



September 8, 2021

Project: Residential Renovation and Addition
Street Address: 94 Franklin Street, Dublin, OH 43017
Owner: Ms. Shannon Crone
Applicant: Residential Designed Solutions, Inc.

PROJECT NARRATIVE:

This project is located in the Historic Residential district HD-HR. The proposed work includes renovation of portions of the existing structure, as well as a rear addition to the home. The goal with the design is to maintain the scale and proportion of this original and largely untouched 1950 post war "Story and a Half" Cape Cod (Minimal Traditional) cottage while adding the new spaces desired by our client.

- The current home faces west with the majority of the new addition being added to the east, with a new Sunroom on the north side. The Master Suite and Laundry have small projections on the south side, one that expands the rear bedroom, and bath and laundry bumps that are located between the rear of the existing home and the existing garage.
- The new roofs have been designed to remain below the main ridge of the existing home to protect the integrity and character of the existing cottage. In addition, the massing of the additional space has been broken down to maintain the scale and not overwhelm the existing home
- The current driveway from Franklin Street will be removed as will all of the paving between the house and the currently detached garage. The driveway from the alley will remain. A new 3ft wide sidewalk will be added from the front stoop to Franklin Street.

All of the additional footprint added to the home will fall between the existing home and detached garage connecting them for the convenience of the new owner. Most of this new space also replaces existing asphalt paving and parking behind the house and garage.

The existing home, based on our as-built measurements and a title survey document, is approximately 1,362 square feet not including the aluminum screened porch of 112 SF. The Franklin County Auditor's records indicate it is only 1,210 square feet. The existing garage is 672 SF. The additional footprint proposed with our conceptual sketches is 1,306 square feet.

The cottage has seen a number of exterior upgrades over the years including new siding, replacement windows, shutters, an aluminum porch, and window awnings on the front and rear of the home. Our client would like to remove the awnings and install new vinyl replacement windows. The original windows in the home were likely steel casement in wood siding without trim. We are proposing to keep with the original character with the new windows without trim as shown.

DESIGN SERVICES: Custom Homes Remodeling Interiors Neighborhoods Pre-Designed House Plans

Two ornamental trees will be removed from between the house and garage to accommodate the new space. Additional trees will be planted per the Dublin Tree Code.

TABLE 153.173B: HISTORIC RESIDENTIAL DISTRICT - SETBACKS					
For Properties Fronting onto:	Minimum Front Setback (ft)	Minimum Side Yard Setback (ft)	Minimum Total Side Yards (ft)	Minimum Rear Yard Setback Primary Structure (ft)	Minimum Rear Yard Setback Detached Accessory Structures (ft)
Dublin Road	15	4	16	20% lot depth, not to exceed 50 feet	15
Franklin Street	25	4	12		25
High Street (north and south)	15	4	16		15
South Riverview Street (east side)	0	3	12		15
South Riverview Street (west side)	20	3	12		15
North Riverview Street (east side)	0	3	6		15
North Riverview Street (west side)	20	3	6		15
Short Street	20	3	12		15
Roads not otherwise noted above:	20	3	12		15

Respectfully Submitted,

K. Hylas Stemen, CPBD
 Project Designer
 Residential Designed Solutions, Inc.