



Appeal of Village Review Board's  
Decision – Case #15-02  
Request for Demolition of 79 W.  
Franklin Street  
November 9, 2015

# Timeline

- Application from Property Owner received July 28, 2015
  - Request to demolish existing structure – remodeling is not economically feasible
  - Work Sheet for Demolition Request (VRB 2) included with Application
- Village Review Board Public Hearing held on August 31, 2015
  - Matter tabled pending “additional information from the owner regarding his intentions for the property”

# Timeline

- Memo from staff to Village Review Board – September 1, 2015
- Village Review Board Public Hearing held on September 30, 2015
  - Motion to Approve the Request for Demolition
  - 2 yes votes – 2 no votes
  - Motion failed for lack of a majority
- Appeal of VRB Decision received from property owner on October 16, 2015

# Council Options

- Zoning Code Article 14.17:
  - The City Council may **reverse, affirm or modify** the action of the Village Review Board by a simple majority vote of the entire Council.

# Work Sheet for Demolition Request (VRB 2)

Current Building Value \$47,770

(Greene County Property Tax Records)

Cost of Repairs/Remodeling \$65,000-\$105,000

Estimated Annual Lease Payments (if repaired)  
**\$8,400**

**Gross Investment Return:**

$\$8,400 / (\$47,770 + \$65,000) = 7.4\%$