

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 checked="" 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 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): <u>8802. VENTURA WAY AND THE FOLLOWING ON TUSCANY DR.</u>	
Tax ID/Parcel Number(s): <u>18 total lots</u>	Parcel Size(s) (Acres):
<u>8 lots: 39-00-24042.112 through .119</u>	<u>7094, 7086,</u>
<u>10 lots: 39-00-24042.101 through .110</u>	<u>7078, 7070</u>
	<u>& 7062</u>
Existing Land Use/Development:	

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):	<u>8 lots: Tartan Development Company (West), LLC</u>	
	<u>10 lots: Maratage, LLC.</u>	
Mailing Address: (Street, City, State, Zip Code)	<u>8 lots: 7115 Calabria Place, Dublin 43016</u>	
	<u>10 lots: 555 Metro Place North Suite 600 Dublin 43017-1306</u>	
Daytime Telephone:	<u>8 lots: 361-1606</u>	Fax: <u>850-9191</u>
	<u>10 lots: 361-1606</u>	
Email or Alternate Contact Information:	<u>ssimonet@columbus.rr.com</u>	
	<u>bhoynge@crowfordhoynge.com</u>	

RECEIVED
10-046 INF
AUG 03 2010

CITY OF DUBLIN
LAND USE &
LONG RANGE PLANNING

FILE COPY

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: <u>Steve Simonetti</u>	Applicant is also property owner: yes <input type="checkbox"/> no <input type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.):	<u>Tartan Development Company (West)</u> <u>↓ Maratage, LLC</u>
Mailing Address: (Street, City, State, Zip Code)	<u>7715 Calabria Place Dublin Ohio 43016</u>
Daytime Telephone: <u>361-1606</u>	Fax:
Email or Alternate Contact Information: <u>ssimonet@columbus.rr.com</u>	

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 _____, 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:
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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 _____

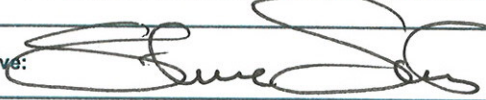
State of _____

Stamp or Seal

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.

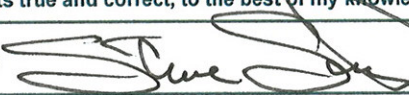
I Steve Simonetti, the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.

Signature of applicant or authorized representative: 	Date: <u>7/3/10</u>
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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 _____, 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:	Date:

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

I <u>Steve Simonetti</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: 	Date: <u>8/3/10</u>

Subscribed and sworn to before me this 3 day of August, 2010
 State of Ohio
 County of Franklin



MONICA SNYDER
 Notary Public, State of Ohio
 My Commission Expires 02-25-2012

Notary Public Monica Snyder

FOR OFFICE USE ONLY			
Amount Received: <u>500.00</u>	Application No: <u>10-046</u>	P&Z Date(s): <u>09/02/10</u>	P&Z Action:
Receipt No: <u>58494</u>	Map Zone: <u>5</u>	Date Received: <u>8/3/10</u>	Received By: <u>GG</u>
City Council (First Reading): <u>—</u>		City Council (Second Reading): <u>—</u>	
City Council Action: <u>—</u>		Ordinance Number: <u>—</u>	
Type of Request: <u>Informal</u>			
N, S, E, W (Circle) Side of: <u>Tuscany Drive</u>			
N, S, E, W (Circle) Side of Nearest Intersection: <u>Verona Way</u>			
Distance from Nearest Intersection: <u>10 Tuscany / Verona Way</u>			
Existing Zoning District: <u>Town West PUD</u>		Requested Zoning District: <u>PUD</u>	

PID	Address	Owner Name
1370905003000	7027 Calabria Place	Schuessler John T & Patty Co-Trustee
1370905002000	7011 Calabria Place	Maratage Homes LLC
1370906020000	7012 Calabria Place	Berkowitz Mark R & Teresa A JT Lives
1370905006000	7035 Calabria Place	Maratage LLC
1370906005000	7115 Calabria Place	Simonetti Steven J Trustee
1370906006000	7123 Calabria Place	Kruppa C.D. Trustee & Laure W Kruppa Co-Trustee
1370906021000	Calabria Place or Tuscany Drive	Maratage LLC
1370908006000	Cabernet Ct or Tuscany Drive	Tartan Development Co West LLC
1370905007000	7051 Calabria Place	Maratage Homes LLC
1370906003000	7099 Calabria Place	Frauenberg James H Trustee
1370905008000	7059 Calabria Place	Maratage Homes LLC
1370905005000	7035 Calabria Place	Maratage LLC
1370906002000	7091 Calabria Place	Dawson John W III & Ellen M JT Lives
1370906004000	7107 Calabria Place	Morck Gregory W & Debbie E JT Lives
1370908001000	7099 Tuscany Drive	Advantage Bank
1370908003000	7115 Tuscany Drive	Emerald Bank
1370908002000	7107 Tuscany Drive	Emerald Bank
1370908005000	7131 Tuscany Drive	Emerald Bank
1370908004000	7123 Tuscany Drive	Emerald Bank
1370908012000	Cabernet Ct or Tuscany Drive	Tartan Development Co West LLC

City/State/Zip

Dublin, OH 43016

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