

A NEW HOME FOR THE HISTORIC BRIDGE STREET DISTRICT OF DUBLIN, OHIO

73 SOUTH RIVERVIEW STREET

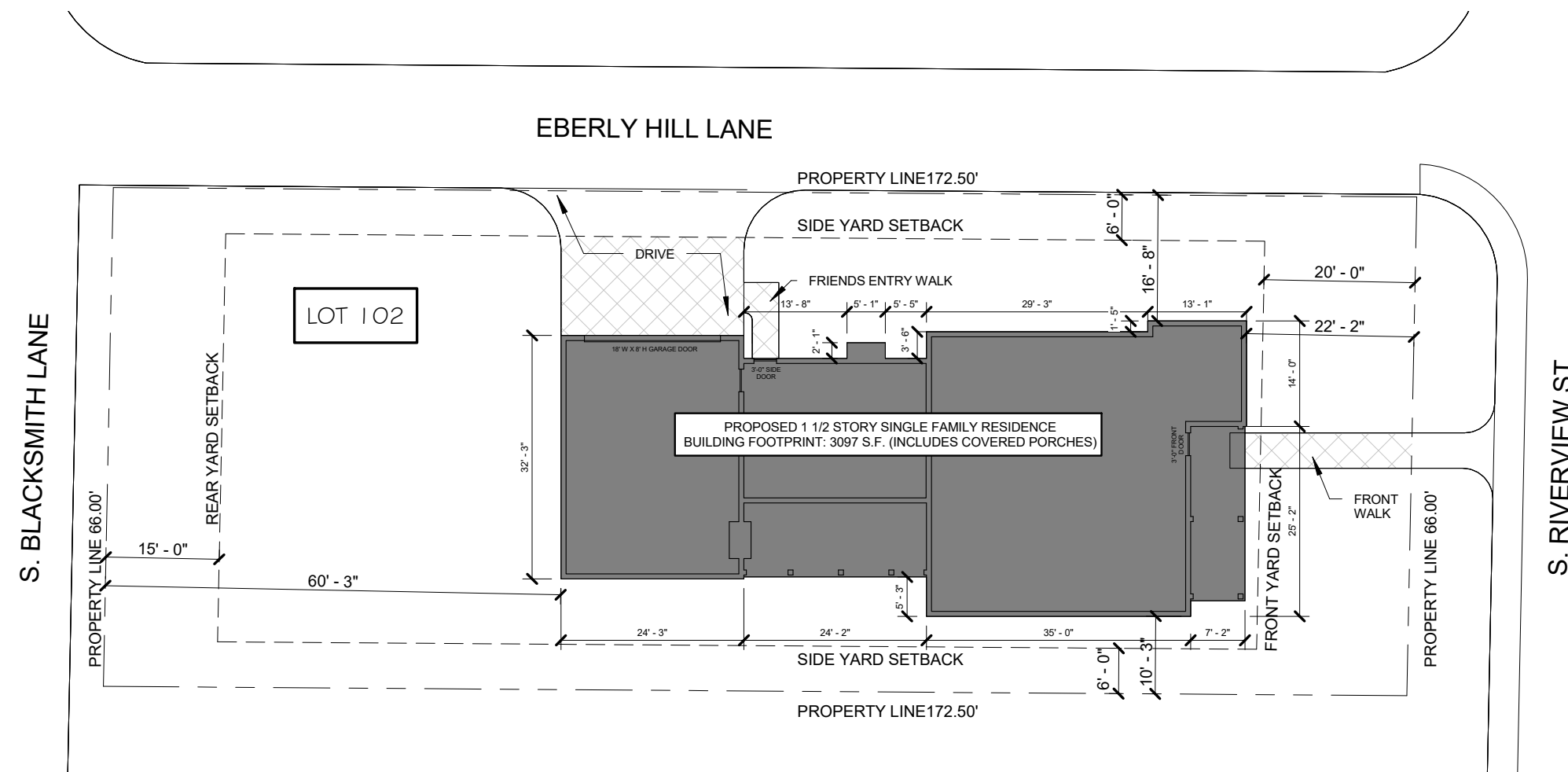


NORTH ELEVATION LOOKING SOUTH EAST

73 S. RIVERVIEW

DUBLIN, OHIO

06.22.2016



BUILDING ZONING CALCULATIONS:

LOT COVERAGE CALCULATIONS PER SECTION 153.063 (B) (2):

(a) MINIMUM LOT AREA: 8,712 S.F.
ACTUAL LOT AREA: 11,386 S.F.

(b) MINIMUM LOT WIDTH: 60 FT.
ACTUAL LOT WIDTH: 66 FT.

(c) MAXIMUM BUILDING HEIGHT: 35' - 0".
PROPOSED BUILDING HEIGHT: 26' - 7" TO MAIN GABLE PEAK

(d) MAXIMUM LOT COVERAGE: 5,693 S.F. (50% OF LOT AREA)
PROPOSED LOT COVERAGE: 3,724 S.F. (32.7%)

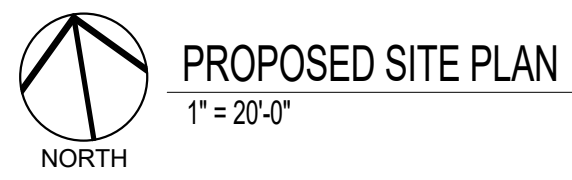
(e) SEE PROPOSED BUILDING SETBACKS BELOW

REQUIRED BUILDING SETBACKS PER TABLE 153.063-A:

FRONT YARD:	20' - 0"
MIN. SIDE YARD EACH SIDE:	3' - 0"
TOTAL SIDE YARD:	12' - 0"
REAR YARD:	15' - 0"

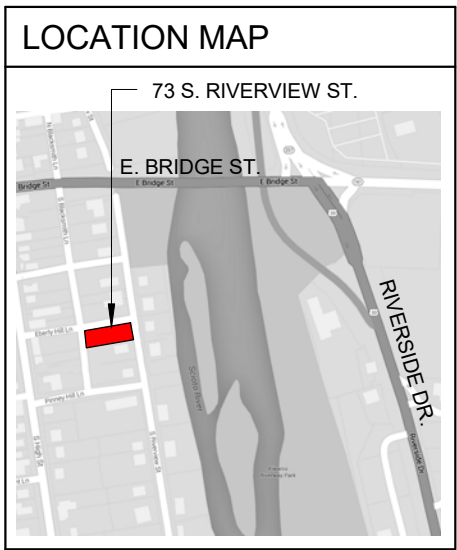
PROPOSED BUILDING SETBACKS:

FRONT YARD:	22' - 2"
NORTH SIDE YARD:	16' - 8"
SOUTH SIDE YARD:	10' - 3"
TOTAL SIDE YARD:	26' - 11"
REAR YARD:	60' - 3"



SITE PLAN LEGEND

	IMPERVIOUS SURFACES (CONSTRUCTION MAY CONSIST OF CONCRETE, ASPHALT OR SIMILAR MATERIALS)
	BUILDING FOOTPRINT (8" POURED CONCRETE FOUNDATION WALLS TYP. W/ 2X6 WOOD STUD EXT. FRAMING)



PROPERTY ZONING INFORMATION

PROJECT ADDRESS: 73 S. RIVERVIEW STREET
DUBLIN, OHIO 43017

EXISTING/PROPOSED BUILDING TYPE: SINGLE-FAMILY DETACHED RESIDENTIAL

ZONING CODE: BRIDGE STREET DISTRICT DEVELOPMENT CODE AS ADOPTED BY CITY COUNCIL, EFFECTIVE JANUARY 7, 2015

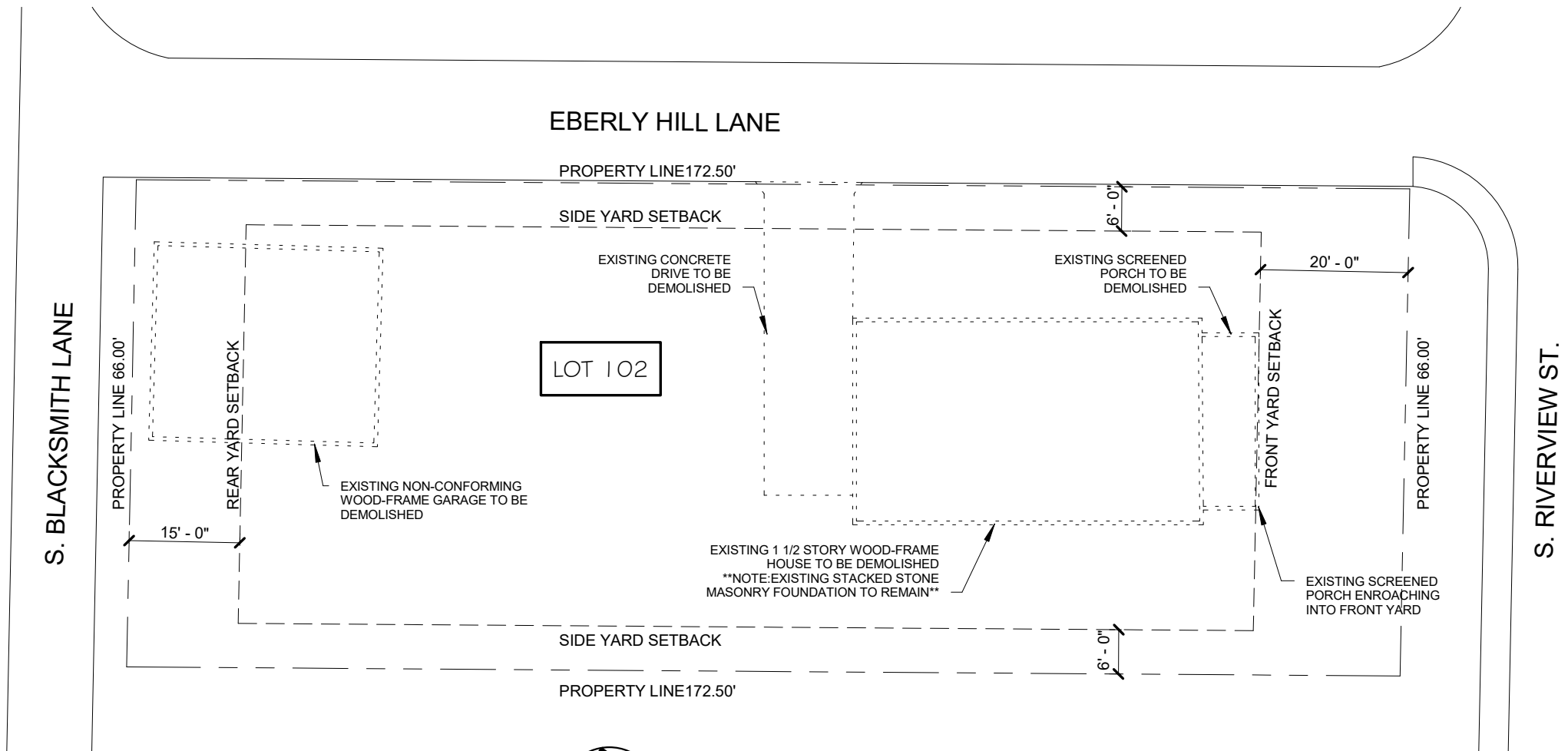
ZONING DISTRICT: BRIDGE STREET CORRIDOR HISTORIC RESIDENTIAL

RELEVANT ZONING CODE ORDINANCES: 153.036 (B) ; 153.170-153.180 ; 153.062
ALSO IN COMPLIANCE WITH THE HISTORIC DUBLIN DESIGN GUIDELINES.

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DEMOLITION COMPLIANCE NOTES:

REFERENCED SECTION OF THE ZONING CODE: 153.176

A. THE SITE IS LOCATED WITHIN THE ARCHITECTURAL REVIEW DISTRICT AND AS SUCH AT LEAST TWO OF THE CONDITIONS OUTLINED IN SECTION 153.176 ARE FULFILLED.

1. THE EXISTING STRUCTURE IS A VINYL CLAD 1 1/2 STORY RESIDENCE WITH MARGINAL ORIGINAL DETAILING REMAINING. IT HAS BEEN ADDED ONTO AT THE REAR AND FRONT.

2. AS THE RESIDENCE EXISTS IT IS UNINHABITABLE DUE TO STRUCTURAL DEGRADATION AND POOR INTERIOR LIVING CONDITIONS. AS THE DETACHED GARAGE EXISTS, IT APPEARS STRUCTURALLY UNSOUND AND HAS EXPERIENCED SIGNIFICANT DEGRADATION.

3. DETERIORATION OF THE EXISTING STRUCTURES, BOTH THE RESIDENCE AND DETACHED GARAGE HAVE PROGRESSED PAST THE POINT OF AN ECONOMICALLY FEASIBLE RESTORATION.

4. THE FRONT SCREENED PORCH ENEROACHES INTO THE FRONT YARD SETBACK. THE DETACHED GARAGE SIGNIFICANTLY ENEROACHES INTO THE REQUIRED REAR YARD SETBACK.



SITE DEMOLITION PLAN

1" = 20'-0"

NORTH

EXISTING SITE CONDITIONS:



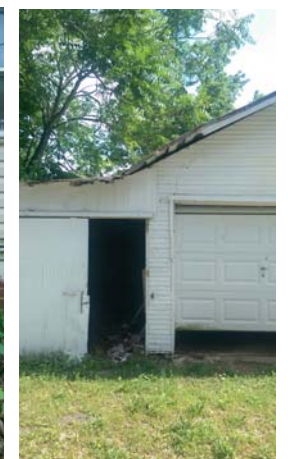
INTERSECTION OF EBERLY HILL LANE AND BLACKSMITH LANE, LOOKING SOUTH EAST.



INTERSECTION OF EBERLY HILL LANE AND S. RIVERVIEW STREET, LOOKING SOUTH WEST.



RESIDENCE NON-ORIGINAL CONSTRUCTION

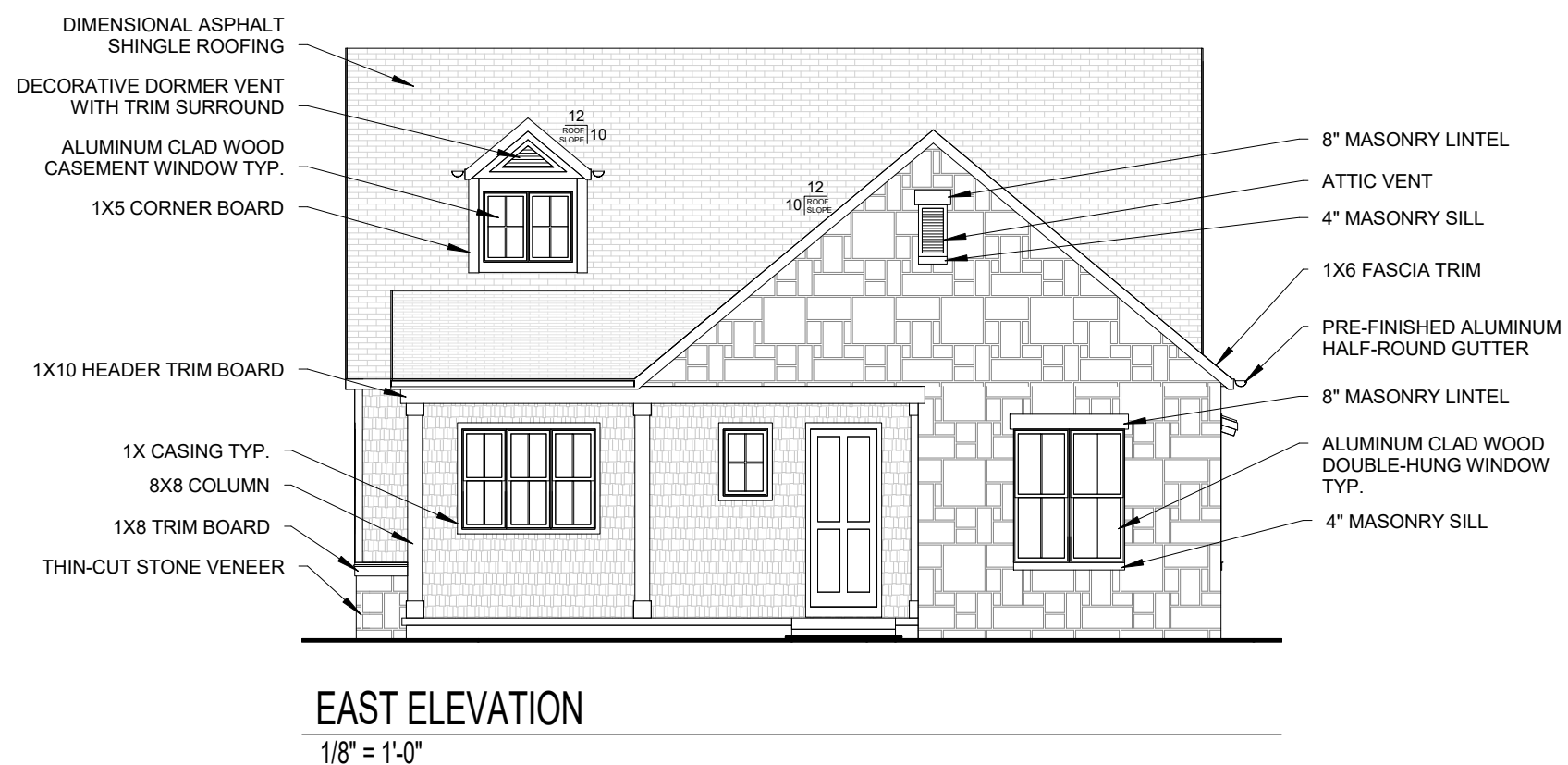
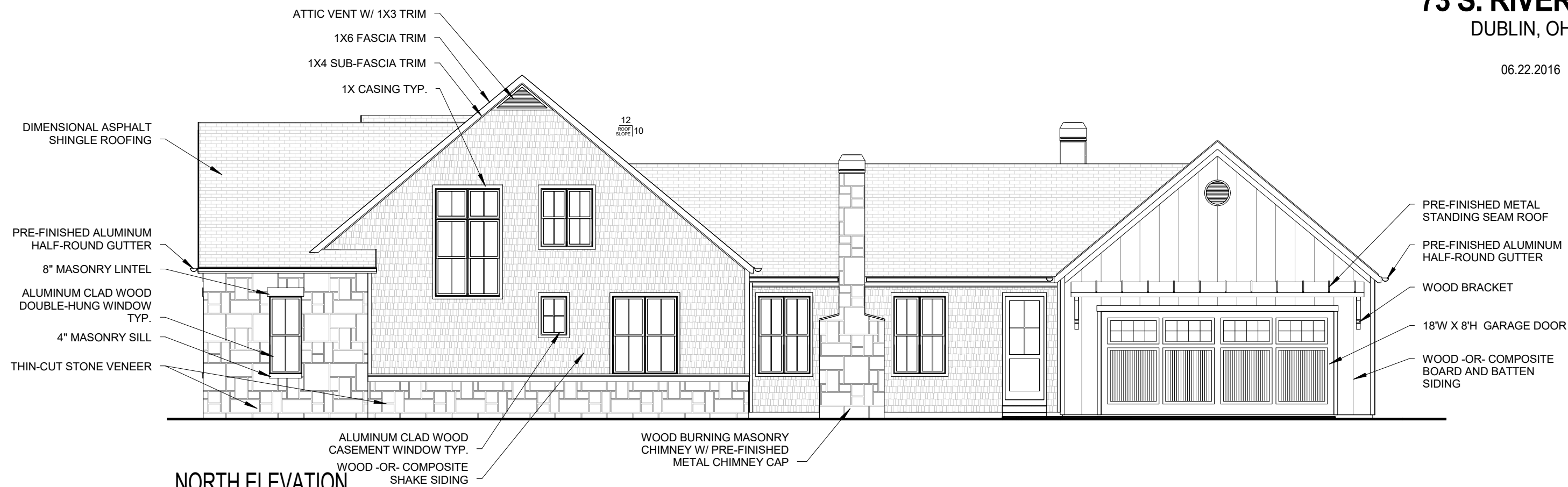


GARAGE DEGRADATION

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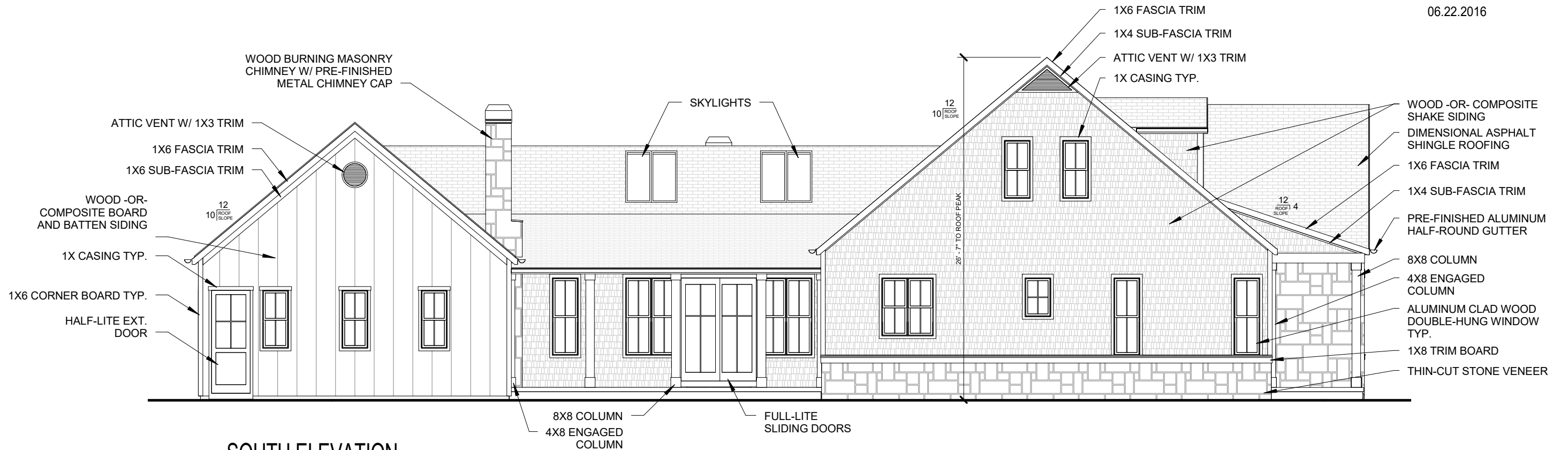
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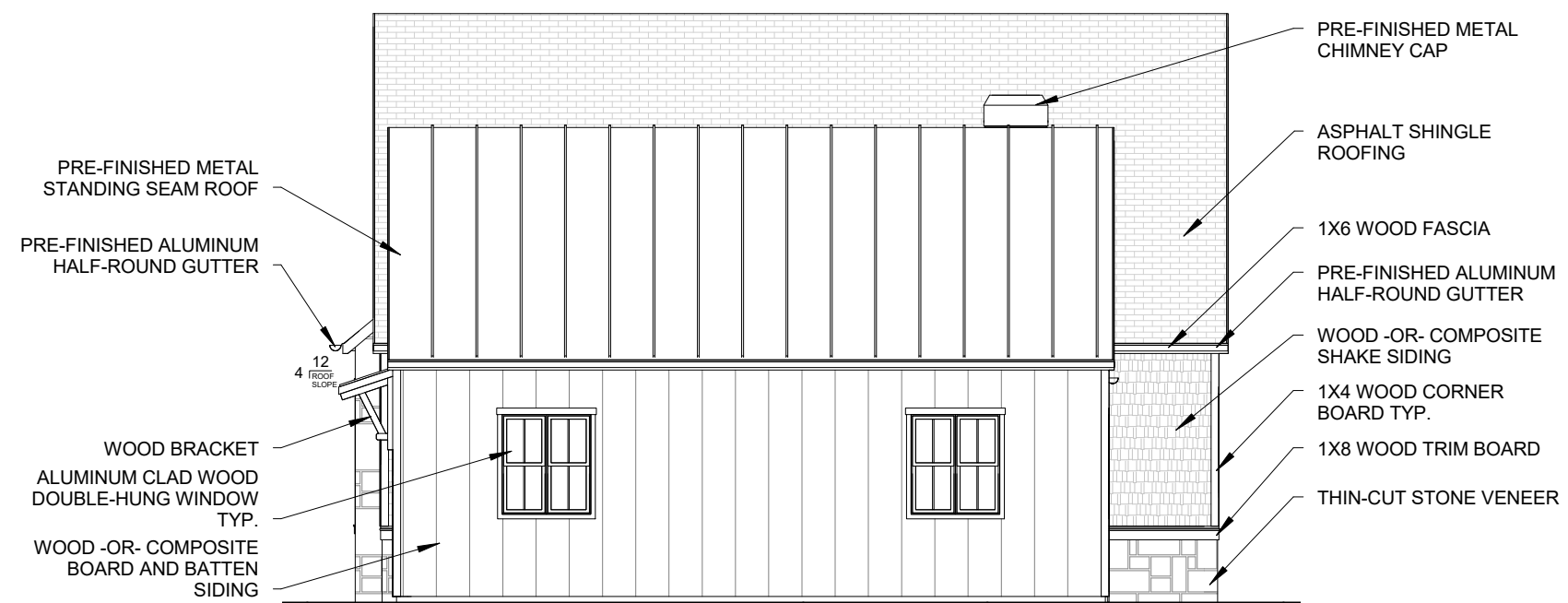
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SOUTH ELEVATION

1/8" = 1'-0"



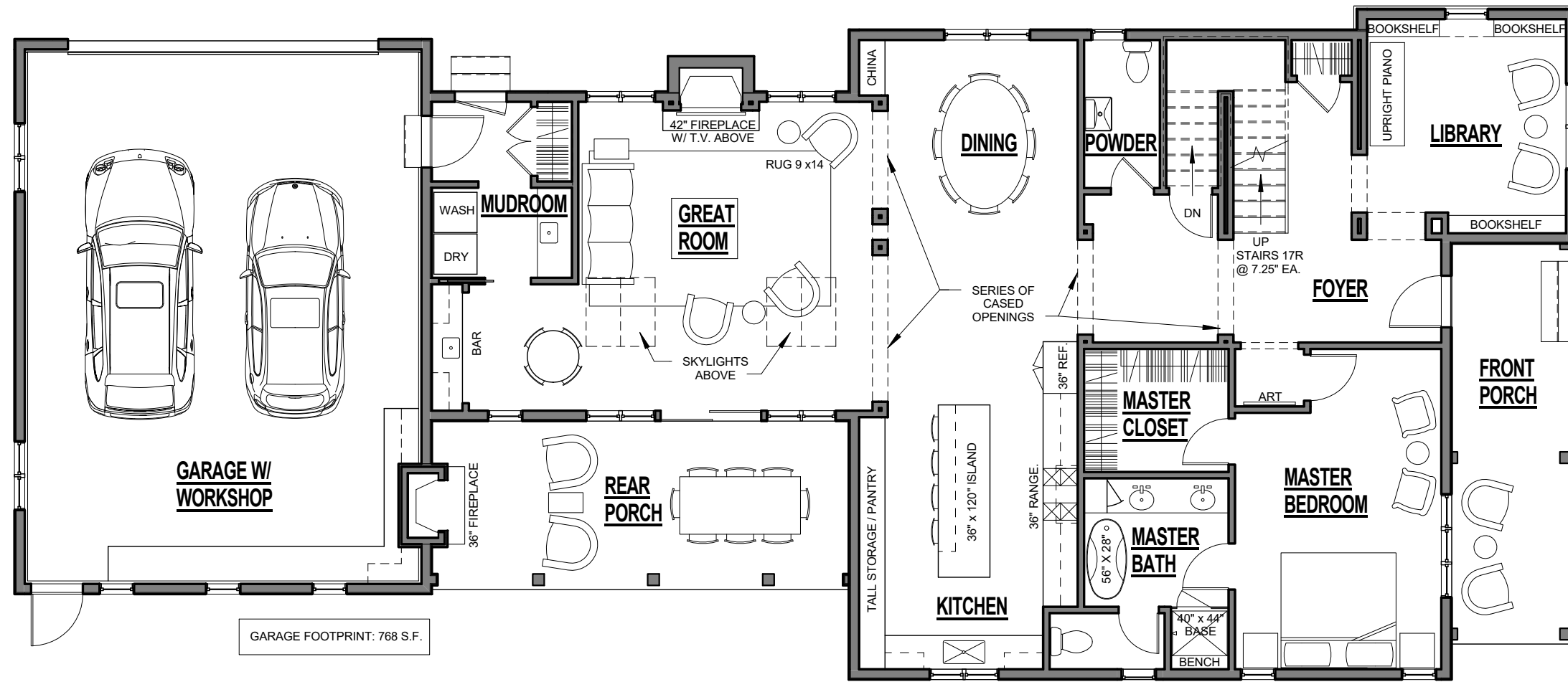
WEST ELEVATION

1/8" = 1'-0"

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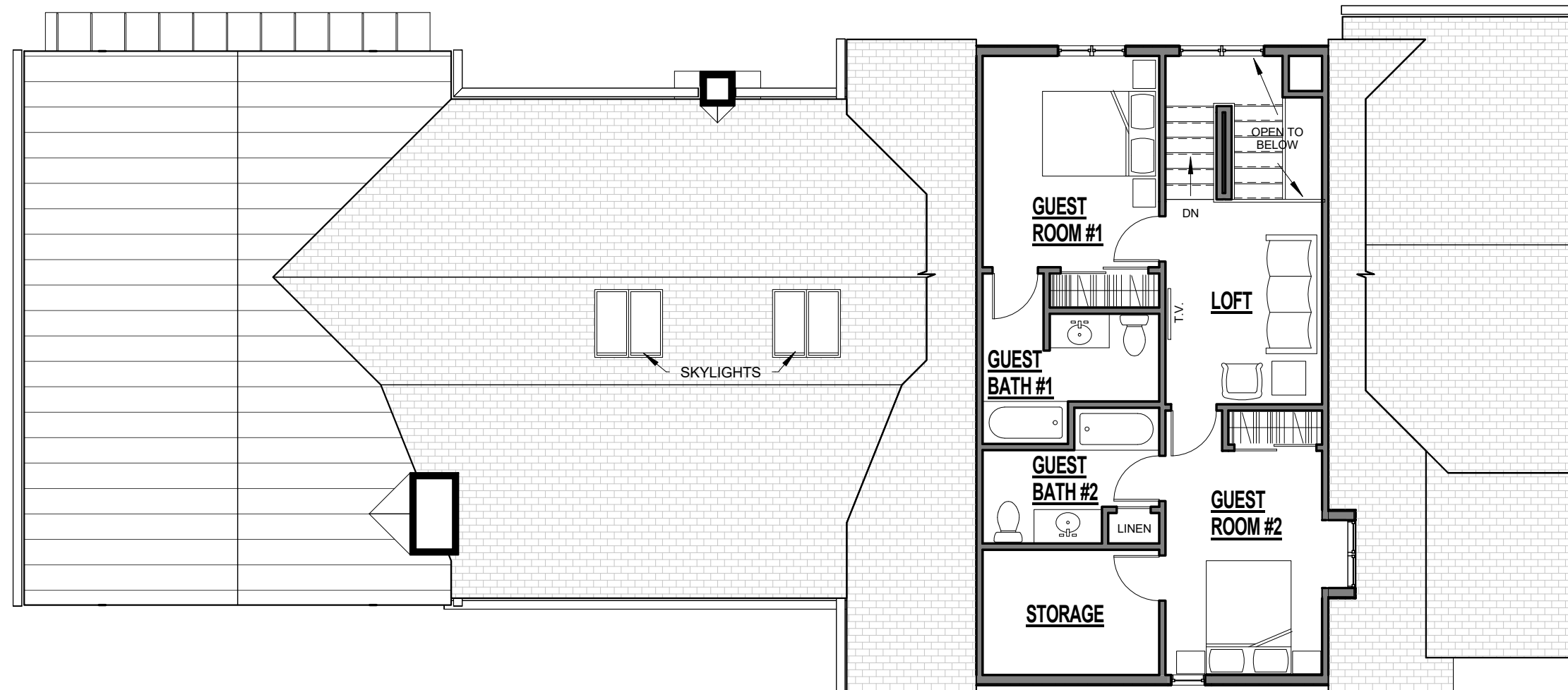


GARAGE FOOTPRINT: 768 S.F.

FIRST FLOOR CONDITIONED SPACE: 1862 S.F.

FIRST FLOOR PLAN

1/8" = 1'-0"



SECOND FLOOR

1/8" = 1'-0"

SECOND FLOOR CONDITIONED
SPACE: 664 S.F.