

Memorandum

TO: Dublin Architectural Review Board/Dublin Planning Department

FROM: Kathie Ghidotti/Paul Ghidotti

SUBJECT: 185 South Riverview/Application for Demolition

DATE: May 27, 2020

The purpose of this Memorandum is to provide some additional information as part of our Application to Demolish the current structure located on the subject property.

Kathie Ghidotti is in contract to purchase the property from the current owner—Amy Underwood. This purchase is anticipated to close on or before June 30, 2020. It is our intent to purchase this property for the purpose of constructing a new home on the property which is consistent and in keeping with several of the recently renovated homes to the north of this property along South Riverview. We are currently in the process of interviewing/selecting an architect to assist us through the process of designing this new home to be built on the property and we have every intention to ensure that this process is handled with the care and respect of our neighbors and the overall old Dublin neighborhood. We anticipate that our architectural partner will be chosen in the next few days and that we will have preliminary designs for the new home in the next few months to share with the ARB.

However, since we know that this process will take a number of months to complete, we think it is important to have the current dilapidated structure on the property removed prior to the ARB process being completed. It is our belief that the current condition of the existing structure is a danger to the neighborhood and has become an attractive nuisance that needs to be immediately removed—both from a safety standpoint (as we don't want any trespassers to try and occupy the structure or do any illegal activity within the structure while in its current condition) and from an aesthetic standpoint. The attached property inspection report highlights many of the areas where the house is currently in an unsafe, uninhabitable condition. These facts, plus the simple, awful appearance of this structure, we believe supports the fact that it is in the best interest of the community to demolish this house.

With all of this, we ask the City of Dublin and the ARB to permit us to demolish this structure.