



Description of Conformance – 179 S. Riverview Street

Kent + Amy Underwood
179 S Riverview Street
Dublin, Ohio 43017

Zoning District (53.058): BSD Historic Residential

Use (153.059): Single Family Residential is a permitted use in the BSD Historic Residential district per table 153.059A. No use specific standards apply.

Lots and Blocks (153.060): The expanded two-story home at 179 S. Riverview Street will be 3,423.4 square feet and will include a three-car garage, mudroom, ½ bath, kitchen, dining room, family room, laundry, mechanical, guest suite, and master suite on the main floor. The second floor will include two existing bedrooms, an existing bath, a loft space, and unfinished space over the new three car garage. The building faces South Riverview Street and vehicular access is from South Riverview Street.

Building Type and Architecture

- Street Type (153.061): Neighborhood Street; Existing, no changes
- Building Type (153.062): Single-Family Detached
 1. Street Frontage – Proposed site plan and elevations are enclosed.
 - The home will have a front and rear porch with metal roofing and square, painted columns. The existing and new roof will have new dimensional asphalt shingles. The exterior of the home will have prefinished HardiePlank horizontal siding, prefinished HardiePanel and Batten Boards, prefinished HardiShingles, prefinished HardieTrim for the fascia, frieze, rake boards and trim, and Cultured Stone Veneer in Cassi Di Sassi Blends in Bella. The home will have double-hung and casement, aluminum clad windows.
 2. Building Area
 - Front yard setback: 20'
 - Side yard setback: 3' minimum, 12' total.
 - Rear yard setback: 15'
 - Lot size:
 - 33,203.3 square feet
 - Allowable Lot coverage: 50%
 - 16,601.7 square feet
 - Proposed Size:
 - Approximate footprint 3,989.1 square feet including garages, patios and porches.
 3. Height:
 - 26.6' at existing main house and 24.8' at new garage.

Proposed Materials for the house include:

- HardiePlank horizontal siding - 6.25" Smooth, Prefinished Artic White.
- HardiePanel, Cedarmill texture and HardieTrim Batten Boards, Rustic Grain, Prefinished Artic White
- HardiShingles, straight edge panel, Painted Ice Cube, SW6252
- HardieTrim - trim, fascia, rake, soffits, Painted Ice Cube, SW6252
- Cultured Stone Veneer, Cassi Di Sassi Blends in Bella
- Andersen – 400 Series - Aluminum Clad Windows – Double Hung and Casement – Full Divided Light – Prefinished Black. The type of windows proposed are the windows that were approved at 63 S Riverview Street
- ½ lite front door with 2 sidelights, Painted Tricorn Black, SW6258
- Gable Vent, Painted Extra White, SW7006
- Metal standing seam roofing - Matte Black.
- Landmark Dimensional Asphalt Shingles – Moire Black.
- Feiss Woodside Hills Wall Sconce Lantern at all exterior doors, including garages doors.

Proposed Materials for the garage include:

- HardieTrim - trim, fascia, rake, soffits, Prefinished Rich Espresso
- HardiePanel, Cedarmill texture and HardieTrim Batten Boards, Rustic Grain, Prefinished Rich Espresso
- Andersen – 400 Series - Aluminum Clad Windows – Double Hung and Casement – Full Divided Light – Prefinished Black. The type of windows proposed are the windows that were approved at 63 S Riverview Street
- ½ lite door, Painted Peppercorn, SW7674
- Barn doors by trim carpenter, Painted Peppercorn, SW7674
- C.H.I. – Overhead Door – 5916 Stamped Carriage Long with Madison Window Inserts – Prefinished Bronze. The type of garage door proposed is the same garage door that was approved at 63 S Riverview Street. This garage door has a 0.25" impression.
- Gable Vent, Painted Peppercorn, SW7674
- Landmark Dimensional Asphalt Shingles – Moire Black.
- Feiss Woodside Hills Wall Sconce Lantern at all exterior doors, including garages doors.