

PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)



CITY OF DUBLIN

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

I. PLEASE CHECK THE TYPE OF APPLICATION:

<input type="checkbox"/> Informal Review	<input type="checkbox"/> Final Plat (Section 152.085)
<input type="checkbox"/> Concept Plan (Section 153.056(A)(1))	<input type="checkbox"/> Conditional Use (Section 153.236)
<input type="checkbox"/> Preliminary Development Plan / Rezoning (Section 153.053)	<input type="checkbox"/> Corridor Development District (CDD) (Section 153.115)
<input type="checkbox"/> Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Corridor Development District (CDD) Sign (Section 153.115)
<input checked="" type="checkbox"/> Amended Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Minor Subdivision
<input type="checkbox"/> Standard District Rezoning (Section 153.018)	<input type="checkbox"/> Right-of-Way Encroachment
<input type="checkbox"/> Preliminary Plat (Section 152.015)	<input type="checkbox"/> Other (Please Specify): _____

Please utilize the applicable *Supplemental Application Requirements* sheet for additional submittal requirements that will need to accompany this application form.

II. PROPERTY INFORMATION: This section must be completed.

Property Address(es): 6805 Avery Muirfield Drive, Dublin, OH 43017	
Tax ID/Parcel Number(s): 273-011198, 273-011199, 273-011200, 273-011201, 273-011202	Parcel Size(s) (Acres):
Existing Land Use/Development: Condominium Office Building	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development:
Total acres affected by application:

III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed.

Name (Individual or Organization): Keenan Dublin, LLC	
Mailing Address: (Street, City, State, Zip Code) 6805 AVERY-MUIRFIELD DR. #200 DUBLIN, OHIO 43016	
Daytime Telephone: 614-764-7000	Fax: 614-764-7227
Email or Alternate Contact Information: mKeenan@shkins.com	

FILE COPY
RECEIVED

JUL 21 2009
09-068 AFSS
CITY OF DUBLIN
LAND USE &
LONG RANGE PLANNING



CITY OF DUBLIN

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236
Phone/ IDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

PLANNING AND ZONING COMMISSION APPLICATION
(Code Section 153.232)

I. PLEASE CHECK THE TYPE OF APPLICATION:

<input type="checkbox"/> Informal Review	<input type="checkbox"/> Final Plat (Section 152.085)
<input type="checkbox"/> Concept Plan (Section 153.056(A)(1))	<input type="checkbox"/> Conditional Use (Section 153.236)
<input type="checkbox"/> Preliminary Development Plan / Rezoning (Section 153.053)	<input type="checkbox"/> Corridor Development District (CDD) (Section 153.115)
<input type="checkbox"/> Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Corridor Development District (CDD) Sign (Section 153.115)
<input checked="" type="checkbox"/> Amended Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Minor Subdivision
<input type="checkbox"/> Standard District Rezoning (Section 153.018)	<input type="checkbox"/> Right-of-Way Encroachment
<input type="checkbox"/> Preliminary Plat (Section 152.015)	<input type="checkbox"/> Other (Please Specify): _____

Please utilize the applicable *Supplemental Application Requirements* sheet for additional submittal requirements that will need to accompany this application form.

II. PROPERTY INFORMATION: This section must be completed.

Property Address(es): 6805 Avery Muirfield Drive, Dublin, OH 43017	
Tax ID/Parcel Number(s): 273-011198, 273-011199, 273-011200, 273-011201, 273-011202	Parcel Size(s) (Acres):
Existing Land Use/Development: Condominium Office Building	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development:
Total acres affected by application:

III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed.

Name (Individual or Organization):	WJDAN ALADEM	
Mailing Address: (Street, City, State, Zip Code)	6805 AVERY MUIRFIELD DR DUBLIN, OH 43016	
Daytime Telephone:	614-760-0666	Fax: 614-760-0667
Email or Alternate Contact Information:		

FILE COPY

RECEIVED

JUL 21 2009
09-068 AFS
CITY OF DUBLIN
LAND USE &
LONG RANGE PLANNING



CITY OF DUBLIN

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236
Phone/ TDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

PLANNING AND ZONING COMMISSION APPLICATION
(Code Section 153.232)

I. PLEASE CHECK THE TYPE OF APPLICATION:

<input type="checkbox"/> Informal Review	<input type="checkbox"/> Final Plat (Section 152.085)
<input type="checkbox"/> Concept Plan (Section 153.056(A)(1))	<input type="checkbox"/> Conditional Use (Section 153.236)
<input type="checkbox"/> Preliminary Development Plan / Rezoning (Section 153.053)	<input type="checkbox"/> Corridor Development District (CDD) (Section 153.115)
<input type="checkbox"/> Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Corridor Development District (CDD) Sign (Section 153.115)
<input checked="" type="checkbox"/> Amended Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Minor Subdivision
<input type="checkbox"/> Standard District Rezoning (Section 153.018)	<input type="checkbox"/> Right-of-Way Encroachment
<input type="checkbox"/> Preliminary Plat (Section 152.015)	<input type="checkbox"/> Other (Please Specify): _____

Please utilize the applicable *Supplemental Application Requirements* sheet for additional submittal requirements that will need to accompany this application form.

II. PROPERTY INFORMATION: This section must be completed.

Property Address(es): 6805 Avery Muirfield Drive, Dublin, OH 43017	
Tax ID/Parcel Number(s): 273-011198, 273-011199, 273-011200, 273-011201, 273-011202	Parcel Size(s) (Acres):
Existing Land Use/Development: Condominium Office Building	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development:

Total acres affected by application:

III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed.

Name (Individual or Organization): KATHLEEN GILLILAND TRUST	
Mailing Address: (Street, City, State, Zip Code) 6805 AVERY-MUIRFIELD DR. SUITE 103 DUBLIN, OH 43016	
Daytime Telephone: 614-798-0508	Fax: 614-798-0509
Email or Alternate Contact Information: KGILLILAND@SAMMONSREP.COM	

FILE COPY
RECEIVED
JUL 21 2009
09-068 AHS
CITY OF DUBLIN
LAND USE &
LONG RANGE PLANNING



CITY OF DUBLIN

Land Use and Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

February 2009

PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)

I. PLEASE CHECK THE TYPE OF APPLICATION:

<input type="checkbox"/> Informal Review	<input type="checkbox"/> Final Plat (Section 152.085)
<input type="checkbox"/> Concept Plan (Section 153.056(A)(1))	<input type="checkbox"/> Conditional Use (Section 153.236)
<input type="checkbox"/> Preliminary Development Plan / Rezoning (Section 153.053)	<input type="checkbox"/> Corridor Development District (CDD) (Section 153.115)
<input type="checkbox"/> Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Corridor Development District (CDD) Sign (Section 153.115)
<input checked="" type="checkbox"/> Amended Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Minor Subdivision
<input type="checkbox"/> Standard District Rezoning (Section 153.018)	<input type="checkbox"/> Right-of-Way Encroachment
<input type="checkbox"/> Preliminary Plat (Section 152.015)	<input type="checkbox"/> Other (Please Specify): _____

Please utilize the applicable *Supplemental Application Requirements* sheet for additional submittal requirements that will need to accompany this application form.

II. PROPERTY INFORMATION: This section must be completed.

Property Address(es): 6805 Avery Muirfield Drive, Dublin, OH 43017	
Tax ID/Parcel Number(s): 273-011198, 273-011199, 273-011200, 273-011201, 273-011202	Parcel Size(s) (Acres):
Existing Land Use/Development: Condominium Office Building	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:	
Proposed Land Use/Development:	
Total acres affected by application:	

III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed.

Name (Individual or Organization): Pagniano Enterprises, LLC	
Mailing Address: (Street, City, State, Zip Code) 6805 Avery-Muirfield Dr., Suite 201 Dublin, OH 43016	
Daytime Telephone: (614) 932-0200	Fax: (614) 932-9451
Email or Alternate Contact Information: dublindentistry-mailbox@yahoo.com	

FILE COPY RECEIVED

JUL 21 2009
09-068 AFD
CITY OF DUBLIN
LAND USE &
LONG RANGE PLANNING



CITY OF DUBLIN.

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236
Phone/ TDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)

I. PLEASE CHECK THE TYPE OF APPLICATION:

- | | |
|--|--|
| <input type="checkbox"/> Informal Review | <input type="checkbox"/> Final Plat
(Section 152.085) |
| <input type="checkbox"/> Concept Plan
(Section 153.056(A)(1)) | <input type="checkbox"/> Conditional Use
(Section 153.236) |
| <input type="checkbox"/> Preliminary Development Plan / Rezoning
(Section 153.053) | <input type="checkbox"/> Corridor Development District (CDD)
(Section 153.115) |
| <input type="checkbox"/> Final Development Plan
(Section 153.053(E)) | <input type="checkbox"/> Corridor Development District (CDD) Sign
(Section 153.115) |
| <input checked="" type="checkbox"/> Amended Final Development Plan
(Section 153.053(E)) | <input type="checkbox"/> Minor Subdivision |
| <input type="checkbox"/> Standard District Rezoning
(Section 153.018) | <input type="checkbox"/> Right-of-Way Encroachment |
| <input type="checkbox"/> Preliminary Plat
(Section 152.015) | <input type="checkbox"/> Other (Please Specify): _____ |

Please utilize the applicable *Supplemental Application Requirements* sheet for additional submittal requirements that will need to accompany this application form.

II. PROPERTY INFORMATION: This section must be completed.

Property Address(es): 6805 Avery Muirfield Drive, Dublin, OH 43017	
Tax ID/Parcel Number(s): 273-011198, 273-011199, 273-011200, 273-011201, 273-011202	Parcel Size(s) (Acres):
Existing Land Use/Development: Condominium Office Building	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development:
Total acres affected by application:

III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed.

Name (Individual or Organization): <i>Gray Wolf Properties LLC</i>	
Mailing Address: (Street, City, State, Zip Code) <i>1611 Jewett Rd Powell, OH 43065</i>	
Daytime Telephone: <i>614-206-4449</i>	Fax: <i>614-475-0570</i>
Email or Alternate Contact Information: <i>2ATLAS@RR.OHIO.COM</i>	

FILE COPY

RECEIVED

JUL 21 2009
07-068 AFSS
CITY OF DUBLIN
LAND USE &
LONG RANGE PLANNING

IV. APPLICANT(S): This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

Name: Chris Testa	Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code) 1611 Jewett Rd., Powell, OH 43065	
Daytime Telephone: (614) 622-0794	Fax: (614) 793-1066
Email or Alternate Contact Information: chris.testa.oh@gmail.com	

V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER: This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

Name:	
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

VI. AUTHORIZATION FOR OWNER'S APPLICANT or REPRESENTATIVE(S): If the applicant is not the property owner, this section must be completed and notarized.

I, Michael H. Keenan Pres. Keenan Dublin, LLC, the owner, hereby authorize Chris Testa to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner: [Signature] Date: 07-20-09

Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

Subscribed and sworn before me this 20 day of July, 2009

State of Ohio

County of Franklin

Notary Public Joann M. Harden



JO ANN M. HARDEN

Notary Public, State of Ohio

My Commission Expires 8-23-2009

VII. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

I, Chris Testa, the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.

Signature of applicant or authorized representative: [Signature] Date: 7/21/09

FILE COPY RECEIVED

JUL 21 2009
09-068 AFD
CITY OF DUBLIN
LAND USE &
LONG RANGE PLANNING

IV. APPLICANT(S): This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

Name: Chris Testa	Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code) 1611 Jewett Rd., Powell, OH 43065	
Daytime Telephone: (614) 622-0794	Fax: (614) 793-1066
Email or Alternate Contact Information: chris.testa.oh@gmail.com	

V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER: This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

Name:	
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

VI. AUTHORIZATION FOR OWNER'S APPLICANT OR REPRESENTATIVE(S): if the applicant is not the property owner, this section must be completed and notarized.

I, Chris Testa, the owner, hereby authorize Chris Testa to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner: [Signature] Date: 7/20/2009

Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

Subscribed and sworn before me this 20 day of July, 20 09

State of Ohio

County of Hankshire

Notary Public [Signature]



JO ANN M. HARDEN
Notary Public, State of Ohio

VII. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

I, Chris Testa, the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.

Signature of applicant or authorized representative: [Signature] Date: 7/20/09

FILE COPY
RECEIVED
JUL 21 2009
CITY OF COLUMBUS
LAND USE
LONG RANGE

IV. APPLICANT(S): This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

Name: Chris Testa	Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code) 1611 Jewett Rd., Powell, OH 43065	
Daytime Telephone: (614) 622-0794	Fax: (614) 793-1066
Email or Alternate Contact Information: chris.testa.oh@gmail.com	

V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER: This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

Name:	
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

VI. AUTHORIZATION FOR OWNER'S APPLICANT or REPRESENTATIVE(S): If the applicant is not the property owner, this section must be completed and notarized.

I, KATHLEEN GILLILAND, the owner, hereby authorize Chris Testa to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner: Kathleen Gilliland Date: 7/20/2009

Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

Subscribed and sworn before me this 20 day of JULY, 20 09

State of OH

County of FRANKLIN

Notary Public Ann M. Harden



ANN M. HARDEN
Notary Public, State of Ohio

VII. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application. **Commission Expires 8-23-2009**

I, Chris Testa, the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.

Signature of applicant or authorized representative: [Signature] Date: 7/20/09

FILE COPY RECEIVED
JUL 21 2009
09-068455
CITY OF POWELL
LAND USE & LONG RANGE PLANNING

IV. APPLICANT(S): This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

Name: Chris Testa	Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code) 1611 Jewett Rd., Powell, OH 43065	
Daytime Telephone: (614) 622-0794	Fax: (614) 793-1066
Email or Alternate Contact Information: chris.testa.oh@gmail.com	

V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER: This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

Name:	
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

VI. AUTHORIZATION FOR OWNER'S APPLICANT or REPRESENTATIVE(S): If the applicant is not the property owner, this section must be completed and notarized.

I, Roland Pagniano, Jr., the owner, hereby authorize Chris Testa to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner: Roland Pagniano, Jr. Date: 7/20/09

Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

Subscribed and sworn before me this 20 day of JULY, 2009

State of OH

County of FRANKLIN

Notary Public

JO ANN M. HARDEN



JO ANN M. HARDEN
Notary Public, State of Ohio
My Commission Expires 8-23-2009

VII. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

I, Chris Testa, the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.

Signature of applicant or authorized representative: [Signature] Date: 7/21/09

FILE COPY
7/21/09

RECEIVED

JUL 21 2009
09-068 AFS
CITY OF POWELL
LAND USE &
LONG RANGE PLANNING

IV. APPLICANT(S): This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

Name: Chris Testa	Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code) 1611 Jewett Rd., Powell, OH 43065	
Daytime Telephone: (614) 622-0794	Fax: (614) 793-1066
Email or Alternate Contact Information: chris.testa.oh@gmail.com	

V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER: This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

Name:	
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

VI. AUTHORIZATION FOR OWNER'S APPLICANT or REPRESENTATIVE(S): If the applicant is not the property owner, this section must be completed and notarized.

I, Steven Testa Mary Parker, the owner, hereby authorize Chris Testa to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner: Steven Testa Mary Parker Date: 7-20-09

Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

Subscribed and sworn before me this 20th day of July, 2009

State of OHIO

County of Franklin

Notary Public Kimberly J. Fox



KIMBERLY J. FOX
Notary Public, State of Ohio
My Commission Expires 02/26/2011

VII. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

I, Chris Testa, the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.

Signature of applicant or authorized representative: Chris Testa Date: 7/21/09

FILE COPY
RECEIVED
JUL 21 2009
09-068 AFSS
LAND USE & LONG RANGE PLANNING

VIII. UTILITY DISCLAIMER: The Owner/Applicant acknowledges the approval of this request for review by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

I, <u>Chris Testa</u> , the owner or authorized representative, acknowledge that approval of this request does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.	
Signature of applicant or authorized representative: <u>[Signature]</u>	Date: <u>7/21/09</u>

IX. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I, <u>Chris Testa</u> , the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.	
Signature of applicant or authorized representative: <u>[Signature]</u>	Date: <u>7/21/09</u>

Subscribed and sworn to before me this 21 day of July, 2009
 State of Ohio
 County of Franklin

Notary Public [Signature]

JO ANN M. HARDEN
 Notary Public, State of Ohio
 My Commission Expires 8-23-2009

FOR OFFICE USE ONLY			
Amount Received: <u>\$1010</u>	Application No: <u>09-068 AFDP</u>	P&Z Date(s):	P&Z Action:
Receipt No: <u>907254</u>	Map Zone: <u>5</u>	Date Received: <u>7.21.09</u>	Received By: <u>CH IJM</u>
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request: <u>AMENDED FINAL DEVELOPMENT PLAN</u>			
N, S, E, W (Circle) Side of: <u>AVERY-MIRFIELD DRIVE</u>			
<u>N, S, E, W</u> (Circle) Side of Nearest Intersection: <u>POST ROAD</u>			
Distance from Nearest Intersection: <u>LOCATED AT NW CORNER OF INTERSECTION</u>			
Existing Zoning District: <u>PUD</u>		Requested Zoning District:	

FILE COPY

RECEIVED

JUL 21 2009
 09-068 AFSS
 CITY OF DUBLIN
 LAND USE &
 LONG RANGE PLANNING

The Final/Amended Final Development Plan Statement

6805 Avery-Muirfield Drive, Dublin OH 43017 has one improvement on the parcel. This improvement is a two story office condo building. This property conforms to the land use of the vicinity which consists of retail, commercial, medical and medical office.

The original Final Development Plan depicts a multi-tenant ground sign along Avery-Muirfield Drive (5-foot 6-inch high by 10-feet wide) and an address ground sign along Post Road (2-foot 6-inch high by 3-foot 6-inch wide). The Dublin Professional Center Condominium Association (managing body of collective suite owners) proposes that the Final Development Plan be amended to allow for two multi-tenant ground signs to be located on the parcel located at 6805 Avery-Muirfield Drive.

The Dublin Professional Center Condominium Association would like to place two identical internally lit ground signs on the property and utilize the sign square footage allowed by the Planned Unit Development in which the parcel resides. The Dublin Professional Center Condominium Association will replace the existing ground sign that is currently on Avery-Muirfield Drive with an improved sign that will help increase visibility and awareness of the building. This sign will be placed in the exact location of the existing sign. Additionally the Association proposes that the second ground sign of identical design and size be placed on the South side of the property, North of Post Rd. This sign will help identify the building for visitors/clients/patients that are traveling on Post Rd.

The proposed amendment will not affect the existing exterior/interior of the improvement, parking, open space, public service, right of ways, pedestrian or vehicular circulation and/or ingress and egress that was approved in the original Final Development Plan.

FILE COPY
RECEIVED

JUL 21 2009
09-068455
CITY OF DUBLIN
LAND USE &
LONG RANGE PLANNING

Legal Description

6805 Avery Muirfield Drive, Dublin, OH 43017

Situated in the State of Ohio, County of Franklin, City of Dublin, Virginia Military Survey Numbers 2999 and 3010 and being all out of the following tracts as conveyed to Ruth E. Mast: 0.013 acres out of original 0.436 acre tract, of record in Official Record Volume 20130A19; 0.244 acres all of remainder of original 0.339 acre tract of record in Deed Book 2514, page 360, and 2.286 acres out of original 12.44 acre tract of record in Deed Book 2514, page 363 (all deed references refer to records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning for reference at a railroad spike found at the centerline intersection of Post Road with Avery Road:

thence South 87° 56' 09" West, with the centerline of said Post Road, a distance of 60.06 feet to a point;

thence North 5° 02' 05" West, a distance of 30.04 feet to an iron pin set at the intersection of the westerly right-of-way line with the northerly right-of-way line of Post Road at the true point of beginning for this description;

thence South 87° 56' 09" West, with said northerly right-of-way line, a distance of 296.71 feet to an iron pin set;

thence South 89° 36' 51" West, continuing with said right-of-way line, a distance of 153.31 feet to an iron pin set;

thence with a new division line across said original 12.44 acre tract, the following courses:

North 0° 23' 09" West, a distance of 97.03 feet to an iron pin set;

North 89° 36' 51" East, a distance of 128.68 feet to an iron pin set;

North 9° 56' 58" East, a distance of 200.00 feet to an iron pin set;

North 67° 45' 49" East, a distance of 180.00 feet to an iron pin set at the northwesterly corner of said original 0.339 acre tract, the southwest corner of said original 0.436 acre tract;

thence North 87° 05' 33" East, with a new division line across said 0.436 acre tract, a distance of 91.85 feet to an iron pin set in the westerly right-of-way line of said Avery Road:

thence with said westerly right-of-way line, the following courses:

South 2° 54' 27" East, a distance of 66.06 feet to an iron pin set;

South 5° 02' 05" East, a distance of 291.09 feet to the true point of beginning for this description and containing 2.543 acres of land, more or less, 1.634 acres being out of Virginia Military Survey No. 2999 and 0.909 acres out of Virginia Military Survey NO. 3010;

Parcel #	Name	Address	City	State	Zip Code
273-011303	AVERY SHOPS LLC	6695 -755 AVERY MUIRFIELD DR	Dublin	OH	43017
273-000438	CENTRAL OHIO PROPERTY MANAGEMENT LL	6800 AVERY RD	Dublin	OH	43017
273-000388	CITY OF DUBLIN	6825 AVERY RD	Dublin	OH	43017
273-001944	KAISER DAVID J KAISER LAURA A	6800 AVERY RD	Dublin	OH	43017
273-000378	NORTHWEST PRESBYTERIAN CHURCH PCA I	6488 POST RD	Dublin	OH	43017
273-007471	PRESBYTERIAN CHURCH IN AMERICA FOUN	6400 POST RD	Dublin	OH	43017
273-011306	TRIPLET ROSE HOLDING CO LLC	6415 POST RD	Dublin	OH	43017

Parcel #	Name	Address	City	State	Zip Code
273-011303	AVERY SHOPS LLC	6695 -755 AVERY MUIRFIELD DR	Dublin	OH	43017
273-000438	CENTRAL OHIO PROPERTY MANAGEMENT LL	6800 AVERY RD	Dublin	OH	43017
273-000388	CITY OF DUBLIN	6825 AVERY RD	Dublin	OH	43017
273-001944	KAISER DAVID J KAISER LAURA A	6800 AVERY RD	Dublin	OH	43017
273-000378	NORTHWEST PRESBYTERIAN CHURCH PCA I	6488 POST RD	Dublin	OH	43017
273-007471	PRESBYTERIAN CHURCH IN AMERICA FOUN	6400 POST RD	Dublin	OH	43017
273-011306	TRIPLET ROSE HOLDING CO LLC	6415 POST RD	Dublin	OH	43017