

# 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.