

Proposed garage addition/Renovation for Michael and Angie Kne

55 S. Riverview St, Dublin, Ohio 43017

The proposed project is a 2 car addition to a existing 1 car garage on the 'Alley' (S Blacksmith Ln).

The intent is to renovate the existing garage structure with new exterior finishes while maintaining most of the finished interior space, walls and roof structure. The 2 car addition will expand the structure to the north maintaining the existing roof height with similar pitch. The roof pitch is in keeping with the current board and batten rear addition to the home. The Alley is up the hill from the primary home which makes the smaller building almost as tall as the principle structure. Since detached structures are to be secondary to the primary structure we felt that lower slope roof would minimize the scale of the new building. Since additional storage is a need with the current home being in a cellar and crawl space we are asking for consideration of a larger footprint to the addition of 924 s.f. instead of the typical 840 s.f. . We feel that the size of their lot would allow that consideration and the location of the new garage structure is kept to the south of the property to maintain the open views across the northern property edge at Springhill.

The exterior materials selected would be a board and batten siding which is in keeping with the current addition to the home and other garage/ barn structures in the area. A simple asphalt shingle roof will be selected that will be similar to the current home. The new structure will maintain the window style and scale by re-using salvaged windows from the existing garage on the new addition. A Carriage style type doors for the new garage and matching French door for the 'man' doors facing the home will be installed. Consideration for the color of the building has been discussed to be white trim to match the home but a light grey for the remaining siding to create a slight contrast. Period type lantern wall lights have been selected to be the accent to the simple structure. The plan is to maintain the existing driveway approach from the street and not expand any further than the current curb cut to the north. We would like consideration to expand the width of the drive to the north behind the right of way line fro easier access to the double garage door. Landscaping will be maintained between the current curb cut and the expanded drive as shown on the site plan.

We feel that the new addition/ garage renovation is in keeping with the architectural standards and scale of the area and welcome your questions and suggestions.

