



Description of Conformance –158 S. High Street

CBJ on High LLC/Bob Dyas
158 S. High Street
Dublin, Ohio 43017

REVISED 04.04.20

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 project includes review for architectural approval for a new custom home at 158 S. High Street. The new one-story home will include a family room, dining room, kitchen, ½ bath, master suite, sunroom, mudroom, laundry room and a one-car garage on the first floor. The partial lower level will include a recreation space, two bedrooms suites and a two-car side-load garage. The building faces South High Street and vehicular access is from South High 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, floor plans and elevations are enclosed.
 - The front of the home will have a small covered porch with columns and a gable roof. The exterior of the home will have painted HardiePanel Board and Batten, prefinished Hardie Shingle Siding, Casa Di Sassi Cultured Stone Veneer in Bianco, prefinished HardieTrim for the fascia, frieze, rake boards and trim, double-hung aluminum clad windows, dimensional asphalt shingles, and metal roof.
 2. Building Area
 - Front yard setback: 15'
 - Side yard setback: 4' minimum, 16' total.
 - Rear yard setback: 15'
 - Lot size:
 - 16,907.0 square feet
 - Allowable Lot coverage: 50%
 - 8,453.5 square feet
 - Proposed Size:
 - Approximate footprint 6,715 square feet including garages, porches, and impervious surfaces.
 3. Height:
 - Approximately 25.2'

Proposed Project Materials include

- HardiePanel, Cedarmill texture and HardieTrim Batten Boards, Rustic Grain, painted Benjamin Moore HC-172, Revere Pewter
- HardiShingles, straight edge panel, painted Benjamin Moore HC-173, Edgecomb Gray
- HardieTrim - trim, fascia, rake, soffits, painted Benjamin Moore HC-173, Edgecomb Gray
- Casa Di Sassi Cultured Stone Veneer in Bianco
- Cassi Di Sassi Watertable and Trim stone in Cream
- 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
- Solid front door with 2 sidelights and transom – Painted Tricorn Black, SW6258
- Clopay Canyon Ridge Garage Door – Painted Benjamin Moore HC-173, Edgecomb Gray.
- TimberTech – Ashwood Decking at rear balcony and stairs
- TimberTech – Impression Rail System with Black Post Sleeves and Rail at rear balcony and stairs.
- Metal standing seam roofing - Matte Black.
- Landmark Dimensional Asphalt Shingles – Moire Black.
- Hinkley Adair Light Fixture at all exterior doors, including garages doors.