

Introduction

We are requesting the demolition of a house (and the accessory structures) at 5051 Brand Rd. Dublin, OH 43017 for the purpose of redevelopment to a new single family. 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 are in contract to purchase this property and therefore have not contributed to its neglect. We understand that the previous owner had not been able to maintain proper upkeep or maintenance of the property, as her health deteriorated and died 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 exceed the cost of a new home on this site, and would not be economically prudent. A) Historical relevance is unclear and appears to be based mostly on the person whom resided in the home. B) A structural engineer has determined that the home is structurally unsound, as termite damage & mold have deteriorated the structure 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) A plan for the proposed development has not been completed but will be upon approval of demolition by the Architectural Review Board. F) We request immediate demolition not subject to plan approval or time constraints as well as removal from the city list of historic sites.

Project Description

The home at 5051 Brand Rd is in contract to be purchased by Thad & Jessica Kittrell, current Dublin residents & business owners. Our proposed redevelopment will be a single family home that fits into the scale and nature of the current 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.

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.”

This property is not located in the Historic District of Dublin and although the property is old, does not impact or improve the surrounding area. The properties to the east are faced on Brand Rd or part of the Coventry Woods neighborhood and built in the 80's, the land to the north of Brand Rd is a new construction neighborhood currently under construction, the property to the west is a ranch built in 1952, and to the south across the creek is a green space backing up to the Woods of Indian Run neighborhood with homes built generally in the 90's. The architecture is not of a style that is known to be indicative of Dublin and the main reference in the OHI report was based on who lived there and not the structure or style itself. By maintaining the 5 acre parcel and not developing into another neighborhood, we would be keeping the property in its original form and keeping the property as intended, a single family residence.

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.”

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 due to the extreme nature of the neglect, repairs, and modernization needed to make it livable once again.

Upon speaking with many of the surrounding neighbors in the Coventry Woods subdivision, we feel it is preferred by the immediate residents to have a single family develop the property as opposed to the 5 acre parcel being developed into multiple homes. Also, the lot is long, narrow and rectangular extending to the creek at the back. Due to the location of the creek, the amount of bedrock increases and the grade decreases making it much more difficult to run sewer should multiple homes be set back further on the lot.

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 moisture & termite damage of the foundation, floor joists, walls and roof structure. His report is located in the appendix. This neglect has not been willful as the previous owners lived in this home since 1950 and was not able to keep up on the maintenance or up-keep during the last years of her life.

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.”

The location of the 5051 Brand Rd property is not in the Dublin downtown area but instead amongst neighborhoods with homes built from approximately 1980 – now with a new neighborhood being built across the street. There are no other historical buildings nearby and having a new build in the area would fit in much more so than a home built in the 1800's. Although we seek to have demolition approval prior to plans being approved, the style of build would likely be of the contemporary farmhouse type.