

Royal Elite Investments, LLC

7049 Riverside Dr.

Dublin OH 43016

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3-14-23

Applicant Statement-

Demolition of Garage behind 16 N High St., Dublin 43017.

1. This garage, approx. 20'x40' is in very bad condition and not worth rehabbing. The structure (cmu walls) is unsound. The roof leaks so there is no functionality of storage.
2. This demolition meets §153.176(J)(5) in that it is cost prohibitive to continue to maintain and/or rehab, it is potentially a hazard, and the vacant area after demolition may be used for parking or other open space purposes, this adding value.
2. There are no utilities to the building. There are a few trees that may need trimmed or removed as they have grown "into" the walls.
3. Overall site is 0.26 acres with dimensions of approximately 166' x 60'.
4. Zoning is Historic Dublin.