

RALCO Properties, LLC

7445 Montgomery Drive, Plain City, Ohio 43064

February 7, 2022

Project: Demolition Request
Address: 36/38 North High St.
Owner: Robert A. Lombardi
Applicant: Robert A. Lombardi

I hereby request the Architectural Review Board formally review this request for demolition of the commercial building I own that is located at 36/38 N. High St., Dublin, OH 43017.

The enclosed information clearly shows that this building is in poor condition needing significant repairs at a minimum, or renovation to comply with existing building codes. There are three options for this property going forward.

Option A: Make needed repairs.

Option B: Renovate building.

Option C: Demo building and replace it with the proposed mixed-use commercial building and two residences that compliment/enhance existing buildings in the Historic District.

Options A & B result in significant economic hardship while Option C is economically viable.

Thank you for your consideration.

Robert A. Lombardi
Managing Partner

Demolition Request for 36/38 N. High St., Dublin, OH 43017

1. Will all economically viable use of the property be deprived without approval of the demolition?

Yes. I purchased this property in 2014 for a premium of \$650,000. The building itself is a single-story cinder block structure of approximately 2,500 SF built on a concrete slab in 1960. The intent of my investment was to replace the existing commercial building with a larger mixed-use commercial/residential building to compliment/enhance the nearby buildings.

The existing building was in poor condition when I purchased it. Significant expenditures have been required to maintain the HVAC system, sanitary sewer piping, roofing, and foundation. At this time, significant repairs or complete renovation of the building is needed. Please see attached an estimate from Hanlin Rainaldi Construction to make needed repairs. The following repairs need to be made in CY 2022; structural, roofing, rear exit (safety issue), HVAC replacement, North stone wall, and sanitary plumbing. The total cost of these repairs is estimated to be \$223,000.00

Rents for CY 2021 were \$79,750 while operating costs were \$70,204 for a profit before taxes of \$9,546.

Rents for CY 2022 are estimated to be \$85,750 while operating costs are estimated to be \$77,275. After needed repairs are made, a loss of >\$200,000 will be incurred in CY 2022!

Another option is to renovate the existing 2500 SF building or demo it and replace it with a 2,500 SF building. However, I am unable to secure a loan to do this. Please see attached letter from Chase Bank.

2. Will the reasonable investment-backed expectations of the property owner be maintained without approval of the demolition.

No. The costs to make minimum needed repairs or renovate this building will result in a loss that cannot be recouped by rent receipts.

3. Was the economic hardship created or exacerbated by the property owner?

No. Since I purchased the building in 2014, I have made the following improvements:

2015: Repaired concrete floor, installed new drywall ceiling, and new flooring in 36 unit @ \$16,000.

2016: Painted exterior of building and installed a 24 Ft. x 42" metal fence @ \$5,700.

2019: Installed new flooring in 36 bathroom and new flooring in 38 space @ \$10,700.

2021: New hot water tank installed in 36 @ \$1,765.

The above improvements are in addition to numerous repairs made on the HVAC system, electrical system, sewer system, and roof.