

# CITY OF BEXLEY UNIFIED PLANNING APPLICATION

## Demolition Worksheet

### Background

Per Bexley Codified Ordinance, demolition of a residence which is determined to be historically or architecturally significant and worthy of preservation is prohibited in the absence of economic hardship or the existence of unusual and compelling circumstances. Please fill out this worksheet to aid in the determination of eligibility of your property for demolition.

### Process for Review

The Board, in deciding whether to issue a certificate of appropriateness approving the demolition or removal of an existing building or structure, shall determine the following:

1. That the structure to be demolished or removed is not historically or architecturally significant and worthy of preservation or;
2. If it is historically or architecturally significant and worthy of preservation, that denial of a certificate of appropriateness would cause:
  - i. A substantial economic hardship, or;
  - ii. That demolition is justified by the existence of unusual and compelling circumstances.
3. The Board may request and consider, among other evidence, a report concerning the proposed demolition and existing structure from a registered architect, historical conservator or other person with appropriate preservation experience.

### Worksheet: Historical & Architectural Significance

1. Is your property historically significant? Please attached supporting documentation. Recommended sources include ownership records, a letter from the Bexley Historical Society, etc.  Yes  No
2. Is your property architecturally significant? Please attached supporting documentation. Recommended sources include a letter of opinion from an architect or expert with historical preservation expertise.  Yes  No
3. If you answered "yes" to either question #1 or #2, please describe any economic hardship that results from being unable to demolish the primary residence, and attach any supporting evidence.
4. If you answered "yes" to either question #1 or #2, please describe any other unusual or compelling circumstances that require the demolition of the primary residence, and attach any supporting evidence.

### Worksheet: Replacement Plan Details

1. Please provide a definite plan for reuse of the site, including proposed replacement structures, by completing Worksheets B & C and any other pertinent worksheets, along with required exhibits.
2. Provide a narrative time schedule for the replacement project below.

Demolition will begin on 1/20/2020 (upon board approval). New build will commence shortly after and complete within approximately 240 days.

3. Please provide a narrative of what impact the proposed replacement project will have on the subject property and the neighborhood.

We believe demolition of the existing house at 235 N. Roosevelt is justified for the following reasons: 1) Materials & details are not equal in quality to other homes on the street. 2) It is small for the generous property, not equal in scale to other homes on similar sites. 3) The condition of the interior & exterior are deteriorated requiring extensive repair. 4) The home is functionally obsolete & would be virtually impossible to bring up to current residential standards due to the cinder block construction & unusable foundation.