



Application for Demolition

City of Centerville • 100 West Spring Valley Road • Centerville, Ohio 45458

Phone: (937)433-7151 • E-mail: planning@centervilleohio.gov

Application No. _____

Date Received _____

Applicant Information

Applicant Name _____

Mailing Address _____

City _____ State _____ Zip _____

Phone No. _____ Fax No. _____ E-mail _____

Request Information

Property Owner _____

Company/Business Name _____

Property Address _____

Zoning District _____ Is the Property a Designated Landmark? Yes _____ No _____

Existing Use _____ Parcel ID No. _____

Demolition Proposal Description *(include pertinent information as an attachment if needed)*

Public Hearing: Any demolition application request for a designated Landmark requires a public hearing. The application shall include the submission of names and mailing addresses of all property owners within 500 feet of any parcel(s) involved in the application request in accordance with Article 5.11 of the Unified Development Ordinance.

Applicant Signature

I understand that approval of this application does not constitute approval for any administrative review, conditional use permit, variance, or exception from any other City regulations which are not specifically the subject of this application. I understand that approval of this application request does not constitute approval of a building occupancy permit. I understand further that I remain responsible for satisfying requirements of any private restrictions or covenants appurtenant to the property.

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies may result in the revocation of this zoning certificate as determined by the City Planner. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission.

I certify that statements made to me about the time it takes to review and process this application are general. I am aware that the City has attempted to request everything necessary for an accurate and complete review of my proposal; however, after my application has been submitted and reviewed by City staff, it may be necessary for the City to request additional information and clarification.

I hereby certify, under penalty of perjury, that all the information provided on this application is true and correct.

Signature of Owner or Authorized Agent

Date

Print Name of Owner or Authorized Agent

Departmental Use Only

Form of Payment <input type="checkbox"/> Cash <input type="checkbox"/> Ck _____ <input type="checkbox"/> CC _____	Application Fees Application Fee: _____	Review Authority <input type="checkbox"/> Administrative <input type="checkbox"/> Planning Commission <input type="checkbox"/> Board of Arch. Review
<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	Staff Signature _____	Date _____



Demolition Request Additional Information

The following is an excerpt from 9.53, D. of the Unified Development Ordinance which describes the standards applicable to demolition requests for designated Landmarks and buildings located within the Architectural Preservation District.

- 1) The demolition or moving of buildings within the APD shall require the approval of the Board of Architectural Review (BAR); however, staff may approve a demolition application where an extreme safety hazard exists. In order to grant such approval, the BAR must be satisfied that the building meets at least 1 of the following criteria.
 - a) ***Health and Safety Hazard.*** The building has been deemed to be a hazard to public health or safety and repairs are deemed to be unfeasible as determined by the Building Inspector or his designee.
 - b) ***Deterrent to Major Community Improvement.*** The building is a deterrent to a major community improvement which the applicant must demonstrate will be of substantial benefit to the community. This improvement must be shown to have great potential for increasing surrounding property values.
 - c) ***Rehabilitation Not Economically Feasible.*** Rehabilitation of the building is not economically feasible. It shall be the responsibility of the applicant to prove that rehabilitation of the building would not allow a reasonable economic return on the owner's investment.
 - d) ***Detriment to Community.*** The retention of the building would not be in the interest of the community as a whole as is determined by the BAR.
- 2) Demolition Delay Period. In cases where approval for demolition is granted, for reasons other than public health or safety, such approval shall not become effective until 3 months after the date of the approval decision by the BAR in order to provide a period of time within which it may be possible to relieve a hardship or to cause the property to be transferred to another owner who will retain the building. This in no way implies approval by the Building Department whose approval must also be secured in addition to the approval of the BAR. The BAR may waive any portion of the 3 month demolition delay period.

For additional information on demolition requests, please contact the City of Centerville Planning Department at (937) 433-7151.