

April 21, 2021

Project: Minor Project Review  
Address: 110 S. Riverview Street  
Owners: Marc & Heather Frient  
Applicant: Marc & Heather Frient

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

This is a continuation of an informal ARB review that took place March 24, 2021.

We have taken all comments by the board at the March 24<sup>th</sup> meeting and have made major revisions to the following:

1. Garage setback of 3 feet in relation to the right side of the home.
2. Changed stone elevations on the North, South and East elevations.
3. Changed the look of the 3-season room and modified the support structure.

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 will need to be granted prior to final approval and has been submitted following economic hardship guidelines.

Thank you for your consideration!

Marc & Heather Frient