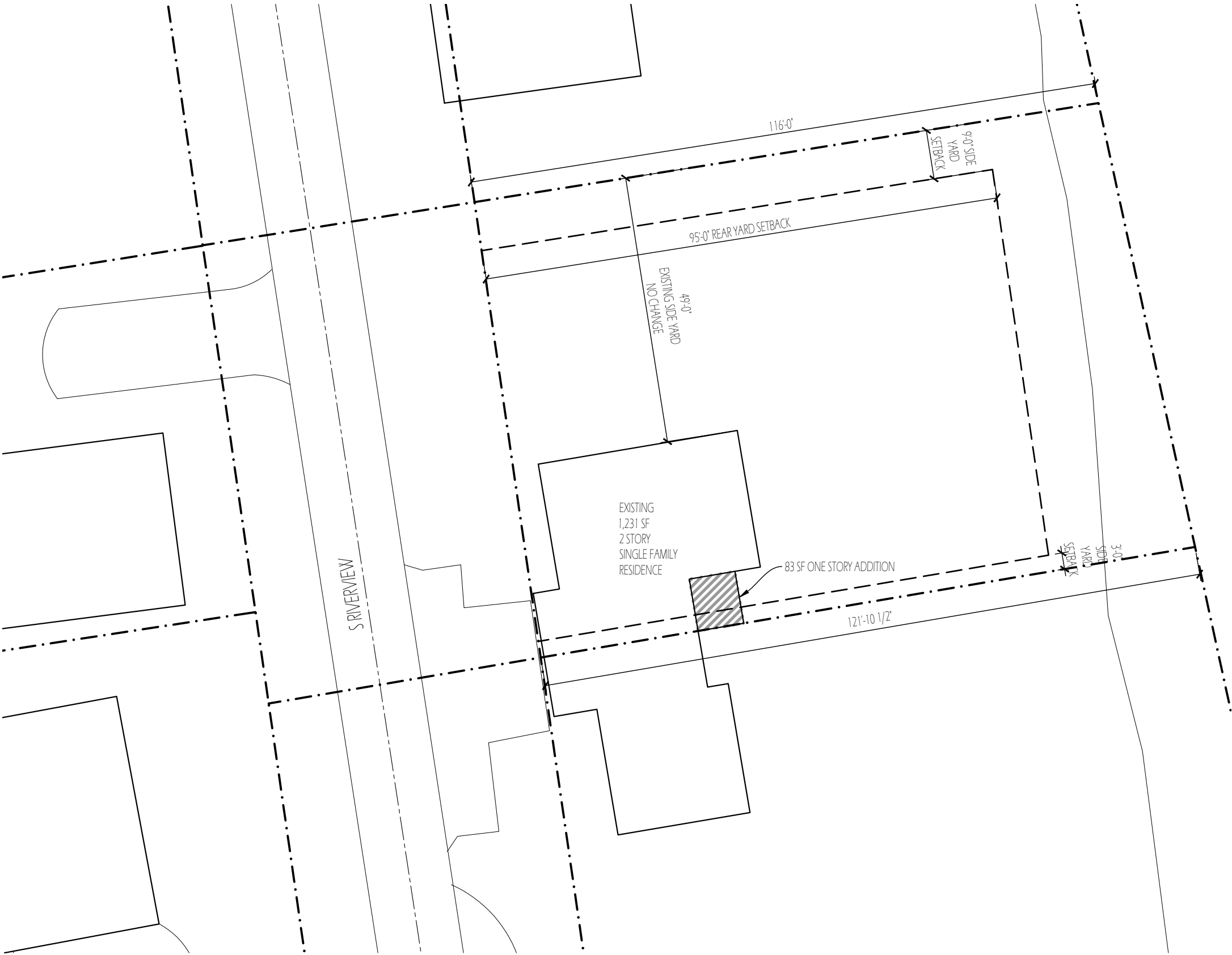
PROPERTY ADDRESS:	134 S. RIVERVIEW
PARCEL ID:	273-012745-00
ZONING:	HR
HEIGHT DISTRICT:	24'
PROPOSED BUILDING HEIGHT	NO CHANGE IN BUILDING HEIGHT
LOT AREA:	9,955 SF
HISTORIC DISTRICT:	YES
FLOOD ZONE:	YES
LAND USE (PER AUDITOR)	SINGLE FAMILY DWELLING
PROPOSED USE	NO CHANGE
MAX. LOT COVERAGE	45% 4,479 SF
PROPOSED LOT COVERAGE	
MAX BUILDING COVERAGE	25% 2,488 SF
PROPOSED BUILDING COVERAGE	1,314 SF 13.2%
FRONT YARD SETBACK:	0'
SIDE YARD SETBACK	3'
COMBINED SIDE YARD SETBACK	12'
REAR YARD SETBACK	20%

\*NOT FOR CONSTRUCTION\*

SHARPIN RESIDENCE

134 S. RIVERVIEW  
DUBLIN OH 43017

2025.10.22

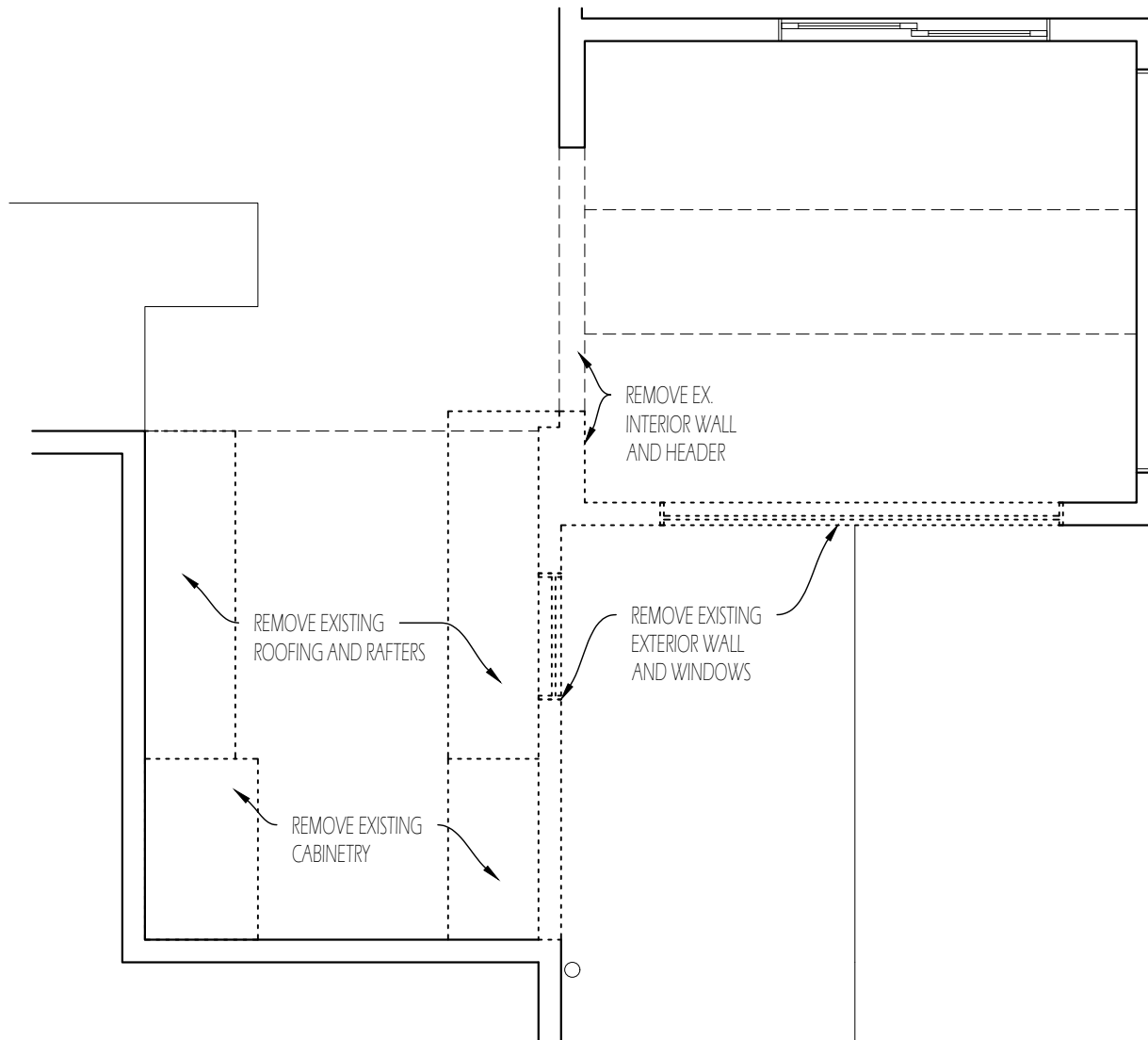


SITE PLAN

SCALE: 1" = 20'-0"

HIS & HERS ARCHITECTS

7422 SILVERLEAF CT  
COLUMBUS, OHIO 43232



DEMOLITION PLAN

SCALE: 1/4" = 1'-0"

\*NOT FOR CONSTRUCTION\*

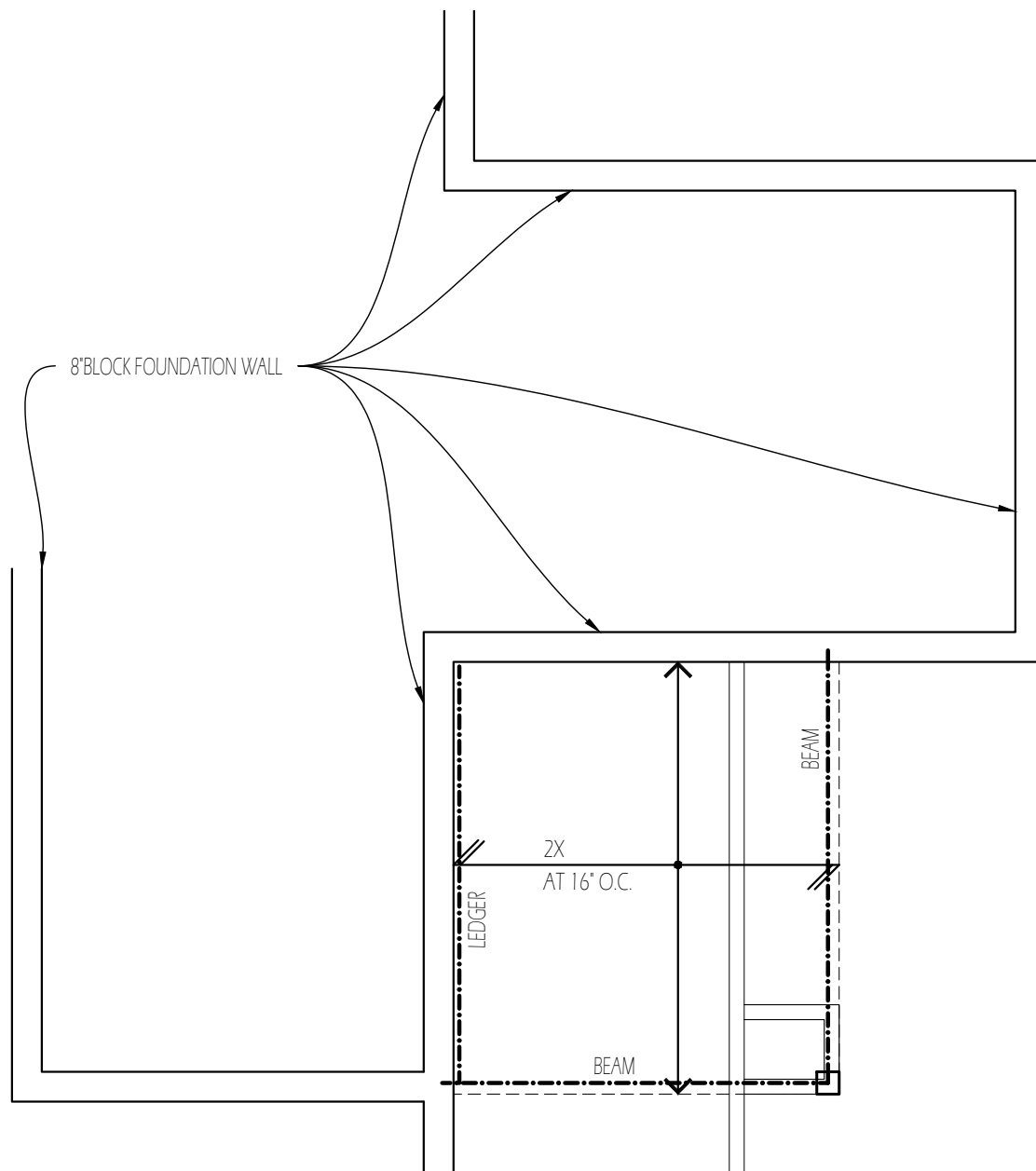
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FIRST FLOOR FRAMING PLAN

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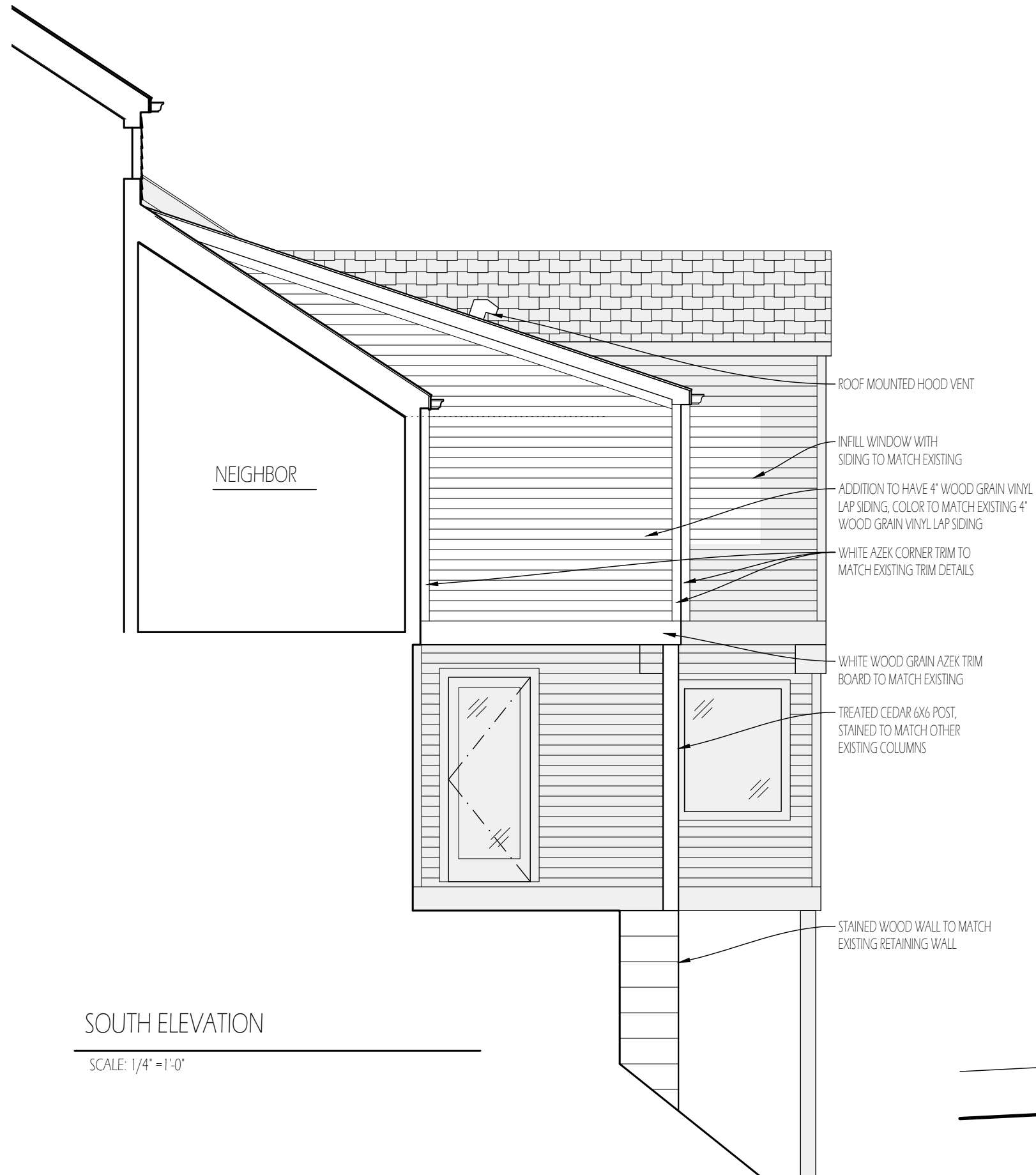
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COLUMBUS, OHIO 43232



## SHARPIN RESIDENCE

2025.10.22



PHOTO

NTS

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EAST ELEVATION

SCALE: 1/4" = 1'-0"

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