

Demolition Request

105 Franklin St

Applicants, Jeffrey and Lora Greiner (JLGS, Exploration, LLC), submit this application seeking approval for the demolition and removal of the structure(s) located at this address. We seek this demolition under Code Section 153.176(J)(5)(b)(2), as the structure is considered a “Background” structure that has no architectural features of significance. Our eventual plan is to seek approval for the construction of a new single family home on the property for our personal use in the near future.

An informal discussion was held with city planners on July 31, 2025 for helpful direction regarding the process for submission.

Background: We purchased the property approximately one year ago with intention of building our home on the combined two lots 273-000132-00 (72 x 230 ft) and 273-000132-00 (72 x 230 ft) similar to the footprint of the current house. Water and gas has been shut off since December of 2024. We currently reside in Plain City (28 years) and in Florida. We experienced a delay in this process due to hurricane damage in our FL house shortly after this purchase. Our desire is to combine the two lots and build one home of average size (2600 – 3400 sq ft). I believe a developer has previously had discussions with the Board about constructing a house on each lot to sell in the future. It is my understanding that was not seen as an ideal use of the property.

The current structure is 1921 sq ft and was built in 1953 (not counting a “lean to” porch that was added at some point). It is built on a small crawl space and it appears that most of the house is original, with little maintenance or regular repairs ever being done. To our understanding, the house has been uninhabited for several years and has fallen in serious disrepair. Trees that were planted too close to the structure have cause damage to the foundation and threaten both this structure and neighboring structures. Drainage issues due to the forward sloping lot and a poorly built porch has cause serious water infiltration into that part of the house. Roof issues, chimney deterioration, along with the general disrepair that the house has fallen into, makes renovation of the house economically unfeasible. Many of those trees will have to be removed, as discussed and acknowledged by Josh Britt, city of Dublin. The back of the property is littered with serious trash, dilapidated dog kennels from 30+ years ago, and a collapsing storage shed, that also is full of trash and debris. A wooden deck that was added some time ago is now rotting and unsafe for use, *Please see attachments that document the overall condition of the property.* **All of these issues will be absolved with the demolition**

and backfill of the main structure of the property and a general cleanup around the property line.

We seek Board and City approval to remove the structure as soon as possible to prevent injury and/or uninvited inhabitants from appearing in the property.

Please advise of further steps needed.

Highest Regards,

Jeffrey and Lora Greiner

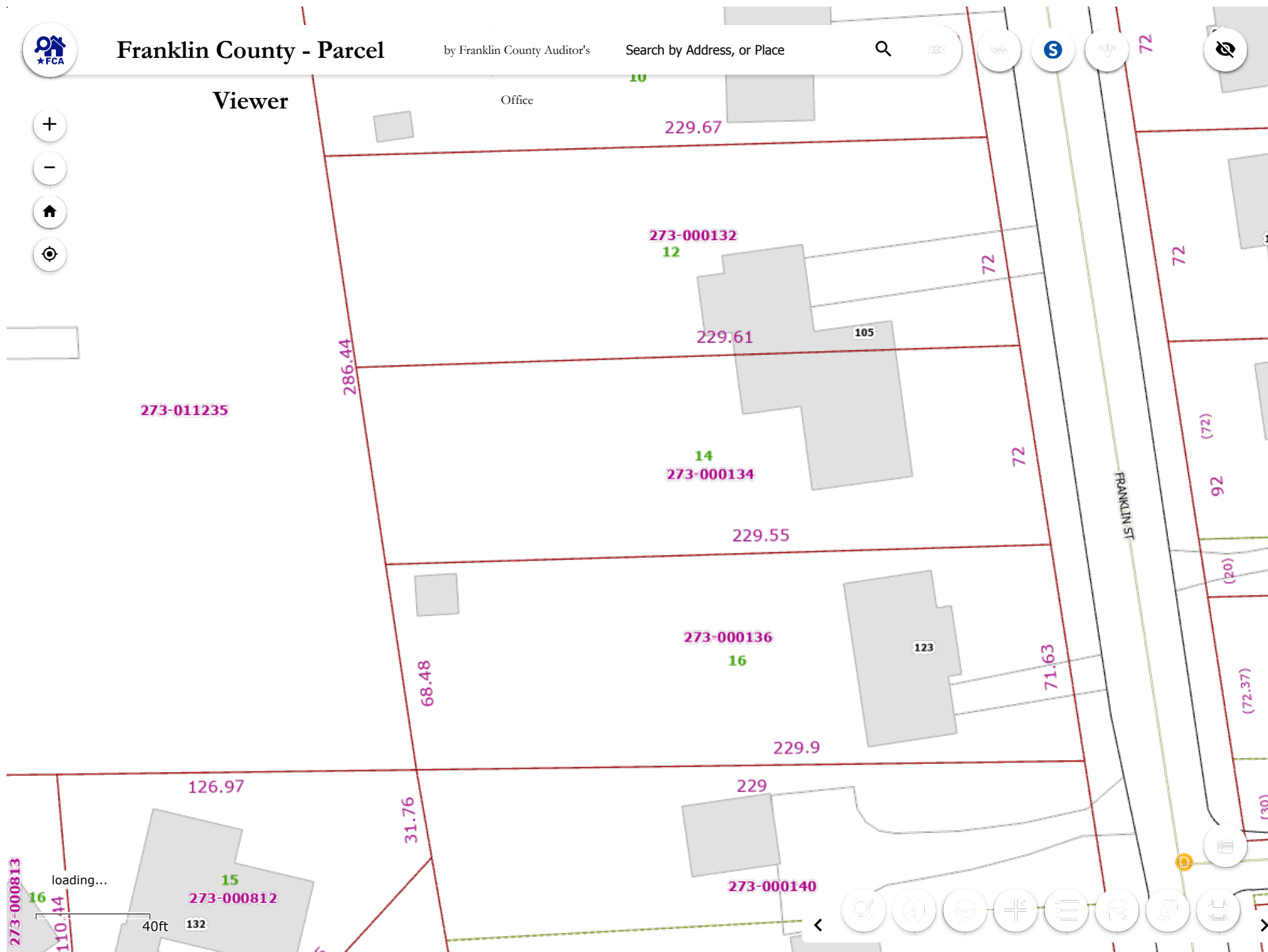
Attachments:

Property photos

County plat map

Quotes received to demolish, cap off all utilities, and backfill the property by request.























The Identification Specialists

Analysis Report
prepared for
Page Asbestos Services, LLC.

Report Date: 10/29/2024

Project Name: Dublin

SanAir ID#: 24061978



NVLAP LAB CODE 600227-0

11709 Chesterdale Road, Cincinnati, Ohio 45246
888.895.1177 | 513.438.6066 | LabReports@SanAir.com | SanAir.com



SanAir ID Number
24061978
FINAL REPORT
10/29/2024 5:38:29 PM

Name: Page Asbestos Services, LLC.
Address: 1236 Lexington Ontario Rd.
Mansfield, OH 44903
Phone: 419-512-4621

Project Number:
P.O. Number:
Project Name: Dublin
Collected Date: 10/26/2024
Received Date: 10/29/2024 9:30:00 AM

Dear Landa Page,

We at SanAir would like to thank you for the work you recently submitted. The 14 sample(s) were received on Tuesday, October 29, 2024 via FedEx. The final report(s) is enclosed for the following sample(s): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14.

These results only pertain to this job and should not be used in the interpretation of any other job. This report is only complete in its entirety. Refer to the listing below of the pages included in a complete final report.

Sincerely,

A handwritten signature in black ink that reads "Maureen Y. Haley". The signature is fluid and cursive.

Maureen Y. Haley
Asbestos Laboratory Manager
SanAir Technologies Laboratory

Final Report Includes:
- Cover Letter
- Analysis Pages
- Disclaimers and Additional Information

Sample conditions:
- 14 samples in Good condition.



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Mansfield, OH 44903
Phone: 419-512-4621

Project Number:
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Project Name: Dublin
Collected Date: 10/26/2024
Received Date: 10/29/2024 9:30:00 AM

Analyst: Poeppelman, Dustin

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
1 / 24061978-001 LR Closet Plaster, Plaster	Grey Non-Fibrous Homogeneous		10% Mica 90% Other	None Detected
1 / 24061978-001 LR Closet Plaster, Skim Coat	White Non-Fibrous Homogeneous		100% Other	None Detected
2 / 24061978-002 LR Plaster, Plaster	Grey Non-Fibrous Homogeneous		10% Mica 90% Other	None Detected
2 / 24061978-002 LR Plaster, Skim Coat	White Non-Fibrous Homogeneous		100% Other	None Detected
3 / 24061978-003 Hall Plaster, Plaster	Grey Non-Fibrous Homogeneous		10% Mica 90% Other	None Detected
3 / 24061978-003 Hall Plaster, Skim Coat	White Non-Fibrous Homogeneous		100% Other	None Detected
4 / 24061978-004 BDR 2 Plaster, Plaster	Grey Non-Fibrous Homogeneous		10% Mica 90% Other	None Detected
4 / 24061978-004 BDR 2 Plaster, Skim Coat	White Non-Fibrous Homogeneous		100% Other	None Detected
5 / 24061978-005 BDR 2 Plaster, Plaster	Grey Non-Fibrous Homogeneous		10% Mica 90% Other	None Detected
5 / 24061978-005 BDR 2 Plaster, Skim Coat	White Non-Fibrous Homogeneous		100% Other	None Detected

Analyst:

Approved Signatory:

Analysis Date: 10/29/2024

Date: 10/29/2024



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24061978
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Analyst: Poeppelman, Dustin

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
6 / 24061978-006 MBR Closet Plaster, Plaster	Grey Non-Fibrous Homogeneous		10% Mica 90% Other	None Detected
6 / 24061978-006 MBR Closet Plaster, Skim Coat	White Non-Fibrous Homogeneous		100% Other	None Detected
7 / 24061978-007 Bath DW	Grey Non-Fibrous Heterogeneous	10% Cellulose	90% Other	None Detected
8 / 24061978-008 Water Heater DW	Grey Non-Fibrous Heterogeneous	10% Cellulose	90% Other	None Detected
9 / 24061978-009 F/ T	Tan Non-Fibrous Homogeneous		100% Other	None Detected
10 / 24061978-010 F/ T	Black Non-Fibrous Homogeneous		100% Other	None Detected
11 / 24061978-011 Bath BDR 3 DW	Grey Non-Fibrous Heterogeneous	10% Cellulose	90% Other	None Detected
12 / 24061978-012 FR DW	Grey Non-Fibrous Heterogeneous	10% Cellulose	90% Other	None Detected
13 / 24061978-013 Window Glaze	Grey Non-Fibrous Homogeneous		100% Other	None Detected
14 / 24061978-014 Window Glaze	Grey Non-Fibrous Homogeneous		100% Other	None Detected

Analyst:

Approved Signatory:

Analysis Date: 10/29/2024

Date: 10/29/2024

Disclaimer and Additional Information

This report is the sole property of the client named on the SanAir Technologies Laboratory, Inc. (SanAir) chain-of-custody (COC). Results in the report are confidential information intended only for the use by the client named on the COC. Neither results nor reports will be discussed with or released to any third party without our client's written permission to maintain client confidentiality. The final report cannot be reproduced, except in full, without written authorization from SanAir to assure that parts of the report are not taken out of context. This report and any information contained within shall not be edited, altered, or modified in any way by any persons or agencies receiving, viewing, distributing, or otherwise possessing a copy of this final report. The laboratory reserves the right to perform amendments to any finalized report, of which shall supersede and make obsolete any previous editions. Such changes, modifications, additions, or deletions shall be effective immediately upon notice thereof, which may be given by means including, but not limited to, posting on the SanAir client portal website, electronic or conventional mail, or by any other means. The information provided in this report applies only to the samples submitted in the condition they were received at the laboratory and is relevant only for the date, time, and location of sampling. Samples were received in good condition unless otherwise noted on the report. The accuracy of the results is dependent upon the client's sampling procedure and information provided to the laboratory by the client on the COC, which includes the project name, project number, P.O. number, sample collection dates, special instructions, samples collected by, sample numbers, sample identifications/location, sample type, selected analysis type, and total area or volume that may affect the validity of the results. SanAir assumes no responsibility for the sampling procedure and will provide evaluation reports based solely on the sample and information provided by the client. SanAir assumes no responsibility or liability for the manner in which results are used or interpreted. This report does not constitute and shall not be used to claim product, process, system, or person certification, approval, or endorsement by NVLAP, NIST, NELAC, AIHA LAP, LLC or any other agency of the U.S. government; all or some tests contained in this report may not be accredited by every local, state, and federal regulatory agency. Refer to the SanAir website at www.sanair.com for copies of current certificates and scopes of various accreditations, certifications, and licenses or contact the laboratory at iaq@sanair.com for inquiries regarding the status or scope of an accreditation or certification.

Fibers smaller than 5-microns cannot be seen with this method due to scope limitations. Polarized- light microscopy is not consistently reliable in detecting asbestos in floor covering and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing. Samples are held for a period of 60 days.

Asbestos Accreditations, Certifications, and Licenses

National Voluntary Laboratory Accreditation Program (NVLAP) Lab Code 600227-0

State of Connecticut Department of Public Health Registration Number: PH-0817

State of Rhode Island Department of Health, Certification Number: PLM00144, TEM00144

State of West Virginia Bureau for Public Health, Analytical Laboratory Number: LT000637

Texas Department of State Health Services License Number: 300510



10501 Trade Ct., Suite 100
N. Chesterfield, VA 23236
804.897.1177 / 888.895.1177
Fax 804.897.0070
sanair.com

Asbestos
Chain of Custody
Form 140, Rev 7, 10/20/2022

SanAir ID Number

24061978

Company: <u>Page Asbestos Serv</u>	Project #:	Collected by: <u>LP</u>
Address: <u>1236 Lex-Ontario Rd</u>	Project Name: <u>Dubin</u>	Phone #: <u>4195124621</u>
City, St., Zip: <u>Mansfield, OH 44903</u>	Date Collected: <u>10/26/24</u>	Fax #:
State of Collection: <u>OH</u>	Account#:	P.O. Number:
		Email: <u>landpage5@gmail.com</u>

Bulk		Air		Soil	
ABB	PLM EPA 600/R-93/116 <input checked="" type="checkbox"/>	ABA	PCM NIOSH 7400 <input type="checkbox"/>	ABSE	PLM EPA 600/R-93/116 (Qual.) <input type="checkbox"/>
	Positive Stop <input type="checkbox"/>	ABA-2	OSHA w/ TWA* <input type="checkbox"/>	Vermiculite	
ABEPA	PLM EPA 400 Point Count <input type="checkbox"/>	ABTEM	TEM AHERA <input type="checkbox"/>	ABB	PLM EPA 600/R-93/116 <input type="checkbox"/>
ABB1K	PLM EPA 1000 Point Count <input type="checkbox"/>	ABATN	TEM NIOSH 7402 <input type="checkbox"/>	ABEPA3	PLM EPA 400 Point Count <input type="checkbox"/>
ABBEN	PLM EPA NOB** <input type="checkbox"/>	ABT2	TEM Level II <input type="checkbox"/>	ABCM	Cincinnati Method <input type="checkbox"/>
ABBCH	TEM Chatfield** <input type="checkbox"/>	Other:	<input type="checkbox"/>	Dust	
ABBTM	TEM EPA NOB** <input type="checkbox"/>	New York ELAP		ABWA	TEM Wipe ASTM D-6480 <input type="checkbox"/>
ABQ	PLM Qualitative <input type="checkbox"/>	ABEPA2	NY ELAP 198.1 <input type="checkbox"/>	ABDMV	TEM Microvac ASTM D-5755 <input type="checkbox"/>
		ABENY	NY ELAP 198.6 PLM NOB <input type="checkbox"/>		
		ABBNY	NY ELAP 198.4 TEM NOB <input type="checkbox"/>		
			Positive Stop <input type="checkbox"/>		
Water				Matrix Other	
ABHE	EPA 100.2 <input type="checkbox"/>				

** Available on 24-hr. to 5-day TAT

Turn Around Times	3 HR (4 HR TEM) <input type="checkbox"/>	6 HR (8HR TEM) <input type="checkbox"/>	12 HR <input type="checkbox"/>	1 Day <input type="checkbox"/>
	<input type="checkbox"/> 2 Days	<input checked="" type="checkbox"/> 3 Days	<input type="checkbox"/> 4 Days	<input type="checkbox"/> 5 Days

Special Instructions	
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Sample #	Sample Identification/Location	Volume or Area	Sample Date	Flow Rate*	Start - Stop Time*
1	LR Closet Plaster				
2	LR Plaster				
3	Hall Plaster				
4	BDR 2 Plaster				
5	BDR 2 Plaster				
6	MBR Closet Plaster				
7	Bath DW				
8	Water Heater DW				
9	White F/T				
10	Blk F/T				
11	Bath BDR 3 DW				
12	FR DW				

Relinquished by	Date	Time	Received by	Date	Time
			<u>RMB</u>	<u>10/29/24</u>	<u>9:30am</u>

If no technician is provided, then the primary contact for your account will be selected. Unless scheduled, the turnaround time for all samples received after 3 pm EST will be logged in the next business day. Weekend or holiday work must be scheduled ahead of time and is charged at 150% of the 3hr TAT or a minimum charge of \$150. A courier charge will be applied for same day and one-day turnaround times for offsite work. SanAir covers Ground and Next Day Air shipping. Shipments billed to SanAir with a faster shipping rate will result in additional charges.

Form 140, Revision 1, 1/20/2017

[illegible]

Special Instructions	
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Relinquished by	Date	Time	Received by	Date	Time
			<i>RMB</i>	OCT 29 2024	9:30am

If no technician is provided, then the primary contact for your account will be selected. Unless scheduled, the turnaround time for all samples received after 3 pm EST will be logged in the next business day. Weekend or holiday work must be scheduled ahead of time and is charged at 150% of the 3hr TAT or a minimum charge of \$150. A courier charge will be applied for same day and one-day turnaround times for offsite work. SanAir covers Ground and Next Day Air shipping. Shipments billed to SanAir with a faster shipping rate will result in additional charges. Page of _____

Quote

Eger's Trenching
5545 Brand Rd.
Dublin, Ohio 43017
PH.614-889-0064
Fax 614-889-0527

Client Information

Name	Jeff Greiner		
Address			
Phone		Cell	614-905-1409
Email	jjg086@yahoo.com		

Date	3/23/2025
Contact	
Title	
Dept.	

Qty	Description	Unit Price	TOTAL
1	105 Franklin St. Demo House EST. 10 Dumpsters & Dump Fees Cap Off City Sewer Line Remove Concrete Foundation & Part of Drive Fill Dirt To Backfill Crawl Space & Grading Excavator, Loader & Trucking		16,000.00 to 18,000.00
	Price Quoted Doesn't Include Any Permit Cost		

Name		
Ref. No.		Delivery

SubTotal	\$ 16,000.00 to 18000.00
Shipping & Handling	
State Tax 0.00%	
Local Tax 0.00%	
Est.Total	\$ 16,000.00 to 18000.00

Payment Due In Full on Completion

Thank You