City of Worthington

ARCHITECTURAL REVIEW BOARD

Certificate of Appropriateness
Application

Case # AR55-12
Date Received 6/28/12
Fee 3pd
Meeting Date 7/12/12
Filing Deadline
Receipt # 54782

1. **Property Location** 2287 W. Dublin-Granville Rd.

2. **Present/Proposed Use** Present use vacant building no proposed reuse.

3. **Zoning District** C-2

4. **Applicant** Segna Investment, Inc.

   Address 781 Northwest Blvd.

   Phone Number(s) 614.291.7810

5. **Property Owner** Segna Investment, Inc.

   Address 781 Northwest Blvd.

   Phone Number(s) 614.291.7810

6. **Project Description** Demo structure-see attached supporting statement, site plan and photos.

7. **Project Details:**

   a) **Design** NA

   b) **Color** NA

   c) **Size** NA

   d) **Approximate Cost** $3,000 **Expected Completion Date** ASAP

PLEASE READ THE FOLLOWING STATEMENTAND SIGN YOUR NAME:
The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

Segna Investment, Inc.

Applicant (Signature) Joseph P. Segna, Pres. Date 28 Jun. 12

Segna Investment, Inc.

Property Owner (Signature) Joseph P. Segna, Pres. Date 28 Jun. 12

Abutting Property Owners List for
2287 W. Dubllin-Granville Rd.

Tenant	2278 W. Dublin-Granville Rd.	Columbus, OH 43085
MV2T Investment LLC	2290 W. Dubllin-Granville Rd.	Columbus, OH 43085
Tenant	2310 W. Dublin-Granville Rd	Columbus, OH 43085
Strait Real Estate LLC	2573 Swisher Creek Dr.	Blacklick, OH 43004

SEGNA *INVESTMENT, INC.*
• 781 Northwest Blvd., Suite201 • Columbus, Ohio 43212 •

SUPPORTING STATEMENT
2287 W. DUBLIN-GRANVILLE RD.

The subject property is parcel #100-0001252, as recorded in the Franklin County Auditor's records, with physical dimensions of 50' wide (frontage along W. Dublin-Granville Rd.) by 209.42' deep with a gross area of .221 and a net of .204 acreage excluding the W. Dublin-Granville Rd. right-of-way.

It is located in the Worthington Architectural District, as defined in the "District Boundaries" , section 1177.02 of City of Worthington Planning and Zoning Code, based on abutting Granville Rd. at the western most limit of the City boundary. The property is currently zoned C-2.

The property contains one wood frame structure which has been repurposed over many years and by many property owners from residential to commercial use. Most changes have occurred prior to being a part of the City of Worthington.

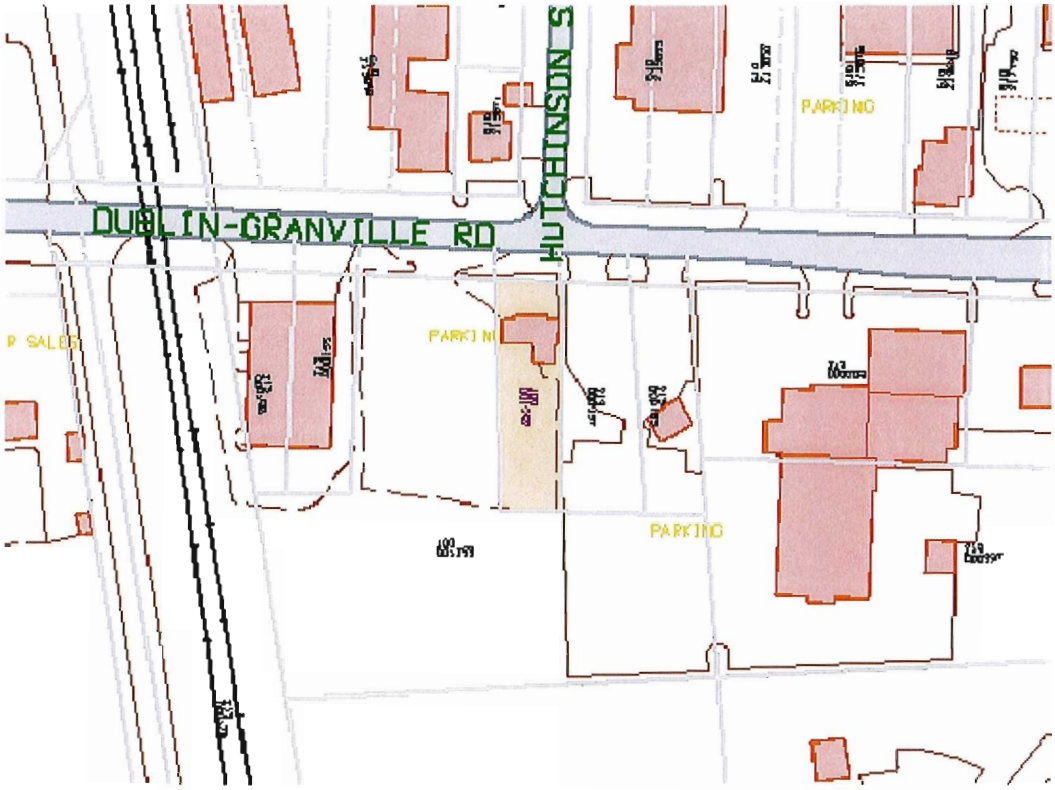
This application is a request for demolition of the subject building on the property premised on the following considerations.

1. The many modifications of the structure have obscured and/or eliminated any understanding or reference of the original character for historical precedence.
2. The location of the property and building in the Linworth community is positioned in a mixed use of architectural structures that are not reflective of the historical character described or promoted by the City of Worthington Architectural District.
3. The building is substandard relative to current regulatory requirements pertinent to health and safety.
   - .1 There are no public utilities to or any active currently. To secure access of sanitary service would require a line extension across adjacent properties not under the City of Worthington jurisdiction causing an unrealistic economic hardship based on value of existing building and property.
   - .2 The building is located on the lot such that it is not in compliance with zoning or building code requirements causing specialized approval for any improvements.
   - .3 The structural design is not in compliance to current code requirements or can modifications be performed without excessive deconstruction and/or reconstruction.
   - .4 Environmental issues have been identified causing abatement respective of any improvements or demolition.

In summary the appropriateness of the subject property and structure having significance relative to the Architectural District is unsupported relative to the mixed jurisdictional location and sense of place relative to the community in general; and the structure's inherit deficiencies as described above are further justification of intrinsic value not commensurate of establishing historic significance. Furthermore, the value as a occupiable structure for commercial use is not viable based on the current market development demands, trends, and economic climate.

28 Jun 12

2287 W. Dublin-Granville Rd



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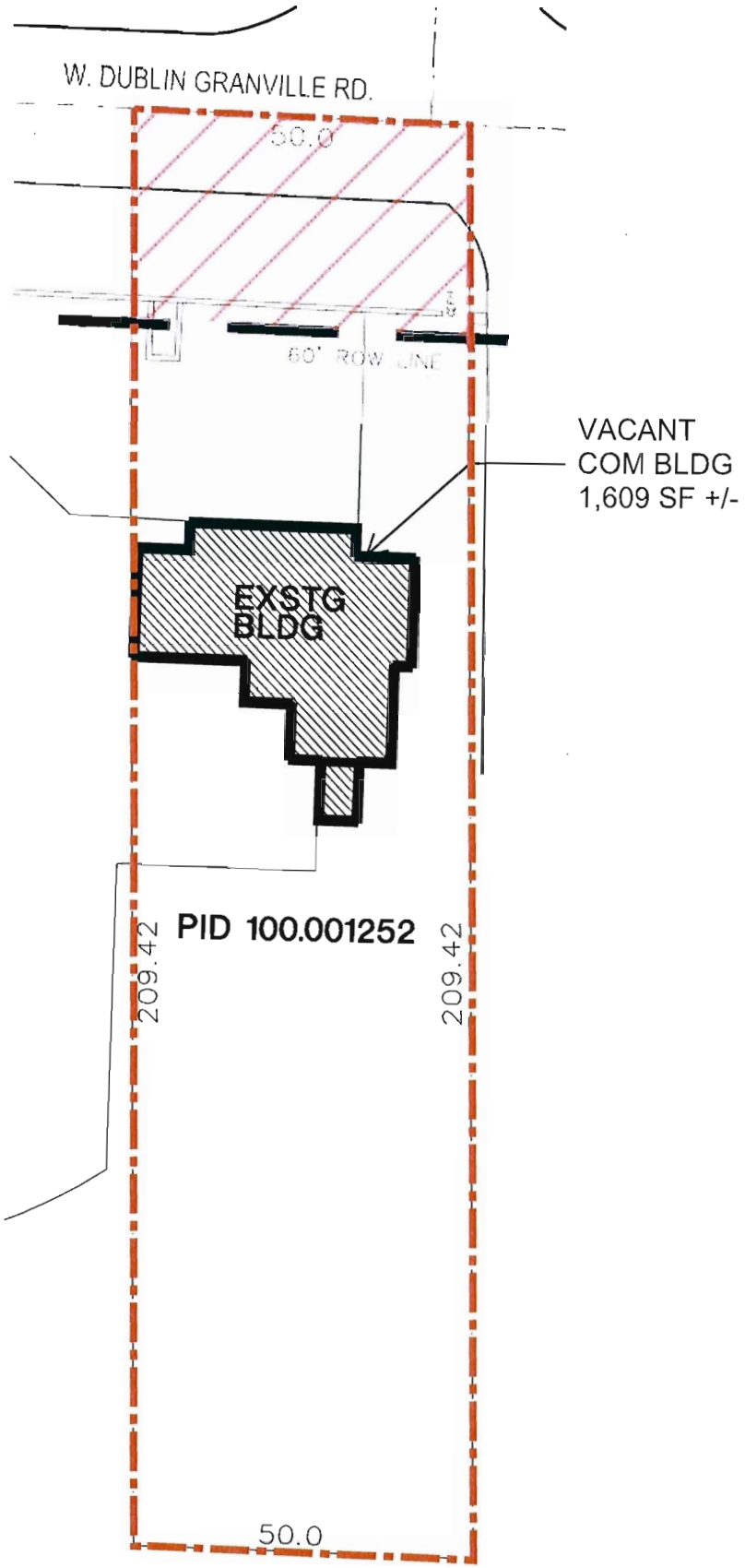

PROPERTY SITE PLAN
2287 W. Dublin-Granville Rd.

NORTH

0' 5' 10' 15' 20' 25' 50'

28JUN 12

CITY OF WORTHINGTON
AR 55-12
DRAWING NO.

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SEGNA *INVESTMENT, INC.*
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2287 W. DUBLIN-GRANVILLE RD. STRUCTURE PHOTOS

LOOKING SE FROM RT 161
North & West Elevation

LOOKING SW FROM RT 161
North & East Elevation

LOOKING NORTH FROM REAR OF BLDG
South Elevation

LOOKING NE FROM SW OF BLDG
South & West Elevation

LOOKING NW FROM SE OF BLDG
South &West Elevation

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