



# 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 type="checkbox"/> Amended Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Minor Subdivision
<input checked="" 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): 84 N. High St. + 72 N. High St. + 20 North St.	
Tax ID/Parcel Number(s): 273-000027 (84 High) 273-000028 (72 High) 273-004081 (20 North)	Parcel Size(s) (Acres): .335 .185 .150
Existing Land Use/Development: OFFICE BUILDINGS/RETAIL/RESTAURANT	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development:

OSCAR'S RESTAURANT EXPANSION

Total acres affected by application:

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

Name (Individual or Organization): 84 High Company / 72 High Company	
Mailing Address: (Street, City, State, Zip Code) 20 North Street, Dublin, OH 43017	
Daytime Telephone: 614-889-7491	Fax: 614-889-2610
Email or Alternate Contact Information: JJEggspuehler@aerosafegroup.com	

**RECEIVED**

NOV 18 2009  
09-1057  
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: <b>JACK J. Eggs puehler</b>	Applicant is also property owner: yes <input checked="" type="checkbox"/> no <input type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): <b>Owner</b>	
Mailing Address: (Street, City, State, Zip Code) <b>20 North Street, Dublin, OH 43017</b>	
Daytime Telephone: <b>614-889-7491</b>	Fax: <b>614-889-2610</b>
Email or Alternate Contact Information: <b>JJEGGSPUEHLER@AEROSAFEGROUP.COM</b>	

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: <b>CAROLYN Temple</b>	
Organization (Owner, Developer, Contractor, etc.): <b>Aerosafe, 84 High Co. / 72 High Co.</b>	
Mailing Address: (Street, City, State, Zip Code) <b>20 North Street, Dublin, OH 43017</b>	
Daytime Telephone: <b>614-889-7491</b>	Fax: <b>614-889-2610</b>
Email or Alternate Contact Information: <b>ctemple@aerosafegroup.com</b>	

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 _____, the owner, hereby authorize _____ 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:	Date:

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 \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

State of \_\_\_\_\_

County of \_\_\_\_\_ Notary Public \_\_\_\_\_

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 <b>JACK Eggs puehler</b> , 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: <b>JACK J. Eggs puehler</b>	Date: <b>11/16/09</b>

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 JACK J. Eggspuehler, 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: *Jack J. Eggspuehler* Date: 11/16/09

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

I JACK J. Eggspuehler, 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: *Jack J. Eggspuehler* Date: 11/16/09

Subscribed and sworn to before me this 16<sup>th</sup> day of November, 20 09

State of Ohio

County of Franklin

Notary Public *MJP*



MATTHEW J. PUGH  
Notary Public - State of Ohio  
My Commission Expires  
January 16, 2013

FOR OFFICE USE ONLY			
Amount Received:	Application No:	P&Z Date(s):	P&Z Action:
Receipt No:	Map Zone:	Date Received:	Received By:
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request:			
N, S, E, W (Circle) Side of:			
N, S, E, W (Circle) Side of Nearest Intersection:			
Distance from Nearest Intersection:			
Existing Zoning District:		Requested Zoning District:	



# CLARENCE E. MINGO II

Franklin County Auditor

Parcel ID  
**273-004081-00**

Map Routing No  
**273-N089 -090-01**

Card No  
**1**

Location  
**20 NORTH ST**

**Owner**  
**72 HIGH COMPANY LTD**  
If the above is incorrect please call 614-462-4663

**Tax Bill Mailing Info**  
**72 HIGH COMPANY LTD**  
**20 NORTH ST**  
**DUBLIN OH 43017**

**Legal Description**  
**20 NORTH ST**  
**107' X 56' &**  
**56' X 10' PT VAC ALY**

**Most Recent Transfer**

Sale Amount	<b>\$0</b>
Date of Sale	<b>12/29/2000</b>
Conveyance Type	<b>QE</b>
Exempt Number	<b>912698-M</b>
Number of Parcels	<b>2</b>

**Tax Year 2008**

Annual Taxes	<b>\$13,489.96</b>	Taxes Paid	<b>\$13,489.96</b>
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Current Value		
	Market	Taxable
Land	<b>\$47,100</b>	<b>\$16,490</b>
Improvements	<b>\$452,300</b>	<b>\$158,310</b>
Total	<b>\$499,400</b>	<b>\$174,800</b>
Cauv	<b>\$0</b>	<b>\$0</b>

Building Data			
Year Built	<b>1988</b>	Total Sq Footage	<b>4,480</b>

2008 Tax Status			
Property Class	<b>COMMERCIAL</b>		
Land Use	<b>[447] OFFICE BUILDING</b>		
Tax District	<b>[273] CITY OF DUBLIN-WASH TWP-DUBLIN C.S.D.</b>		
School District	<b>[2513] DUBLIN CSD</b>		
Neighborhood	<b>00102</b>		
Board of Revision	<b>NO</b>	Tax Lien	<b>NO</b>
Homestead	<b>NO</b>	2.5% Reduction	<b>NO</b>
Special Assessment	<b>NO</b>	CDO	



# Clarence E. Mingo II

Auditor, Franklin County, Ohio

Geographic Information System

PID: 273-004081  
72 HIGH COMPANY LTD

<b>Owner Name</b>	72 HIGH COMPANY LTD	<b>Transfer Date</b>	12/29/2000
<b>Site Address</b>	20 NORTH ST	<b>Sale Amount</b>	\$0
<b>Mail Address</b>	72 HIGH COMPANY LTD 20 NORTH ST DUBLIN OH 43017	<b>Year Built</b>	1988
<b>Tax District</b>	CITY OF DUBLIN-WASH TWP-DUBLIN C.S.D.	<b>Auditor's Map</b>	N089 090.01
<b>Description</b>	20 NORTH ST 107' X 56' & 56' X 10' PT VAC ALY	<b>Neighborhood</b>	00102
		<b>School Name</b>	DUBLIN CSD
		<b>Annual Taxes</b>	\$13,489.96

<b>Auditor's Appraised Values</b>				<b>Accessed Acreage</b>	0.150
	<b>Taxable</b>	<b>Exempt</b>	<b>Other Exempt</b>	<b>Landuse</b>	447 - OFFICE BUILDING
<b>Land</b>	\$47,100	\$0	\$0	<b>CAUV</b>	\$0
<b>Building</b>	\$452,300	\$0	\$0	<b>Homestead</b>	NO
<b>Total</b>	\$499,400	\$0	\$0	<b>Property Class</b>	COMMERCIAL

<b>Building Information</b>				<b>Number of Cards</b>	1
<b>Rooms</b>	0	<b>Baths</b>	0	<b>Square Feet</b>	0
<b>Bedrooms</b>	0	<b>Half Baths</b>	0	<b>Air Cond.</b>	
				<b>Fireplaces</b>	0
				<b>Stories</b>	0

**Disclaimer** The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

Orig in Lock Box 1/7/86

88784J09

STATUTORY WARRANTY DEED

W. Ted Bland and Carol J. Bland, husband and wife, grantors, for valuable consideration paid, grant(s), with general warranty covenants to Jack J. Eggspuehler and Joan B. Eggspuehler 84 N. High Street, Dublin, Ohio 43017, the following described real property:

Situated in the Village of Dublin, County of Franklin, and State of Ohio:

137007

Being Lot Number One Hundred Thirty-three (133) in the VILLAGE OF DUBLIN, as the same is numbered and delineated upon the recorded plat thereof, of record in Deed Book 1, page 193, and Plat Book 3, page 199, Recorder's Office, Franklin County, Ohio.

This deed completes a land contract of record in O.R. 1847692. Subject to covenants, restrictions, conditions and easements of record, if any, and taxes and assessments now and hereafter a lien.

Tax district number and parcel number: 273-27

Street address of property: 84 N. High Street.

Prior instrument reference: Volume 3303, page 260 of the Deed Records of Franklin County, Ohio.

Signed this 9th day of October, 1986.

Signed and acknowledged in the presence of:

[Signature of W. Ted Bland]

W. Ted Bland

[Signature of Witness]

Witness

[Signature of Carol J. Bland]

Witness

[Signature of Carol J. Bland]

Carol J. Bland

STATE OF FLORIDA COUNTY OF [unclear], SS:

On this 9th day of October, 1986, before me, the subscriber, a notary public in and for said County and State, personally came the above named W. Ted Bland and Carol J. Bland, husband and wife, the grantor in the foregoing Deed, and acknowledged the signing of the same to be their voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

[Signature of Notary Public]

Notary Public

This instrument prepared by Henry Maser, Attorney at Law.

FRANKLIN COUNTY, OHIO

Recorded: DEC 20 1986 2257

JOSEPH W. TESTA, Recorder

Recorder's Fee \$ 10.00

MAIL

TRANSFERRED DEC 20 1986 PALMER C. McNEAL

CONVEYANCE TAX \$ 300.00 PALMER C. McNEAL

26847

ONLY  
orig.  
A. GINGERY

national  
graphics

ORIG IN LOCK BOX

Know all Men by These Presents; That<sup>1</sup> DAVID L. SANDS, married  
of Franklin County, Ohio for

valuable consideration paid, grants, with general warranty covenants, to  
JACK J. EGGSPUEHLER, TRUSTEE  
whose tax mailing address is

, the following real property: Situated in the County of

Franklin in the State of Ohio and in the Town

of Dublin and bounded and described as follows:<sup>2</sup>

Being Lot Number One Hundred Thirty-two (132) in TOWN  
OF DUBLIN, as the same is numbered and delineated upon  
the recorded plat of said Town of Dublin.

T2N.  
HIGH



Prior Instrument of Reference: Volume 3556, Page 10.

Robin L. Sands <sup>2</sup> wife ~~husband~~ of the grantor, releases all rights of  
dower therein.

Witness our hand this 22nd day of May, 1979.

Signed and acknowledged in the presence of:

*[Signature]*

*David L. Sands*  
David L. Sands

*Robin L. Sands*  
Robin L. Sands

THE STATE OF OHIO, FRANKLIN COUNTY, ss.  
Be It Remembered, That on this 22nd day of May, 1979,  
before me, the subscriber, a Notary Public in and for said County, personally came the  
above named DAVID L. SANDS and ROBIN L. SANDS,  
the Grantors in the foregoing Deed, and acknowledged the signing of the same to be their  
voluntary act and deed, for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal, on the day  
and year last aforesaid.

This Instrument was prepared by  
J. Allen Gingery, Attorney at Law  
140 E. Town Street, Columbus, Ohio 43215

*Charlotte A. Cooper*  
CHARLOTTE A. COOPER, Notary Public  
NOTARY PUBLIC, FRANKLIN COUNTY, OHIO  
MY COMMISSION EXPIRES APRIL 10, 1981

- 1. Name or names of Grantor(s) and marital status.
- 2. Description of land or interest therein and encumbrances, reservations, and exceptions, if any.
- 3. Delete whichever is not applicable.

This space for Auditor's Stamp

This space for Recorder's Stamp