



To: Members of the Architectural Review Board (ARB)
From: Jennifer M. Rauch, AICP, Director of Planning
Date: December 19, 2024
Initiated By: Sarah Tresouthick Holt, AICP, ASLA, Senior Planner
Re: 134 S. Riverview Street Deck Cover

Summary

Planning administratively approved a roof for an existing deck at this Background property. The deck exists, so no increase to the building envelope was requested. The site is located at 134 S. Riverview Street and is zoned Historic District - Historic Residential.

Criteria

The amended Historic District Code (effective December 18, 2024) states that changes to Background buildings that do not affect the building envelope may be Administrative Approvals, 153.176(M)(2)(p). It is the intent of these regulations that an Administrative Approval provides sufficient information to evaluate whether the request should be granted; see attached information. The relevant criteria for approval are as follows:

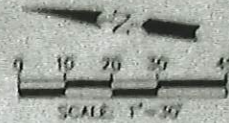
- p) Changes to Background buildings involving windows, doors, or roofing**

Planning Analysis

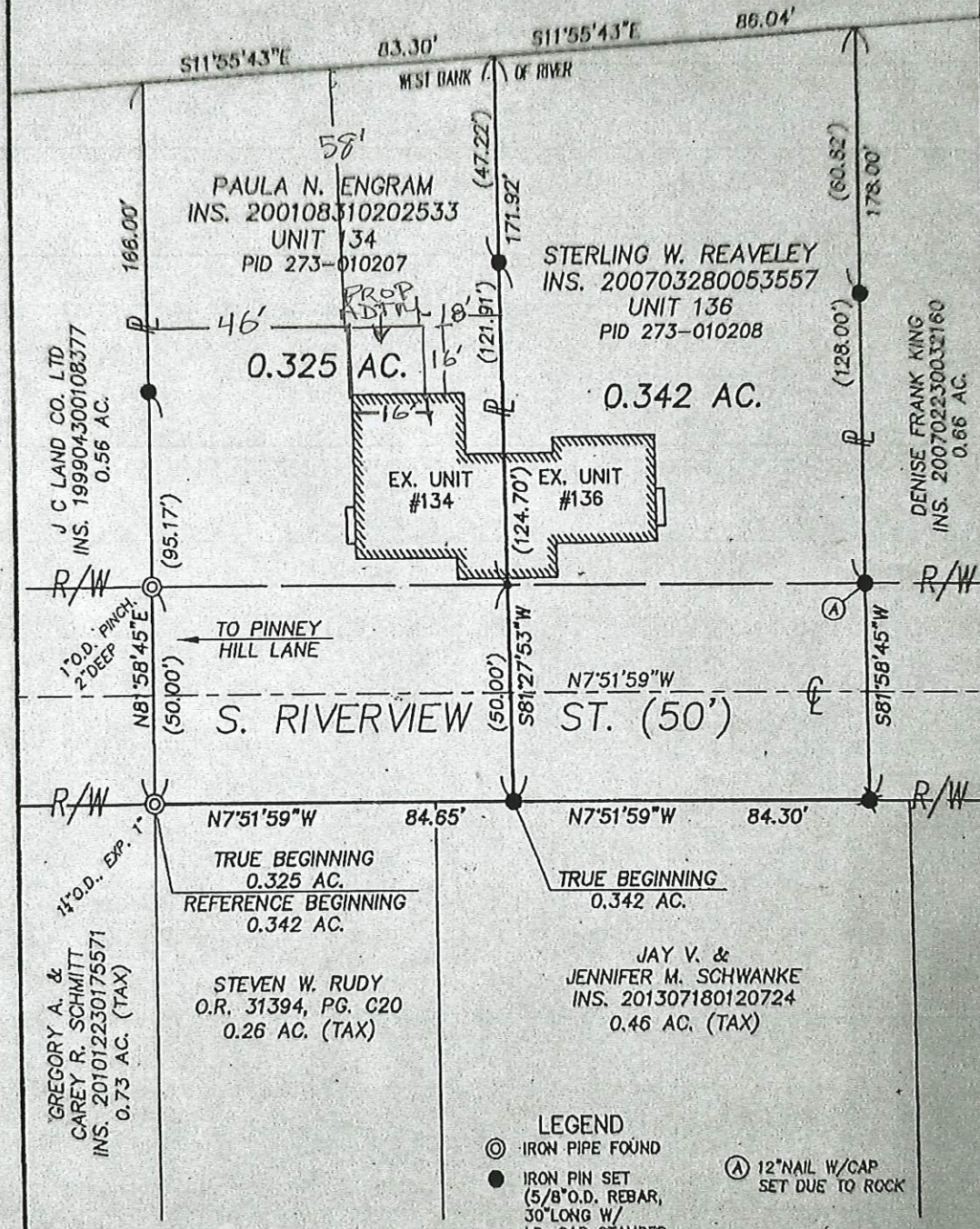
The proposed shed roof addition is appropriate for the Background building and will not affect the overall building envelope. Materials and construction will match those of the existing house. Planning has administratively approved the request.

BOUNDARY SURVEY
SOUTH RIVERVIEW CONDOMINIUM
 C.P.B. 85, PG. 24
 INS. 200002080026846
 CITY OF DUBLIN, FRANKLIN CO., OHIO

ATTACHMENT D



SCIOTO RIVER



SURVEY NOTES

Bearings hereon are referenced to N7°51'59"W for the centerline of S. Riverview St., SPC grid, OH S. Zone, per a VRS GPS survey.

**WESTERVILLE
 LAND
 SURVEYING, LLC**

90 E. COLLEGE AVE.
 WESTERVILLE, OH 43081
 (614) 899-2209
 DRAWING NAME: 151033S.DWG

DATE: 7/20/15 REVISED:
 JOB No.: 16-183 F.B./P.O.: 20/56
 CUDM: MR. GREG SHARPIN
 CUDIT P.O.: N/A

This plot is based on the results of an actual field survey performed on the property under my supervision in July, 2015.

PRELIMINARY

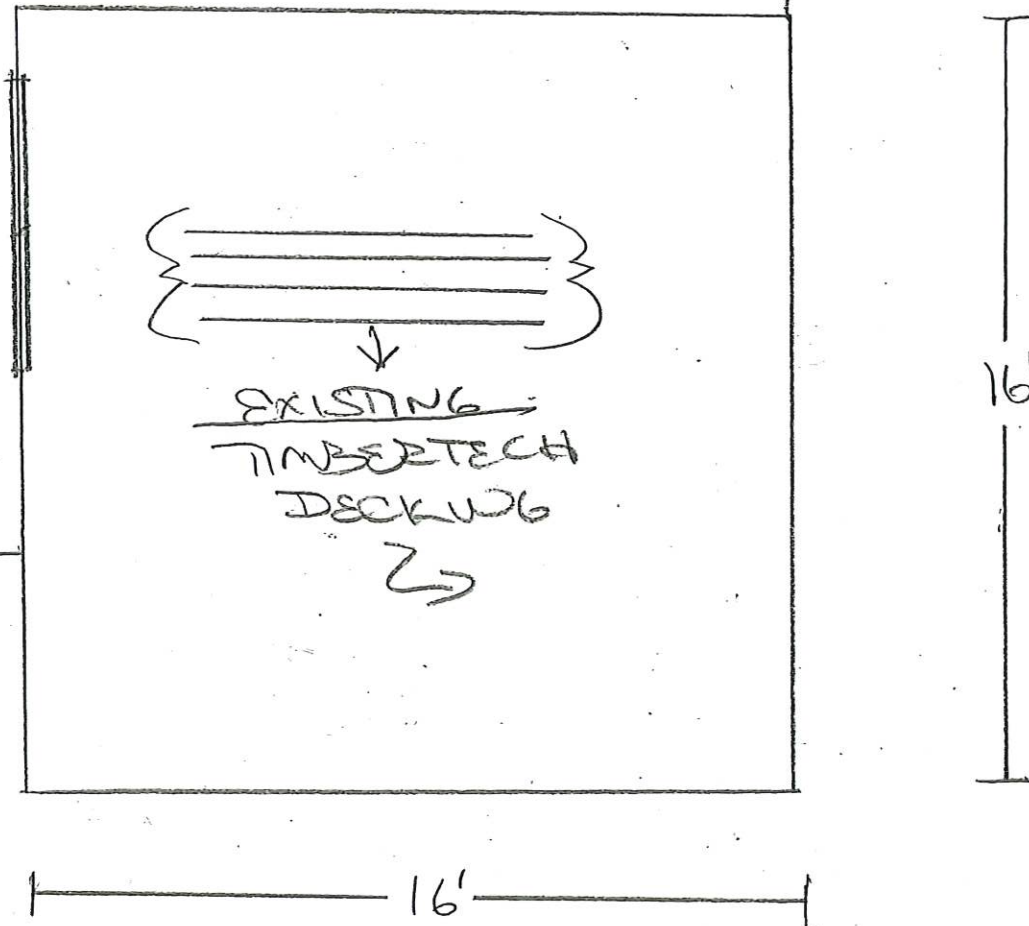
BY _____
 OHIO PROFESSIONAL SURVEYOR No. 7711

LEGACY

BUILDERS
UNLIMITED INC.

GREG & PAULA SHARPIN
134 S. RIVERVIEW ST.
DUBLIN, OH 43017
(614) 570-0700
(614) 570-3172

BUILDING LEGACIES OUT OF DREAMS



FLOOR PLAN

LEGACY
BUILDERS
UNLIMITED INC.



GREG & PAULA SHARRAD
134 SPRINGVIEW ST.
DUBLIN, OH 43017
(614) 570-3172
(614) 570-0700

BUILDING LEGACIES OUT OF DREAMS

EXISTING ROOF



STANGLES TO MATCH
CLOSE AS POSSIBLE



NEW
DOWNSPOUT
TO CONNECT
BELOW

OPEN



NEW GUTTER
← 3-LVL MICROPLANS
WRAPPED
← 6x6 POST (2)
WRAPPED W/
WHITE PVC TRIM TO
MATCH HOUSE

EXISTING
HOUSE

EXISTING
CABLE
RAIL

EXISTING
GUTTER

2-6x6 POSTS SIT
EXACTLY ON TOP OF
LOWER 6x6 POSTS
(WHICH GO INTO GROUND)

16'

FRONT ELEVATION

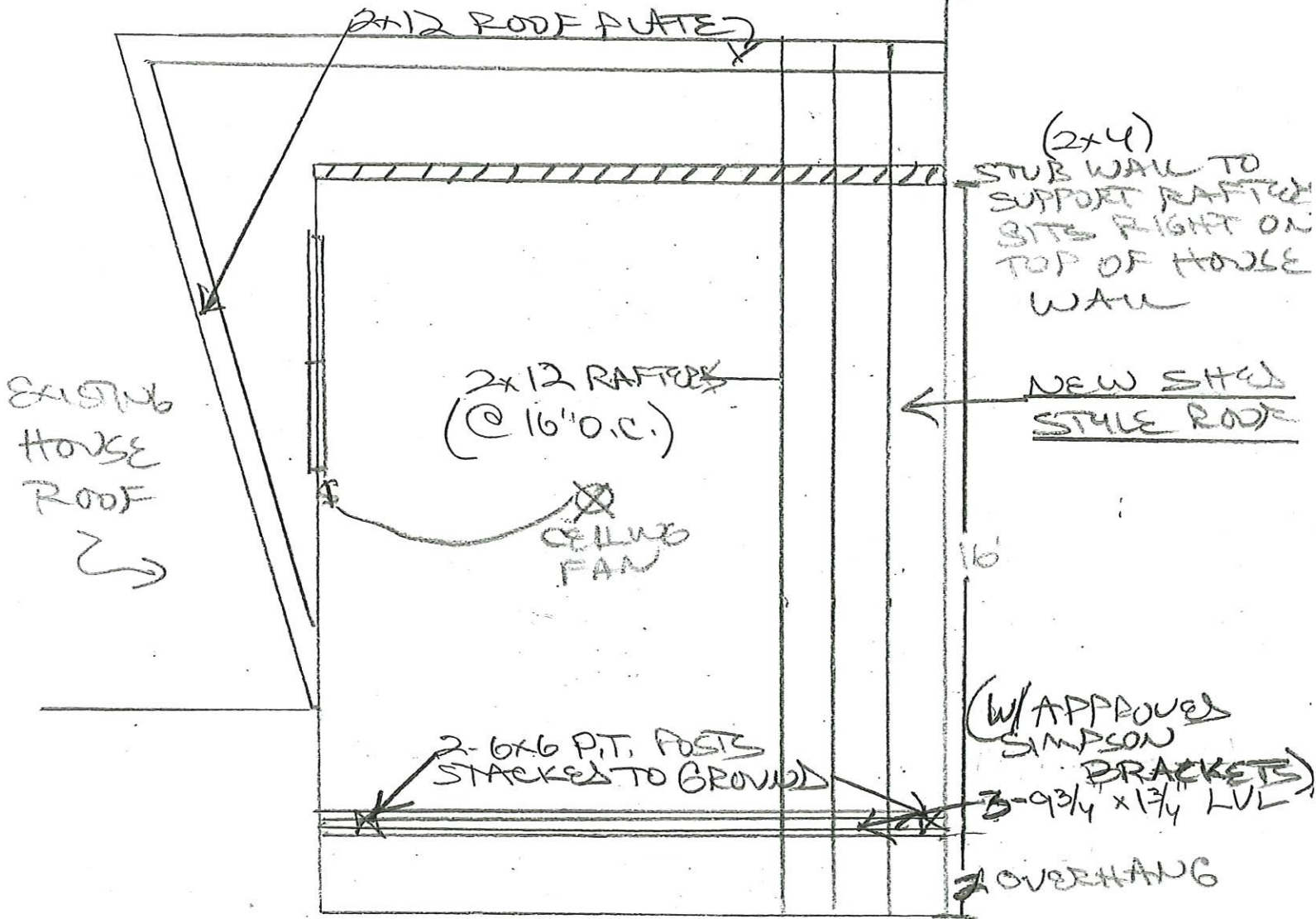
LEGACY

 BUILDERS
 UNLIMITED INC.

GREEN PAVIA SHAWNEE
 134 S. RIVERVIEW ST
 DUBLIN, OH 43017
 (614) 570-3172
 (614) 570-0700

BUILDING LEGACIES OUT OF DREAMS

EXISTING HOUSE
 ROOF →



- NOTES: ① 7/16" O.S.B. OVER RAFTERS
 W/ SHINGLES TO MATCH HOUSE
 ② OVERHANGS & GUTTERS TO MATCH HOUSE

ROOF FRAMING PLAN



GREG & PAULASHANITA
134 S. RIVERVIEW ST.
DUBLIN, OH 43017
(614) 570-3172
(614) 570-0700

BUILDING LEGACIES OUT OF DREAMS

COLOR SHEET & MATERIAL TYPE

- ① ALL TRIM TO WRAP POSTS AND BEAMS TO BE WHITE PVC TRIM TO MATCH HOUSE
- ② ELECTRIC TO BE 1 CEILING FAN & SWITCHES
- ③ ALL GUTTERS & DOWNSPOUTS TO BE WHITE TO MATCH HOUSE
- ④ INTERIOR CEILING TO BE 1x8 T&G PINE (NO PAINTING)
- ⑤ SINKS TO MATCH HOUSE (AS CLOSE AS POSSIBLE)



Land Use and Long
Range Planning
5800 Shier Rings Road
Dublin, Ohio 43016-1236
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Fax: 614.410.4747
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ARCHITECTURAL REVIEW BOARD

BOARD ORDER

MAY 22, 2013

The Architectural Review Board took the following action at this meeting:

- | | |
|---|---|
| 1. BSC Historic Residential District – Sharpin Residence | 134 S. Riverview Street |
| 13-042ARB-MPR | Minor Project Review |
| Proposal: | Modifications to an existing single-family home including a deck replacement, new pergola, and new front porch, located on the east side of South Riverview Street between Pinney Hill Lane and Short Street. |
| Request: | Review and approval of a Minor Project Review application under the provisions of Zoning Code Sections 153.065(H) 153.170 and the <i>Historic Dublin Design Guidelines</i> . |
| Property Owner: | Paula Sharpin |
| Planning Contact: | Jennifer M. Rauch, AICP, Planner II |
| Contact Information: | (614) 410-4690, jrauch@dublin.oh.us |

MOTION: To approve this Minor Project Review application for site and architectural modifications including a deck replacement, a new pergola, and a new front porch, under the provisions of Zoning Code Sections 153.065(H) and 153.170, and the *Historic Dublin Design Guidelines*, with two conditions:

- 1) The applicant provide a revised site plan verifying the front setback and the floodplain limits as part of the building permit review.
- 2) The applicant will need to verify the height of the spiral staircase and modify the design of the staircase to meet the Building Code in the event it exceeds the height.


VOTE: 5 – 0.

RESULT: This application for site and architectural modifications was approved.

RECORDED VOTES:

Robert Schisler	Yes
Bob Dyas	Yes
David Rinaldi	Yes
Nell Mathias	Yes
Thomas Munhall	Yes

STAFF CERTIFICATION


Jennifer M. Rauch, AICP
Planner II

**1. BSC Historic Residential District – Sharpin Residence
13-042ARB-MPR**

**134 S. Riverview Street
Minor Project Review**

Jennifer Rauch presented this request for Minor Project Review for site and architectural modifications for an existing residence located on the east side of South Riverview Street. She stated the site contains a duplex and the subject of this application concerns the northern half of the duplex. She said the application includes two sets of improvements to the front porch and the rear deck area. She said the front improvements are to the existing front porch area, which include removing the existing wooden walkway, new covered porch, new stoop and new flagstone path. She said the rear improvements include removing the existing deck and railing material, installing new material, the addition of a new pergola above on the upper level, and a spiral staircase provide access down to a new screened in porch area.

Ms. Rauch showed a photo of the existing front elevation on the bottom and identified the areas where the proposed improvements would occur. She said the existing wooden walkway area would be removed and replaced with a new flagstone path and the existing front stoop would become covered. She said the new covered porch material and shingles will match the existing home. She said a condition of approval states the applicant identify the front yard setback on the site plan at the time of building permit. She stated the requirements for Historic Residential within the Bridge Street District permit a zero front yard setback, which the proposal meets, but the plans need to show compliance.

Ms. Rauch stated the for the rear of the property the applicant is proposing to replace the existing railing and decking material on the upper level and add new pergola, all made of a timber tech material. She said the underneath portion will include a new screened in porch area with sliding knee wall to match the existing home. She said on the upper level the existing stairs will be removed a new spiral staircase is proposed farther back to provide access to the lower level. She said two additional conditions are proposed for the rear improvements that state the applicant shall verify the height of the spiral stairs does not exceed 12 feet and meet the Building Code if it does not, and to identify on the plans that the proposed improvements do not encroach farther into the floodplain. She said the Administrative Review Team reviewed the project and recommends approval based on the applicable Minor Project Review criteria, and the Architectural Review Board standards with three conditions.

Mr. Schisler asked to see the deck material. Ms. Rauch provided the material. Mr. Dyas stated it was high quality material.

Mr. Rinaldi asked the applicant to verify the height of the front stoop from the grade and ensure a railing was not required to meet the Building Code. Ms. Rauch confirmed this would be part of the building permit review process. Rick Sharpin, owner, 134 S. Riverview Street agreed to look into the height and add a railing, if necessary.

Mr. Sharpin confirmed the proposed front improvements would be painted white to match the existing trim and the proposed material on the rear would be a natural color of the deck material.

Bob Dyas moved, seconded by Robert Schisler, to approve this Minor Project Review application for site and architectural modifications with the three conditions as noted. The vote was as follows: Mr. Schisler, yes; Mr. Dyas, yes; Mr. Rinaldi, yes; Mr. Mathias, yes; and Mr. Munhall, yes. (Approved 5 – 0.)

Mr. Schisler adjourned the meeting at 6:55 p.m.

As approved by the Architectural Review Board on June 26, 2013.



Minor Project Review

13-042ARB-MPR – BSC Historic Residential District

Sharpin Residence – 134 S. Riverview Street

This is a request for modifications to an existing single-family home, including a deck replacement, new pergola, and new front porch, on the east side of South Riverview Street between Pinney Hill Lane and Short Street. This is a request for review and recommendation to the Architectural Review Board for a Minor Project Review application under the provisions of Zoning Code Sections 153.063(B), 153.062 (E), and 153.170 and the *Historic Dublin Design Guidelines*.

Date of Application Acceptance

Monday, May 3, 2013

Date of ART Recommendation

Thursday, May 16, 2013

Date of Architectural Review Board Determination

Wednesday, May 22, 2013

Case Managers

Jennifer M. Rauch, AICP, Planner II | (614) 410-4690 | jrauch@dublin.oh.us

PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSC Historic Residential District
<i>Review Type</i>	Minor Project Review
<i>Development Proposal</i>	Deck replacement, new pergola and new front porch.
<i>Administrative Departures</i>	None
<i>Waivers</i>	None
<i>Property Address</i>	134 South Riverview Street
<i>Property Owner</i>	Paula Sharpin
<i>Case Manager</i>	Jennifer Rauch, AICP, Planner II (614) 410-4690 jrauch@dublin.oh.us

Application Review Procedure: Minor Project Review

The purpose of the Minor Project Review is to provide an efficient review process for smaller projects that do not have significant community effects. The Minor Project Review is necessary to ensure that applications for development meet the requirements of Chapter 153 of the Dublin Code. Following acceptance of a complete application for Minor Project Review, the Administrative Review Team shall make a recommendation to the Architectural Review Board to approve, deny, or approve with conditions the application based on the criteria of §153.066(F)(5) applicable to Site Plan Reviews.

A determination by the Administrative Review Team is required not more than 14 days from the date the request was submitted. The Architectural Review Board shall make a decision on the application not more than 28 days from the date of the Administrative Review Team’s recommendation.

Proposal Overview

The applicant is proposing to make modifications to the front and rear of the existing single-family structure.

Front: Removal of the existing wooden walkway leading to the existing front porch and replacement with a new covered open porch with a flagstone walkway.

Rear: Removal of the existing wood stairs, second floor deck and railing material to be replaced with new composite decking and railing. A 10-foot by 12-foot pergola is also proposed above the second story deck. The area where the stairs are removed will become additional deck area and a new spiral staircase is proposed to access the lower level. The lower level improvements include the removal of the wood deck and railing material, which will be replaced with composite to match; and the enclosure of the lower level to create a screened-in porch.

Zoning Code Analysis

§153.063(B) – Neighborhood Standards – BSC Historic Residential District

The BSC Historic Residential District requirements were intended to maintain those provisions that were in place prior to adoption of this new District. The applicable standards for development include minimum setback requirements.

§153.062(E) – Building Types – Materials and Colors

Code permits stone, brick, glass, wood and fiber cement siding as primary materials and requires the use of appropriate colors from a historic color palette.

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Land Use and Long Range Planning

The proposed materials and colors are consistent with Code and complement the existing structure. The open porch meets the requirements of Section 153.062(I)(2). The proposed improvements occur within the existing building envelope; however, the applicant will need to verify the setbacks and provide this information as part of the building permit.

Engineering

The rear of the property is also located within the floodplain. The proposed improvements are shown within the existing building footprint; however, the plans will need to be revised to include the floodplain limits at part of the building permit.

Building Standards, Parks and Open Space, Fire, Police, Economic Development

No comments.

PART III: APPLICABLE REVIEW STANDARDS

Applicable Administrative Review Team

Minor Project Review Criteria

This application has been reviewed based on the review criteria for Minor Projects, which include the following:

(c) **Meets Applicable Zoning Regulations**

Criterion met with condition: The proposed improvements meet the Zoning Code requirements for materials and colors and location; however, the applicant will need to provide a revised site plan verifying the front setback and the floodplain limits as part of the building permit review.

(j) **Consistency with Bridge Street Corridor Vision Report, Community Plan, and other Policy Documents**

Criterion Met. The proposed modifications maintain the character desired within the Historic Residential District.

PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM RECOMMENDATION

Recommendation of approval to the Architectural Review Board with one condition.

- 1) The applicant provide a revised site plan verifying the front setback and the floodplain limits as part of the building permit review.



**Land Use and Long
Range Planning**

5800 Shier Rings Road
Dublin, Ohio 43016-1236

phone 614.410.4600
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www.dublinohiousa.gov

ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

MAY 16, 2013

Attendees

~~Steve Langworthy, Director of Land Use and Long Range Planning; Rachel Ray, Planner II; Justin Goodwin, Planner II; Dan Phillabaum, Senior Planner; Jennifer Rauch, Planner II; Gary Gunderman, Planning Manager; Alan Perkins, Fire Marshal; Jeff Tyler, Director of Building Standards; Barb Cox, Engineering Manager; Colleen Gilger, Economic Development Manager; Fred Hahn, Director of Parks and Open Space; Steve Farmer, Police Lieutenant; Ray Harpham, Commercial Plans Examiner; Kristin Yorke, Civil Engineer; Tammy Noble-Flading, Senior Planner; Teri Umbarger, BHDP Architects; Bryan Sutherly, Hixon Architects; Kevin Michel, Nestle Finance and Control Manager; and Flora Rogers, Administrative Assistant.~~

~~Steve Langworthy called the meeting to order.~~

Case Introductions

None

Determinations

1. 13-042ARB-MPR – BSC Historic Residential District – Sharpin Residence – 134 S. Riverview Street

Jennifer Rauch said this is a request for modifications to an existing single-family home, including a deck replacement, new pergola, and new front porch, on the east side of South Riverview Street between Pinney Hill Lane and Short Street.

Ms. Rauch said this was introduced at the ART last week and they addressed the issue of identifying the front setback and the floodplain with a condition of approval.

Ms. Rauch said the changes being made will be similar to the other side of this unit. She identified the building materials as matching the existing roof, cedar boards to match the trim and railings.

Mr. Langworthy asked that they provide a color pallet, samples and any specs on the materials for the ARB to review. Ms. Rauch said it would be included details for the ARB.

Ray Harpham asked to verify the height of the stairs, if the stairs are more than 12 feet in height than the state requirement is to provide a landing at midpoint of the stairs. Ms. Rauch said it would be added as a condition.

Mr. Langworthy asked if there were any further concerns. [There were none.]

Ms. Rauch said they recommend approval to the Architectural Review Board of this application for Minor Project Review with two conditions:

1. The applicant provide a revised site plan verifying the front setback and the floodplain limits as part of the building permit review; and
2. That the applicant provide the height of the stairs and if the stairs are more than 12 feet in height that the stairs be revised to include a landing at mid point.

Mr. Langworthy asked if the Administrative Review Team members had any further questions or concerns regarding this proposal. [There were none.] He confirmed the Administrative Review Team's recommendation of approval of this application will be forwarded to the Architectural Review Board.

~~2. 13-036WID-DP – ID-1 – Ohio University Heritage College of Medicine – Site & Architectural Modifications – 7001, 7003 Post Road~~

~~Dan Phillabaum said this is a proposal for architectural modifications to three existing buildings and associated site modifications, including the elimination of portions of an existing parking lot and the addition of landscape enhancements for this 14.85 acre college campus at the southwest corner of the intersection of Eiterman Road and Post Road.~~

~~Mr. Phillabaum presented a graphic outlining the comments submitted by each ART review entity, including bicycle parking, signs, building addresses, utilities, fire hydrant accessibility, site accessibility, and ADA accessibility as outlined in the ART report.~~

~~Teri Umbarger, representing the applicant, said they are working on changing the building addresses.~~

~~Mr. Phillabaum said the items related to the lab building and the requirements of storm water are under the purview of the City of Columbus Water Division.~~

~~Mr. Phillabaum said there is an Administrative Departure needed for bicycle parking requirements. He said Planning has evaluated the purpose of the requirement and the nature of the proposed campus to determine the appropriate number of bicycle spaces for this user, finding that this is an extension campus that will function more closely to a community college campus than a traditional campus. He said there is no student housing nearby and students will predominantly arrive by car; and the routine of the medical students will involve clinical rotations, residencies and other training that will require travel by car. He stated that the use is similar to medical offices, in that visitors will not typically arrive by bicycle.~~

~~Mr. Phillabaum said the bicycle parking requirements in the West Innovation Districts make no distinction of requirements for different land uses. He explained that after comparing bicycle parking requirements from several sources that vary by use they found the Bridge Street Code requires one space per 20 vehicular parking spaces for civic, public, and institutional uses and would result in a requirement of 21 spaces. Mr. Phillabaum stated that the *21st Century Land Development Code* recommended bicycle parking ratio for School or University buildings is one space per 10 students. He said that, each year, a class of 50 medical students will be trained and complete four years of education out of this facility, for a maximum of 200 students~~

~~I. ROLL CALL~~

~~II. ADJOURNMENT FOR SITE VISIT TRAINING~~

~~III. READJOURNMENT FOR REGULAR MEETING AT 6:30 PM~~

~~IV. ACCEPTANCE OF DOCUMENTS~~

~~V. APPROVAL OF MINUTES~~

~~VI. COMMUNICATIONS~~

~~VII. CASES:~~

~~1. Bridge and High PUD – Building A Modifications
11-063ARB~~

~~12 Darby Street
Exterior Modifications~~

~~Proposal: Exterior modification to install an ATM on the northwest corner of Building A and to add beige colored umbrellas for Mezzo Restaurant on the east end of Building A of the Bridge and High Planned Unit Development, located on the north side of West Bridge Street, at the intersection of North High Street.~~

~~Request: Review and approval of modifications under the provisions of Code Section 153.070 and the *Historic Dublin Design Guidelines*.~~

~~Applicant: Mo Dioun, Stonehenge Company.
Planning Contact: Eugenia M. Martin, ASLA, Landscape Architect
Contact Information: (614) 410-4650, emartin@dublin.oh.us~~

~~2. Sharpin Residence
11-064ARB~~

~~134 South Riverview Street
Exterior Modifications~~

~~Proposal: Exterior modifications to remodel an addition to an existing residence within the Historic District located on the east side of South Riverview Street approximately 200 feet south of the intersection of Pinney Hill Lane.~~

~~Request: Review and approval of modifications under the provisions of Code Section 153.070 and the *Historic Dublin Design Guidelines*.~~

~~Applicant: Paula Sharpin (Engram), Owner.
Planning Contact: Jonathan Papp, Planner I
Contact Information: (614) 410-4683, jpapp@dublin.oh.us~~



CITY OF DUBLIN.

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

www.dublin.oh.us

NOTICE OF MEETING

ARCHITECTURAL REVIEW BOARD

DATE: Tuesday, November 15, 2011
TIME: 6:30 p.m.
PLACE: Dublin Municipal Building
5200 Emerald Parkway

It is the policy of the Dublin Architectural Review Board to notify the applicant and adjacent property owners of pending applications.

If you are interested in additional information or wish to review the application materials, you may visit the City of Dublin's web site at www.dublin.oh.us and click on the "Planning" link under "Departments" located at the bottom of the City of Dublin homepage. From there you will click on the "Development Applications" link and then select "ARB Current Applications", where you will find information regarding this application. There you may provide comments directly to the City about the application, which will also be provided to the Board, or you may get in touch with the "Planning Contact" listed below.

If you have any questions or comments concerning the pending case, please contact the case manager listed below or attend this meeting. The meeting starts promptly at 6:30 p.m. and it is advisable that you are present at that time. Meetings are held within the Dublin Municipal Building located at 5200 Emerald Parkway.

2. **Sharpin Residence** **11-064ARB**

134 South Riverview Street **Exterior Modifications**

Proposal: Exterior modifications to remodel an addition to an existing residence within the Historic District located on the east side of South Riverview Street approximately 200 feet south of the intersection of Pinney Hill Lane.

Request: Review and approval of modifications under the provisions of Code Section 153.070 and the *Historic Dublin Design Guidelines*.

Applicant: Paula Sharpin (Engram), Owner.

Planning Contact: Jonathan Papp, Planner I

Contact Information: (614) 410-4683, jpapp@dublin.oh.us

1. **Sharpin Residence – Remodel and Addition**
11-064ARB

134 South Riverview Street
Architectural Review Board

Proposal: A proposal to remodel and an addition to an existing residence within the Historic District located on the east side of South Riverview Street approximately 200 feet south of the intersection of Pinney Hill Lane.

Request: This is a request for review and approval of modifications under the provisions of Code Section 153.070 and the *Historic Dublin Design Guidelines*.

Applicant: Paula Sharpin (Engram), Owner.

Planning Contact: Jonathan Papp, Planner I

Contact Information: (614) 410-4683, jpapp@dublin.oh.us

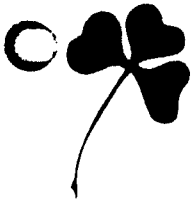
11-064

ARB

CASE GOES TO
JPAPP

**ARCHITECTURAL REVIEW BOARD
BOARD ORDER**

October 22, 2003



CITY OF DUBLIN.

Division of Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/TDD: 614-410-4600
Fax: 614-761-6566
Web Site: www.dublin.oh.us

The Architectural Review Board took the following action at this meeting:

2. Architectural Review Board 03-117ARB – Engram Residence – 134-136 South Riverview Street

Location: 0.068-acre located on the east side of South Riverview Street, 130 feet south of Pinney Hill.

Existing Zoning: R-4, Suburban Residential District.

Request: Review and approval of replacement vinyl siding and gutters for an existing aluminum-sided residence.

Proposed Use: Residential condominium.

Applicant: Paula Engram, 134 South Riverview Street, Dublin, Ohio 43017.

Staff Contact: Carson C. Combs, AICP, Senior Planner.

MOTION: To approve this request as submitted.

VOTE: 3 – 0.

RESULT: The application was approved.

RECORDED VOTES:

Janet Axene	Yes
Allan Staub	Yes
Richard Taylor	Yes
David Larson	Absent
Thomas Holton	Absent

STAFF CERTIFICATION

A handwritten signature in cursive script, appearing to read "Carson C. Combs".

Carson C. Combs, AICP
Senior Planner

11-064ARB
Exterior Modifications
Sharpin Residence
134 S. Riverview Street



CITY OF DUBLIN

Division of Planning
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Dublin, Ohio 43016-1236

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Web Site: www.dublin.oh.us

REVISED
ARCHITECTURAL REVIEW BOARD
BOARD ORDER

February 26, 2003

The Architectural Review Board took the following action at this meeting:

- Architectural Review Board 02-115ARB – Engram Deck – 134 South Riverview Street**
Location: 0.668-acre located on the east side of South Riverview Street, 130 feet south of Pinney Hill.
Existing Zoning: R-4, Suburban Residential District.
Request: Review and approval of a two-story deck with screened porch and outdoor patio area.
Proposed Use: Residential condominiums.
Applicant: Paula Engram, 134 South Riverview Street, Dublin, Ohio 43017.
Staff Contact: Carson C. Combs, AICP, Senior Planner.

MOTION: To approve the proposed application as submitted utilizing composite decking material manufactured by *Trex* with a “natural” finish, with four conditions:

- 1) That any future incorporation of windows into the proposed screened porch be brought back to the ARB for review and approval;
- 2) That door details for the screened porch be provided that comply with the *Guidelines*, subject to staff approval;
- 3) That additional details and material samples for the proposed paved areas be provided and that they be sensitively incorporated into the hillside, subject to staff approval; and
- 4) That a building permit be obtained prior to construction.

*John R. Cua, Cua’s of Columbus, agreed to the above conditions.

VOTE: 5 - 0.

RESULT: The application was approved.

RECORDED VOTES:

Janet Axene	Yes
Allan Staub	Yes
Richard Taylor	Yes
David Larson	Yes
Thomas Holton	Yes

STAFF CERTIFICATION

Carson C. Combs, AICP
Senior Planner

11-064ARB
Exterior Modifications
Sharpin Residence
134 S. Riverview Street