

APPLICATION FOR DEVELOPMENT

PLEASE CHECK THE TYPE OF REVIEW

- West Innovation Districts
(Zoning Code Sections 153.037 - 153.043)
- Bridge Street Corridor Districts
(Zoning Code Sections 153.057- 153.066)
- Wireless Communication Facility (Chapter 99)

PLEASE CHECK THE APPLICATION TYPE

- Basic Plan Review
- Development Plan Review
- Waiver Review
- Open Space Fee-in-Lieu
- City Council Appeal
- Minor Project
- Site Plan Review
- Master Sign Plan
- Parking Plan
- Administrative Departure

Wireless Applications

- New Tower
- Alternative Structure
- Co-Location
- Temporary

The following applications require review and decision by the **Planning and Zoning Commission, Board of Zoning Appeals, or Architectural Review Board**, but may be submitted concurrently with another application.

Check any that apply:

- Conditional Use
- Administrative Appeal
- Project involving modifications to property within the Architectural Review District
- Other: _____
- Rezoning

SUBMISSION REQUIREMENTS

- Fee** (refer to the approved fees list)
- Electronic Copies** of all application materials (PDF, JPEG, Word, etc. as appropriate)
- Submission Requirements** for each type of application (refer to checklists)
- Legal Description and/or Property Survey** for the subject property

I. PROPERTY INFORMATION: Provide information to identify properties and the proposed development. Attach additional sheets if necessary.

Property Address(es): <u>106 S. HIGH ST., DUBLIN, OH 43017</u>	
Tax ID/Parcel Number(s): <u>273-001978-00</u>	Parcel Size(s) in Acres: <u>0.177</u>
Existing Land Use/Development: <u>office</u>	Zoning District: <u>BSC Historic Core</u>

- Check this box if any **Administrative Departures** are requested and attach an Administrative Departure request form.
- Check this box if any **Waivers** are requested as part of the application for development and attach a Waiver Request form.

II. PROPERTY OWNER INFORMATION: Indicate the person(s) or organization(s) who own the property proposed for development. Attach additional pages if there are multiple property owners.

Name (Individual or Organization): <u>ODIG, Ltd.</u>	
Mailing Address: <u>5403 RICHLANNE DR HILLIAND OH 43024</u>	
Daytime Telephone: <u>614-353-3115</u>	Fax:
Email or Alternate Contact Information: <u>JohnAizx@gmail.com</u>	

FOR OFFICE USE ONLY: DIRECTOR'S ACCEPTANCE

Date of Acceptance: <u>10/22/2012</u>	Next Decision Due Date: <u>11/5/2012</u>
Final Date of Decision:	Determination:
Director's (or Designee's) Signature:	

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III. APPLICANT(S): Indicate person(s) submitting the application if different than the property owner(s).

Name: (Individual or Organization) <u>PLIG INC.</u>	
Mailing Address: <u>P.O. BOX 20621, COLUMBUS, OH 43220</u>	
Daytime Telephone: <u>614-395-7375</u>	Fax: <u>614-364-7478</u>
Email or Alternate Contact Information: <u>PLIGINC@GMAIL.COM</u>	

IV. AUTHORIZED REPRESENTATIVE(S): Indicate the person(s) authorized to represent the property owner and/or applicants.

Name: (Individual or Organization) <u>KURT NOVAK</u>	
Mailing Address: <u>5671 SHEEHAN CT. DUBLIN, OH 43016</u>	
Daytime Telephone: <u>614-395-7375</u>	Fax: <u>614-364-7478</u>
Email or Alternate Contact Information: <u>PLIGINC@GMAIL.COM</u>	

V. AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S): Complete if applicable.

I, John Anderson, Member, the owner, hereby authorize KURT NOVAK to act as a **representative(s)** in all matters pertaining to the processing and approval of this application, including modifying the application. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner: <u>John P. Anderson, Member ODIG Ltd.</u>	Date: <u>9/27/12</u>
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Check this box if the original Authorization for Owner's Applicant(s)/Representative(s) is attached as a separate document.

VI. 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 enter, photograph and post a notice on the property described in this application. This is optional, but recommended.

I, John Anderson, the owner or authorized representative, hereby authorize City representatives to enter, photograph and/or post a notice on the property described in this application.

Signature of Owner or Authorized Representative: <u>John P. Anderson Member ODIG Ltd.</u>	Date: <u>9/27/12</u>
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VII. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I, KURT NOVAK, 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 Current Property Owner or Authorized Representative: <u>Kurt Novak</u>	Date: <u>10/22/12</u>
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Check this box if the Applicant's Affidavit and Acknowledgement is attached as a separate document.

Subscribed and sworn to before me this 22nd day of October, 2012

State of Ohio

County of Franklin



Robyn D. Harp RobynDHarp
Notary Public, State of Ohio
My Commission Expires 09-09-2014

EXHIBIT A

Situated in the County of Franklin, in the State of Ohio and in the Village of Dublin and bounded and described as follows:

Situated in the State of Ohio, County of Franklin, Village of Dublin, being in Virginia Military Survey No. 2542, containing 0.152 acres of land, more or less, part of said 0.152 acres being all of that approximately rectangular shaped tract of land, 45 feet by 114 feet in size, as described in the deed to Kenneth N. Carpenter of record in Deed Book 3115, Page 411, Recorder's Office, Franklin County, Ohio, and part of said 0.152 acres being part of that approximately rectangular shaped tract of land, 90 feet by 114 feet in size, as described in said deed to Kenneth N. Carpenter, said 0.152 acres of land being more particularly described as follows:

Beginning at a 3/4 inch (I.D.) iron pipe at the northwesterly corner of said 45 foot by 114 foot tract, the same being at the intersection of the easterly right-of-way line of High Street (66 feet in width) with the southerly right-of-way line of South Street (48 feet in width);

Thence N. 82 degrees 30 minutes 00 seconds E. with the northerly line of said 45 foot by 114 foot tract and with the southerly right-of-way line of said South Street, a distance of 114.00 feet to a 3/4 inch (I.D.) iron pipe at the northeasterly corner of said 45 foot by 114 foot tract, the same being at the northwesterly corner of that approximately rectangular shaped tract of land, 135 feet by 237 feet in size, as described in the deed to Kenneth N. Carpenter of record in Deed Book 3115, Page 409, Recorder's Office, Franklin County, Ohio;

Thence S. 7 degrees 00 minutes 00 seconds E. with the easterly line of said 45 foot by 114 foot tract, with the easterly line of said 90 foot by 114 foot tract and with the westerly line of said 135 foot by 237 foot tract, the same being parallel with and 114.00 feet easterly from, as measured at right angles, the easterly right-of-way line of said High Street, a distance of 58.00 feet to a 3/4 inch (I.D.) iron pipe;

Thence S. 82 degrees 30 minutes 00 seconds W. parallel with and 58.00 feet southerly from, as measured at right angles, both the northerly line of said 45 foot by 114 foot tract and the southerly right of way line of said South Street, a distance of 114.00 feet to a 3/4 inch (I.D.) iron pipe in the westerly line of said 90 foot by 114 foot tract, the same being in the easterly right-of-way line of said High Street;

Thence N. 7 degrees 00 minutes 00 seconds W. with the westerly line of said 90 foot by 114 foot tract, with the westerly line of said 45 foot by 114 foot tract and with the easterly right-of-way line of said High Street, a distance of 58.00 feet to the point of beginning and containing 0.152 acres of land, more or less.

N-90
ALL OF
1978
(273)
1-2-91
AR

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CITY OF DUBLIN
PLANNING

PLIG INC. DBA RE/MAX 24/7

PO Box 20621, Columbus, OH 43220
(614) 395-7375 Fax: (614) 364-7478

October 18, 2012

RE: Sign Application for RE/MAX 24/7

PLIG Inc. has purchased a RE/MAX real estate franchise for the Dublin area, and entered into an agreement to lease the building at 106 S. High Street for its office. We will offer real estate brokerage services to the Dublin community.

RE/MAX 24/7 will be moving into 106 S. High Street with an estimated opening date of October 30, 2012. RE/MAX 24/7 is a real estate brokerage and plans to have the following hours of operation: 8-5 M-F, 8-3 Sat. The office will be used by real estate agents to meet clients, conduct business and for training.

Zoning District – 153.058

The zoning district of RE/MAX 24/7 is the BSC Historic Core.

Use – 153.059

RE/MAX 24/7 will use the space as General Office.

Lots & Blocks – 153.060

The site is an existing building situated at the corner of High Street and Pinney Hill Lane. There will be no alterations to the face of the the building.

Street Type – 153.061

The street type is a corridor connector street.

Building Type – 153.062

The building type that will house our office is a single use property.

Building Type Criteria – 153.062

This is an existing building. We are proposing to install a projecting sign at the NW section of the building near the main entrance and a window sign beside the main entrance.

Open Space – 153.064

N/A

Parking/Loading – 153.065

The total office space at 106 S. High St. is approximately 1,200 sqft. According to code we need 2.5 parking spaces per 1,000 sqft. There are 4 private parking spaces in the rear of the building. In addition, there is one public parking space right in front of the building on High Street.

Landscaping/Tree Preservation – 153.065

N/A

Site Management – 153.065

N/A

Access/Circulation – 153.065

N/A

Grading & Utilities – 153.065

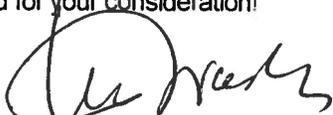
N/A

Signs – 153.065

We are proposing to install one projecting sign and one window sign. The specifications of the signs are included in this application.

Thank you for your consideration!

Sincerely,



Kurt Novak, President, PLIG Inc.

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Projecting Sign

106
Window Sign

114

126



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RE/MAX 24/7 Sign Application

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PLANNING

Date: 10/18/2012

Job Name: Remax 24/7

Location: 106 S. High Street, Dublin OH 43017

Elevation Drawing

JOB # 12532

Sheet _1_ of _3_



2' x 2' round sign is 9' from ground to top of sign.



Close up view of window
43" x 12.6" window lettering

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9985 Sawmill Parkway • Powell, OH 43065 • 614-932-7005 FAX 614-932-7006 • powell@signarama.com

SIGN★A★RAMA
WHERE THE WORLD GOES FOR SIGNS

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Zoning Approval:

Approved

Approved w/ changes

Date: 10/18/2012

Job Name: Remax 24/7

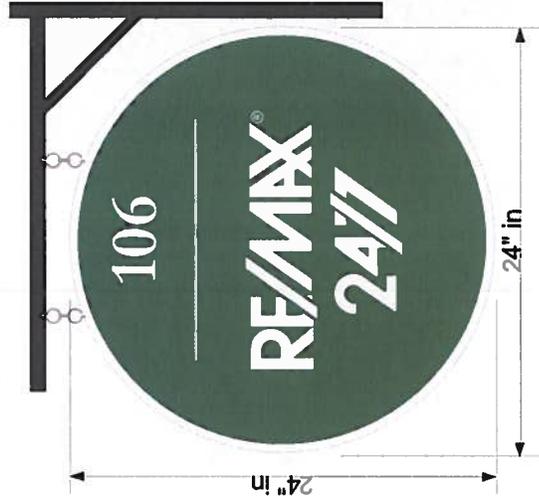
Location: 106 S. High Street, Dublin OH 43017

Scaled Drawing & Mounting

JOB # 12532

Sheet 2 of 3

Scaled Drawing with Mounting Details



Existing sign to be refaced



Sign Details

- 2' x 2' Double sided reface of existing 1.25" wood sign.
- Sign mounted to an existing sign (Joven - shown above)
- Digital print (see fonts and colors for details)

Mounting Details:

- Sign will hang from existing wood bracket.
- Attached to bracket using existing metal eyebolt hardware.



Sign Details

- 43" x 12.6" Digital print & vinyl cut graphics (see fonts and colors for details)
- 20% of window space, bottom window is 43.5" x 66.5"

Mounting Details:

- Outside glass application

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2012-03-22

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2 2 2012

CITY OF DUBLIN
PLANNING

Zoning Approval:

Approved

Approved w/ changes

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WHERE THE WORLD GOES FOR SIGNS

Date: 10/18/2012

Job Name: Remax 24/7

Location: 106 S. High Street, Dublin OH 43017

Fonts and Colors

JOB # 12532

Sheet 3 of 3



2' x 2' sign.
Background is RGB printed opaque vinyl.
Edge of sign & text is white.

RGB - R0,G64,B21



"106" is "Garamond Bold" font.

"Remax 24/7" is similar to "Arial Bold" but is a customer custom font.



43" x 12.6" Window graphic is RGB printed opaque vinyl.
Text is white & balloon graphic colors are listed below.

RGB - R255,G0,B0 RGB - R0,G0,B255



"Remax 24/7" is similar to "Arial Bold" but is a customer custom font.

"The Real Estate Leaders" is similar to "More Pro" but is a customer custom font.

9985 Sawmill Parkway * Powell, OH 43065 * 614-932-7005 FAX 614-932-7006 * powell@signarama.com

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Zoning Approval:

Approved X

Approved w/ changes X