

NON CONTRIBUTING STRUCTURE DEMO APPLICATION

COHATCH RIVERVIEW

37 N Riverview St
45 N Riverview St
53 N Riverview St
Dublin, OH 43017

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COHATCH RIVERVIEW
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The COhatch Riverview project proposes a transformative redevelopment that include structures that are currently on the lots of Riverview Drive 62, 53, 45 and 37. Among them, the three outbuildings / detached garages of the last three addresses are in the shape of disrepair. Over the years, they lost their structural integrity and continued to deteriorate. According to the City's Historical and Cultural Assessment, they are deemed as non-contributing structures to the historical characters of Historic Dublin district.

During our research, these dilapidated structures are also found outside of their respective property boundaries and in the right-of-way, i.e. Blacksmith Lane. This poses significant safety hazard and traffic concerns to both pedestrians and vehicles on the already tight driveway.

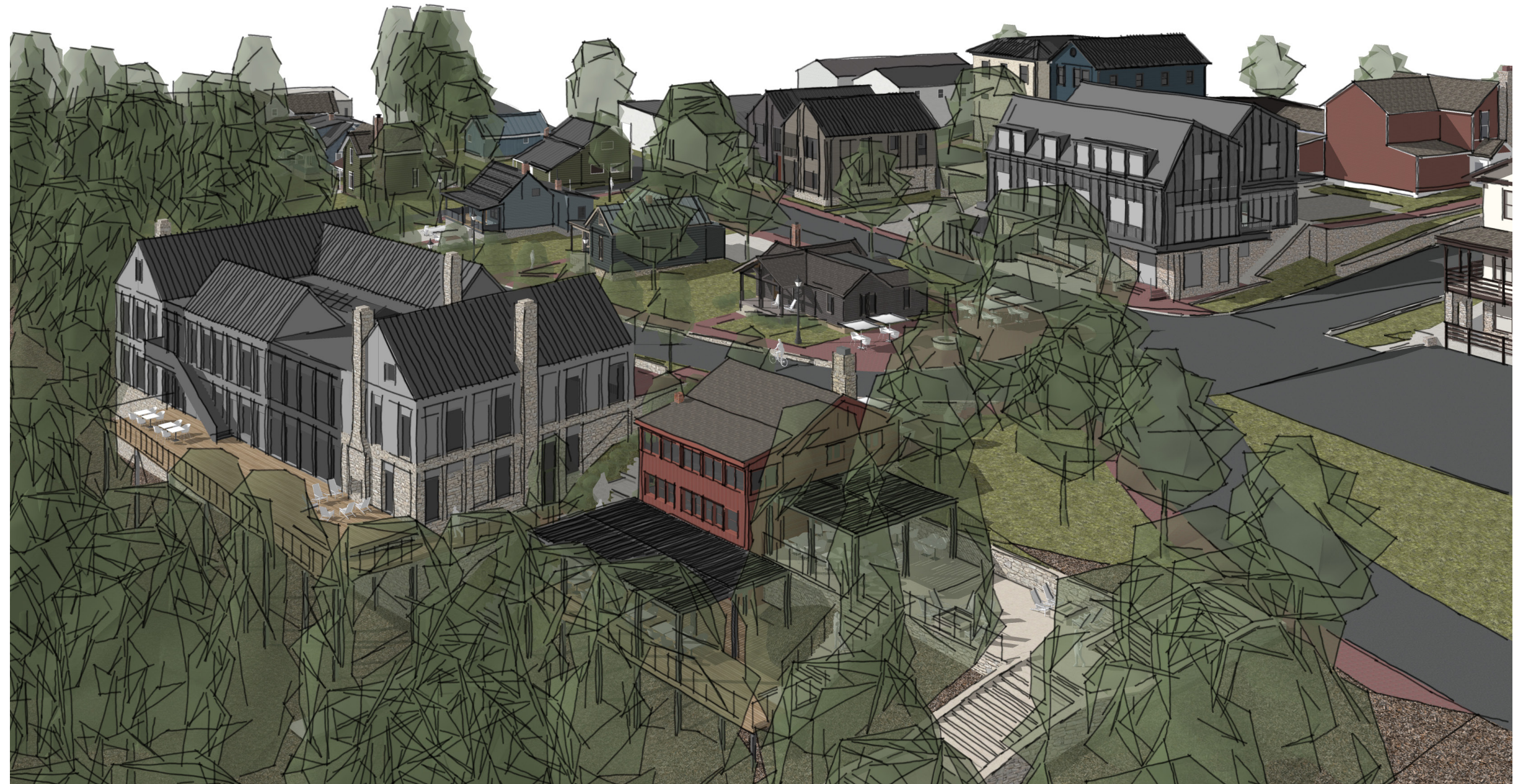
During this submission process, the 3' x 3' shed on the western edge of 37 N Riverview was found leaning sideways and lying on the surrounding bushes, broken. Upon finding this, the COhatch construction team decided to removed the shed's debris and clean up the site for safety reasons.

With reference to code section 153.176(J)(5)(b)(3), retaining these buildings in place will make the proposed project suffer from economic hardship and impede an orderly development of the Historic. We'd like the ARB to consider granting us permission to remove these buildings for the overall improvement that the COhatch Riverview project will bring to the District.

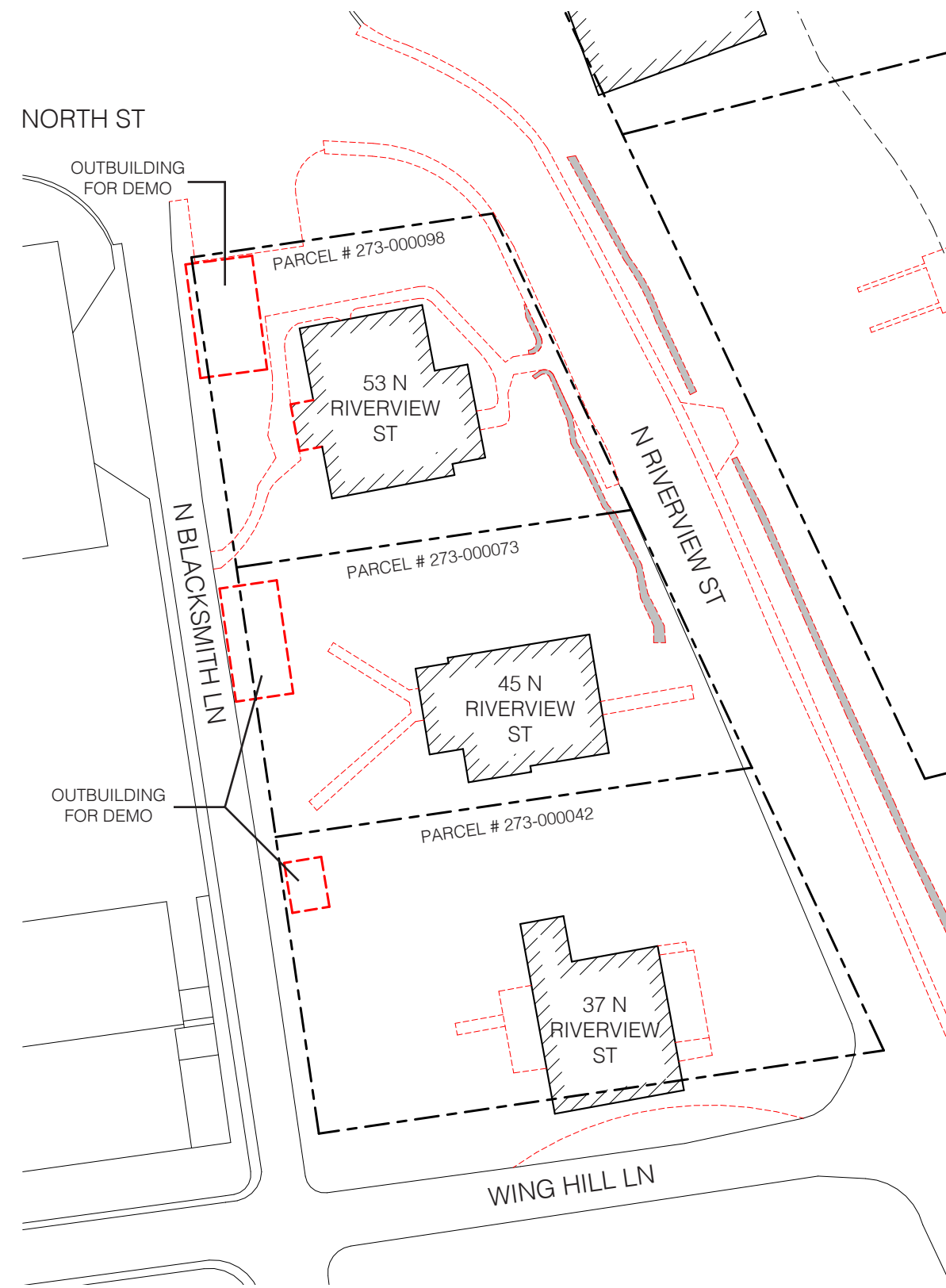
COhatch Riverview Village Overview

Visible from the Link Bridge, Bridge Park, Riverside Crossing Park, North High Street, and E. Bridge Street, Riverview Village will be a new anchor for Historic Dublin.

The Riverview Village project comprises a combination of restored historic homes, a ground-up new build, and lots of outdoor experiences. The main goal is to revitalize the underused riverfront area by creating a modern-day village where innovative start-ups, growing small businesses, freelancers, non-profits, and hybrid companies meet and engage the community.









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