

April 21, 2021

Project: Demolition Request  
Address: 110/112 S. Riverview Street  
Owners: Marc & Heather Frient  
Applicant: Marc & Heather Frient

Marc & Heather Frient are requesting the Architectural Review Board formally review our request for demolition at 110/112 S. Riverview St., Dublin, OH 43017

Please keep in mind the value added below by adding a new home on the North lot along with the future home on the south lot.

Summary of value added to the neighborhood and the City of Dublin.

- New single-family home significantly enhances the neighborhood.
- New single family home compliments neighboring homes with respect to the current 2 family dwelling in relationship to the intent of the Historic District.
- New single-family home reduces parking congestion that current 2 family home creates.
- Scale of new single-family home is consistent with the East side of Riverview Street.
- Splitting the lot allows another residential family to enjoy the Historic District and its location.
- Significant tax revenue is gained by the City of Dublin with the establishment of a new single-family home on both the North and future South lot.
- The neighborhood currently supports the demo of the existing 2 family structure which is evident from the positive feedback to the city.
- All of this adds up for a win-win-win-win for the Historic Neighborhood, City of Dublin, the John Sells Family and future property owners!

As a side note we consulted with Recyclean. A company that de-constructs residential and commercial buildings and re-uses building materials. In good faith to a concerned ARB, we received a quote from them. **See Exhibit "Recyclean Proposal"** and concluded that \$51,200 plus additional fees of \$3,200 for a certified appraisal was not economically feasible.

Thank you for your consideration!

Marc & Heather Frient