

February 18, 2021

Project: Lot Split/Demo Old Home/Build New Home

Address: 110/112 S. Riverview Street

Owners: Marc & Heather Frient

Applicant: Marc & Heather Frient

Marc & Heather Frient are requesting the Architectural Review Board informally review our project at 110/112 South Riverview Street in the historic neighborhood of Old Dublin.

We purchased this property last June with the intent of demolishing the existing two family structure, splitting the lot and building a smaller home that fits in with the current neighborhood. The new home along with the future home on the south lot will enhance the existing neighborhood and historic district.

Both lots will comply with existing zoning and building codes according to the historic district guidelines and the Bridge Street District (BSD). Zoning Code Sections 153.057 through 153.066. Both lots will meet Lot Area requirements of greater than 8,712 square feet, Lot Width greater than 60 feet, Height structure below 35 feet, Lot Coverage less than 50% of all surfaces for new structures and Front, Side and Rear yards conforming with setbacks in Table 153.063-A

Demolition of the existing two family home structure meets demo guidelines. Also, according to Dublin Historic District Guidelines Table 153.172A, Historic Residential (HR) which this property is in, does not meet Multi Family or Two-Family Dwelling.

Thank you for your consideration!

Marc & Heather Frient