



CITY OF DUBLIN

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

ARCHITECTURAL REVIEW BOARD APPLICATION

(Code Sections 153.170-153.187)

I. PLEASE CHECK THE TYPE OF APPLICATION:

<input type="checkbox"/> New Construction	<input type="checkbox"/> Roof, Door or Window Replacements or Additions
<input type="checkbox"/> Building Addition	<input type="checkbox"/> Gutter and Downspout Replacements or Additions
<input checked="" type="checkbox"/> Demolition	<input type="checkbox"/> External Mechanical Equipment (AC units, vents, HVAC, etc.)
<input type="checkbox"/> Signage and Lighting	<input type="checkbox"/> Parking, Paving and other Hard Surfaces
<input type="checkbox"/> Re-painting	<input type="checkbox"/> Other (Please Specify) _____
<input type="checkbox"/> Landscaping (Non-Residential)	
<input type="checkbox"/> Re-siding	

II. PROPERTY INFORMATION: This section must be completed.

Property Address(es): 97 South Riverview	
Tax ID/Parcel Number(s): 273-000019	Parcel Size(s) (Acres): 0.254
Existing Land Use/Development: ONE-FAMILY DWELLING	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: ONE-FAMILY DWELLING

III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed.

Name (Individual or Organization): 97 SOUTH RIVERVIEW LLC	
Mailing Address: (Street, City, State, Zip Code) 4790 SHUSTER RD, COLUMBUS OH 43214	
Daytime Telephone: 614-457-6015	Fax: 614-457-0180
Email or Alternate Contact Information: kschmitt@lincolnconstruction.com	

IV. APPLICANT(S): This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

Name: Kurt Schmitt	Applicant is also property owner: yes <input checked="" type="checkbox"/> no <input type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code) 4790 SHUSTER RD, COLUMBUS OH 43214	
Daytime Telephone: 614-457-6015	Fax: 614-457-0180
Email or Alternate Contact Information: kschmitt@lincolnconstruction.com	

V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER: This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

Name: Ross Sanford	
Organization (Owner, Developer, Contractor, etc.): Lincoln Construction	
Mailing Address: (Street, City, State, Zip Code) 4790 SHUSTER RD, COLUMBUS OH 43214	
Daytime Telephone: 614-457-6015	Fax: 614-457-0180
Email or Alternate Contact Information: rsanford@lincolnconstruction.com	

VI. AUTHORIZATION FOR OWNER'S APPLICANT or REPRESENTATIVE(S): If the applicant is not the property owner, this section must be completed and notarized.

I _____, the owner, hereby authorize _____ to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.	
Signature of Current Property Owner:	Date:

Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

Subscribed and sworn before me this _____ day of _____, 20 _____

State of _____

Stamp or Seal

County of _____ Notary Public _____

VII. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as notarized below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

I Kurt Schmitt _____, the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.	
Signature of applicant or authorized representative:	Date: 09/03/2013

VIII. UTILITY DISCLAIMER: The Owner/Applicant acknowledges the approval of this request for rezoning by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

I, <u>Kurt Schmitt</u> , the owner or authorized representative, acknowledge that approval of this request does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.	
Signature of applicant or authorized representative:	Date: 09/03/2013

IX. APPLICANT’S AFFIDAVIT: This section must be completed and notarized.

I, <u>Kurt Schmitt</u> , the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.	
Signature of applicant or authorized representative:	Date:

Subscribed and sworn to before me this _____ day of _____, 20 _____

State of _____

Stamp or Seal

County of _____ Notary Public _____

NOTE: THE OWNER, OR NOTED REPRESENTATIVE IF APPLICABLE, WILL RECEIVE A FACSIMILE CONFIRMING RECEIPT OF THIS APPLICATION

FOR OFFICE USE ONLY			
Amount Received:	Application No:	ARB Date(s):	ARB Action:
Receipt No:	Map Zone:	Date Received:	Received By:
Type of Request:			
N, S, E, W (Circle) Side of:			
N, S, E, W (Circle) Side of Nearest Intersection:			
Distance from Nearest Intersection:			
Existing Zoning District:			

Introduction

We are requesting the demolition of a house (and the accessory structures) at 97 S. Riverview for the purpose of redevelopment to a new single-family home consistent with the Bridge Street corridor and Dublin Vision Plan.

Per the stipulated requirements of ordinance 153.176 Demolition, we are presenting evidence of Economic Hardship and that:

- (1) The structure contains no features of architectural and historic significance to the character of the area in which it is located.
- (2) There is no reasonable economic use for the structure as it exists or as it might be restored, and that there exists no feasible and prudent alternative to demolition.
- (3) Deterioration has progressed to the point where it is not economically feasible to restore the structure and such neglect has not been willful.
- (4) The location of the structure impedes the orderly development, substantially interferes with the Purposes of the District, or detracts from the historical character of its immediate vicinity, or, the proposed construction to replace the demolition significantly improves the overall quality of the Architectural Review District without diminishing the historic value of the vicinity or the District.

We have recently purchased this property and therefore have not contributed to its neglect. We understand that the previous owner had not been able to afford proper upkeep or maintenance of the property, as her health deteriorated and died recently and therefore there are many years of neglect. The home has significant need for modernization, interior and exterior rehabilitation, and/or expansion; and if performed, this work would be cost prohibitive, would greatly exceed the cost of a new home on this site, and would not be economically prudent.

- A) Little-to-no visible architectural or historic elements still exist on the exterior of the home as ramshackle additions and repairs have covered and surround the original structure.
- B) A structural engineer has determined that the home is structurally unsound, as the building frame and roof structure have significant damage due to age and un-willful neglect.
- C) Additional expense in modernization and upgrades would not be justified or reflected in comparable sales and property in the neighborhood.
- D) The highest and best use for the property is for redevelopment to occur.
- E) The proposed development is consistent with Bridge Street Corridor mixed-use zoning and the Dublin Vision Plan

Upon acceptance of the request for demolition by the Architectural Review Board, and prior to demolition; we will submit drawings for design approval of the proposed redevelopment to the Architectural Review Board and the City of Dublin Administrative Review Team. Demolition will not occur until approval of a proposed design

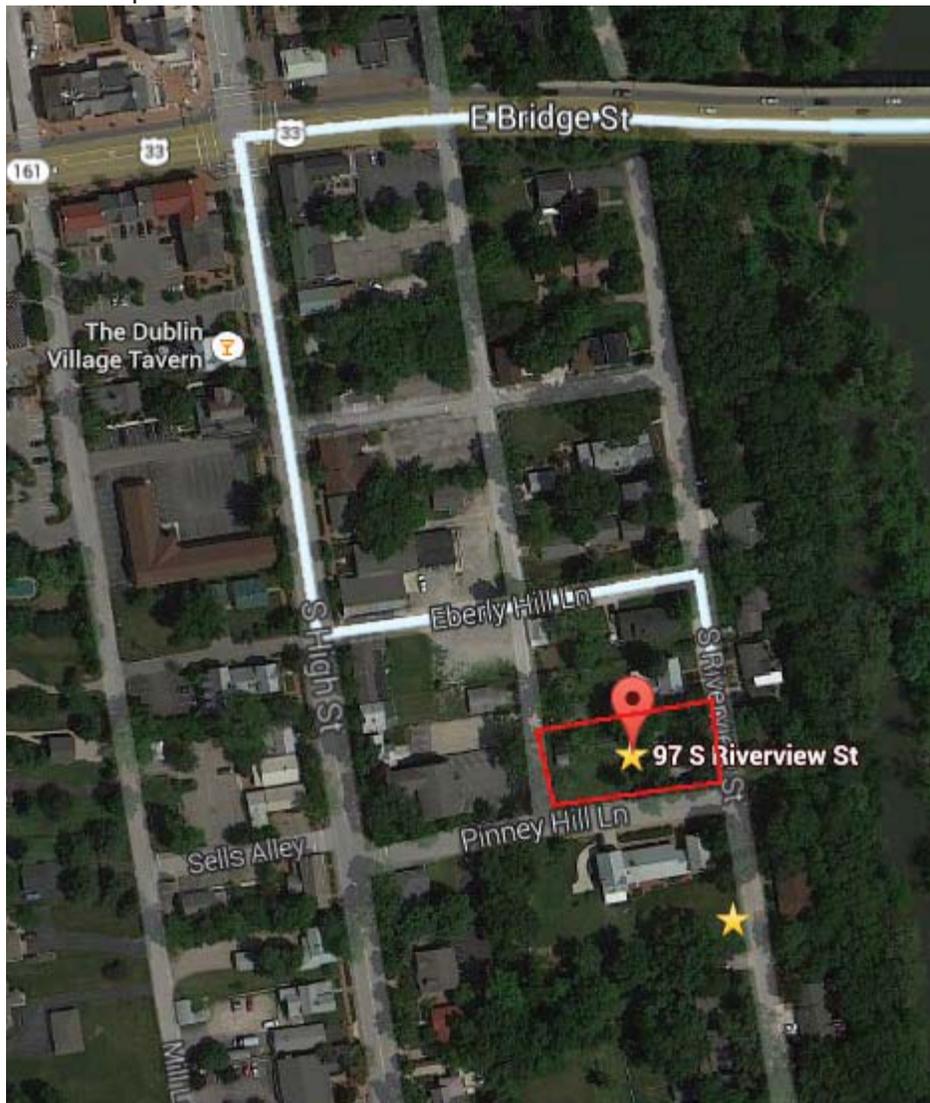
Project Description

The home at 97 S. Riverview has been acquired by Kurt Schmitt, after being in the Smith family for many years. Our proposed redevelopment will be a single family home that fits into the scale and historical nature of the neighborhood.

The existing home on the property:

- A) If in a condition to be rented, would have negative cash flow and cannot be rented and maintained for rents sufficient to cover expenses and depreciation.
- B) Has been un-willfully neglected, as the previous owner aged and was unable to care for the upkeep and maintenance of the home.
- C) Has become structurally unsound, according to a recent structural engineering report. Repairing or replacing the existing structure would cost more than replacing the structure with a new home.

Aerial Map



Existing Conditions

1) Architectural/Historical Significance

“The structure contains no features of architectural and historic significance to the character of the area in which it is located.”

In the aerial context plan, the subject site and house are indicated in the red area. The site is bounded by South Riverview, Pinneyhill Lane, S Blacksmith Lane, and a home at 83 South Riverside (located on the National Historic Register). The home across Pinneyhill Lane (109 South Riverview) is also on the National Historic Register.

As noted in the Ohio Historical Inventory, the “building contributes to the scale and residential character of S. Riverview.”, but there are no significant architectural features or historical significance identified on the survey form performed by Nancy Recchie in 2003.

The home was built in 1850-80’s; the exterior is newer siding, with no original siding visible. The newer porch is painted concrete block. The roof is newer asphalt shingles (in poor condition). The architectural style is a gable-side with shed addition and porch attached with now historical architectural features or elements. The structure is wood frame with no stone or brick above foundation.

Modifications to the home (including a shed addition to the north and a block porch) are inconsistent with style and provide no architectural or historical features.

Due to all the ramshackle additions and new porch added, most of the home’s original features or architectural elements have been removed, and the home does not add to the architectural or historic character of the area. The current character and conditions actually detract from the immediate area to the significant historic structures to the north and south of the site. Redevelopment at this site will greatly enhance the neighborhood and promote future redevelopment in this historic area. This new development on South Riverview will help restore continuity the area and continue the significant investment to other lots and worthy structures. Over the last twenty plus years, South Riverview has seen a major positive change to the character of the neighborhood, and we hope to be a part of the change.

This property has never been considered to be included on the National Register of Historic Places – neither as part of the Dublin High Street Historic District or individually.

2. Reasonable economic use

“There is no reasonable economic use for the structure as it exists or as it might be restored and that there exists no feasible and prudent alternative to demolition.”

The previous owners of the property had owned the home since it was built, and they had done little to improve the property with their limited income.

The current owner has considerable experience with rental properties and renting this property would be difficult due to the real estate taxes and maintenance needed to modernize and update the home to make it livable. The home likely wouldn't rent due to the current deterioration and conditions.

Current Condition:

The roof needs significant repair or replacement due to sagging beams and major water damage. The roof structure is visible sagging into upper level attic space.

The foundation is crumbling, and the beams have cracked and have been damaged by insects and age. All the windows and doors need replaced. A significant amount of wood trim needs replaced, as it is rotting or completely missing.

The interiors have not been significantly updated in the last 30-40 years. Floors are sagging and/or damaged. The roof structure has partially collapsed. Exterior trim has rotted away.

Per a structural assessment by Rick Geers, PE at Jezerinac Geers & Associates: “... maintenance of the home has been lax, resulting in missing soffits and rotted ends of rafters. Overall, the home is in relatively poor condition. Repair of these items to conform to current residential code standards would require significant replacements of floor framing and foundations, along with quite a bit of miscellaneous reconstruction. While this is technically possible, it would almost assuredly not be economically viable or realistic for a residence in this poor condition.”

The intent of the new owner is to build a new home because there are no feasible alternatives to living in the existing home in its current condition, and there are no prudent economic options to restore or rehab this home to a livable one due to the extreme nature of the neglect, repairs, and modernization needed to make it livable once again.

3. Deterioration

“Deterioration has progressed to the point where it is not economically feasible to restore the structure and such neglect has not been willful.”

A structural engineer has inspected the home and he has found significant deterioration of the foundation, floor structural, walls, and roof structure. His report is located in the appendix. This neglect as not been willful as the previous owner lived her entire life in this home and was not able to keep up on the maintenance or up-keep during the last years of her life.

The foundation deterioration and decay of the wood structure has caused the floors and roof beams to sag and settle. Walking on the sloping floors and the ability to push move the ceiling with your arms make it feel unsafe to be in the home.

From his report:

“From a structural point of view, the house has numerous areas of concern. Most of the first floor framing members (visible in the crawl space and cellar) show evidence of insect infestation and some dry rot, are sagged visibly in some areas, and have been reinforced and shored up in an attempt to alleviate this damage. This has resulted in the floors of both the first and second levels being somewhat out-of-level, and it is clear that the framing is of questionable loading capacity. The roof over the second level bedrooms is also a concern, as seen both from the exterior and from the interior second level. The roof and ceiling have both sagged visibly, again being indicative of undersized framing and the resulting loading concern. The walls of the exterior porches are also quite out of level, both at floor line and roof line, and it’s quite likely that their foundations are shallow and subject to settlements and frost heave.

4. Orderly Development/Purpose of the District

“The location of the structure impedes the orderly development, substantially interferes with the purposes of the District, or detracts from the historical character of its immediate vicinity; or, the proposed construction to replace the demolition significantly improves the overall quality of the Architectural Review District without diminishing the historic value of the vicinity or the District.”

Bridge Street Corridor

The goal in the Vision Report is to guide development to:

- Enhance Economic Vitality
- Create vibrant and walkable mixed-use districts, and
- Expand the range of choices available to Dublin and the region

The present taxable value of the Real Estate is \$119,800. If a new home was developed on lot, the taxable will likely be greater than the current tax assessment.

The redevelopment of a second home on the river will also increase taxable value and enhance the riverfront by redeveloping an underutilized site someday.

The proposed design of the new home will significantly improve the overall quality in the Bridge Street Corridor District without diminishing the historic values of the neighborhood. The proposed design will keep the appropriate scale and materials of the district and will not disturb the fabric or character of the neighborhood.

Through the Bridge Street Corridor visioning process, presentations by market research and planning firms, and community input, the following needs were identified:

- 1) A need for alternative housing options.
- 2) A desire for residential units in the downtown that is walkable to commercial uses, civic events, and walking/biking trails and the potential for enhancing the riverfront.
- 3) Add to the vibrancy of Historic Dublin in a way that enhances the character
- 4) Redevelop underutilized sites.

We believe that this application for demolition responds to these goals. It creates a modern home in the district, which is close to downtown, and adds to the vibrancy of the historic structures by adhering to the scale and character of the district.

This concept will need to be refined and submitted to the Architectural Review Board and the Architectural Review Team for design approval. Acceptance of this request for demolition of this home is a first step in this process which will allow design to proceed. The proposed project scale and design will be consistent with the Bridge Street Corridor code, and we request approval to proceed.

Summary

This home has significant need for modernization, expansion and exterior rehabilitation, and if performed, this home would greatly exceed the market sales per square foot of others in the neighborhood. The current layout of the home does not lend itself to an economically prudent or livable expansion and rehabilitation. There are no spaces or features within the home that could be saved or enjoyed for future living spaces. The framing and foundations have deterioration beyond repair and restoration due to un-willful neglect.

- The highest and best use for the property is for redevelopment to occur.
- A new home that built to meet the zoning codes and design guidelines for the Bridge Street Corridor Historic Residential area will do more to improve the district than keeping a home with no architectural or historical significant features.
- Additional expense in upgrading the existing home would not be justified or economically prudent.
- The proposed redevelopment is consistent with Bridge Street Corridor zoning and the Dublin Vision Plan.

97 S. Riverview – Dublin
ARCHITECTURAL REVIEW BOARD APPLICATION

Appendix

Franklin County Tax-Parcel Information

Neighboring Property Owners

Ohio Historic Inventory

Structural Assessment

Photos

Proposed Conceptual Redevelopment Plans

September 3, 2013

97 S. Riverview – Dublin
ARCHITECTURAL REVIEW BOARD APPLICATION

Franklin County Tax-Parcel Information

September 3, 2013

PID: 273-000019
97 SOUTH RIVERVIEW LLC
4790 SHUSTER RD, COLUMBUS OH 43214



Image Date: 08/22/2013 02:06:54



273-000019-00 05/14/2010

Image Date: Apr 22 2011 9:34AM

Owner Name 97 SOUTH RIVERVIEW LLC
Site Address 97 S RIVERVIEW ST
Mail Address 97 SOUTH RIVERVIEW LLC
4790 SHUSTER RD
COLUMBUS OH 43214
Tax District CITY OF DUBLIN-WASH TWP-DUBLIN C.S.D.
Description LOWER ST
LOT 100

Transfer Date 04/11/2013
Sale Amount \$300,000
Year Built 1875
Auditor's Map N089 007.00
Neighborhood 00102
School Name DUBLIN CSD
Annual Taxes \$3,375.16

Auditor's Appraised Values

	Taxable	Exempt	Other Exempt
Land	\$63,900	\$0	\$0
Building	\$55,900	\$0	\$0
Total	\$119,800	\$0	\$0

Accessed Acreage 0.254
Landuse 510 - ONE-FAMILY DWELLING
CAUV \$0
Homestead NO
Property Class RESIDENTIAL

Building Information

Rooms 5 **Baths** 1
Bedrooms 3 **Half Baths** 0

Number of Cards 1
Square Feet 1,332 **Fireplaces** 0
Air Cond. NONE **Stories** 1.5

Disclaimer

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

97 S. Riverview – Dublin
ARCHITECTURAL REVIEW BOARD APPLICATION

Neighboring Property Owners

September 3, 2013

Proximity Report Results

4342040/2643737

The selection distance was **300 feet**.

The selected parcel was **273-000019**.

To view a table showing the [38 parcels](#) within the displayed proximity, scroll down.

 [Get Report](#)

 [Print Window](#)

 [Back to Proximity Report](#)



Image Date: Thu Aug 22 14:02:13 2013

Proximity Parcels

Hint: To copy this report to another program:

1. Hold down the left mouse button over the top-left corner of the area you want to get.
 2. Drag the mouse to the bottom-left corner of the desired area.
 3. Let go of the mouse button.
 4. Select Edit Copy from the menu bar.
- You can then Paste the report into another application.

Parcel	Owner Name	Address
273-000259	66 SOUTH HIGH LLC	S HIGH
273-000014	66 SOUTH HIGH LLC	58 S HIGH
273-000074	66 SOUTH HIGH LLC	66 S HIGH
273-000286	97 SOUTH RIVERVIEW LLC	S RIVERVIEW
273-000019	97 SOUTH RIVERVIEW LLC	97 S RIVERVIEW
273-000104	ALBERT LUANN E	91 S HIGH
273-000039	ANDERSON KRISTIN L	63 S RIVERVIEW
273-000035	BASSETT THOMAS L	75 S HIGH
273-000086	BENSON ROBERT E	86 S HIGH
273-000033	BRYAN KATHLEEN M	84 S RIVERVIEW
273-000061	DIANE AND GIRLS LLC	76 - 78S HIGH
273-000034	EMSWELLER JOE	113 S HIGH
273-010207	ENGRAM PAULA N	134 RIVERVIEW
273-000013	FILBY RUTH V	73 S RIVERVIEW
273-000256	HAHM DAVID E & DONNA L	83 S RIVERVIEW
273-000005	HOSPEL HOLDINGS LLC	87 S HIGH
273-000059	JC LAND COMPANY LTD	110 -112S RIVERVIEW
273-000097	JEFFERS RICHARD H JEFFERS AMELIA J	54 S HIGH
273-000315	JENKINS LYNNE A	56 S RIVERVIEW
273-001684	LARSON DAVID B & ELIZABETH W	00076 S RIVERVIEW
273-000048	LEONHARD JEFFREY N LEONHARD MARLA C	55 S RIVERVIEW
273-000063	M & D PARTNERS LLC	0 138 S HIGH

273-000052	MULTIPLEX REALTY LLC	90 S HIGH
273-001978	ODIG LTD	106 S HIGH
273-000087	RAY MICHAEL LTD	48 - 52S HIGH
273-000092	RICHARDS JOYCE M TOD	63 S HIGH
273-000262	RIGSBY JOSEPH M RIGSBY JUDY L	64 S RIVERVIEW
273-000091	RUDY STEVEN W	129 S RIVERVIEW
273-000105	SCHISLER ROBERT D SCHISLER ZOA M	82 S HIGH
273-000060	SCHMITT GREGORY A SCHMITT CAREY R	109 S RIVERVIEW
273-000090	SCHWANKE JAY V SCHWANKE JENNIFER M	137 S RIVERVIEW
273-001940	SEEL JULIE	83 S HIGH
273-000007	SEEL JULIE	83 S HIGH
273-000070	STATE BANK AND TRUST CO	109 S HIGH
273-000066	STAUB ALLAN D LANTZ RONALD L	114 S HIGH
273-000045	SWINEHART RYAN R	61 S RIVERVIEW
273-000075	TOBEREN NANCY	119 S HIGH
273-000085	WHATS THE POINT? PROPERTIES LLC	126 S HIGH

