

February 2009

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 checked="" 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): Avery Road	
Tax ID/Parcel Number(s): 274-000137	Parcel Size(s) (Acres): 120.253 ac.
Existing Land Use/Development: agriculture, woods, undeveloped.	
IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:	
Proposed Land Use/Development: Residential development, parks & open space	
Total acres affected by application: 120.253	

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

Name (Individual or Organization): Homewood Corporation LLC, c/o Jim Lipnos, President	
Mailing Address: (Street, City, State, Zip Code) 2700 Dublin Granville Rd. Columbus, Ohio 43231	
Daytime Telephone: 614-898-7200	Fax: 614-898-7210
Email or Alternate Contact Information: jlipnos@homewoodcorp.com	

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: Jim Lipnos	Applicant is also property owner: yes <input checked="" type="checkbox"/> no <input type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): Homewood Corporation, LLC	
Mailing Address: (Street, City, State, Zip Code) 2700 Dublin Granville Rd. Columbus, OH 43231	
Daytime Telephone: 614-898-7200	Fax: 614-898-7210
Email or Alternate Contact Information: jlipnos@homewoodcorp.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: Chris Cline	
Organization (Owner, Developer, Contractor, etc.): Blaugrund, Herbert and Martin	
Mailing Address: (Street, City, State, Zip Code) 300 W Wilson Bridge Rd. Ste. 100 Worthington, OH 43085	
Daytime Telephone: 614-923-3132	Fax: 614-764-0774
Email or Alternate Contact Information: ctc@bhmlaw.com	

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, JAMES L. LIPNOS, the owner, hereby authorize
CHRIS CLINE 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: 10/30/12

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 30 day of October, 2012
State of Ohio
County of Franklin Notary Public Tracy McVey



TRACY McVEY
Notary Public, State of Ohio
My Commission Expires
07-14-2017

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, JAMES L. LIPNOS, 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: 10/30/12

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, James L. Lipnas, 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: [Signature] Date: 10/30/12

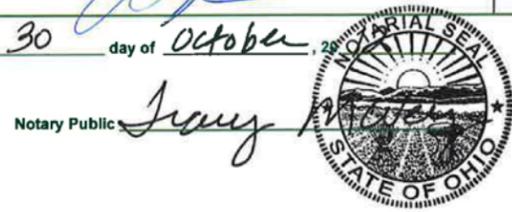
IX. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I, James L. Lipnas, 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: [Signature] Date: 10/30/12

Subscribed and sworn to before me this 30 day of October,

State of Ohio
County of Franklin



TRACY McVEY
Notary Public, State of Ohio
My Commission Expires
07-14-2017

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:	

Avondale Woods - Property Owners Within 150 Feet

Parcel Number	Owner	Parcel Address	Mailing Address			
			Street	City	State	Zip
010-265640	NEW YORK CENTRAL LINES LLC		500 WATER ST	JACKSONVILLE	FL	32202
010-265644	AVERY ROAD COLUMBUS LLC	AVERY RD	1311 AUTUMN HILL DR	COLUMBUS	OH	43235
272-000488	BALTES-SPRING ELIZABETH R	5239 AVERY RD	3590 STERLING PARK CIR	GROVE CITY	OH	43123
274-001505	COLUMBUS METROPOLITAN HOUSING AUTHO	AVERY RD	880 E 11TH AVE	COLUMBUS	OH	43211
274-001522	COLUMBUS METROPOLITAN HOUSING AUTHO	AVONDALE WOODS BL	2335 N BANK DR	COLUMBUS	OH	43220
274-001505	COLUMBUS METROPOLITAN HOUSING AUTHO	AVERY RD	880 E 11TH AVE	COLUMBUS	OH	43211
274-001504	COLUMBUS METROPOLITAN HOUSING AUTHO	AVONDALE WOODS BL	880 E 11TH AVE	COLUMBUS	OH	43211
274-001522	COLUMBUS METROPOLITAN HOUSING AUTHO	AVONDALE WOODS BL	2335 N BANK DR	COLUMBUS	OH	43220
274-000021	DALLAS ANGELO J TR ET AL	6333 RINGS RD	3969 SMILEY RD	HILLIARD	OH	43204
010-265636	DOMINION HOMES INC	5038 COSGRAY RD	4900 TUTTLE CROSSING BLVD	DUBLIN	OH	43016
010-273427	DOMINION HOMES INC	COSGRAY RD	4900 TUTTLE CROSSING BLVD	DUBLIN	OH	43016
010-265639	DOMINION HOMES INC	5055 AVERY RD	4900 TUTTLE CROSSING BLVD	DUBLIN	OH	43016
010-265636	DOMINION HOMES INC	5038 COSGRAY RD	4900 TUTTLE CROSSING BLVD	DUBLIN	OH	43016
274-000117	DVORAK JAMES A ET AL	6555 RINGS RD	1025 DENMAN CT	WESTERVILLE	OH	43081
272-000040	WEATHERBY DAVID S	5255 AVERY RD	5255 AVERY RD	DUBLIN	OH	43016
272-000498	ELLIOTT W HEATH & STACY E	5067 AVERY RD	5067 AVERY RD	DUBLIN	OH	43016
274-000034	FENDER PAUL & CELESTE	6555 RINGS RD	6555 RINGS RD	DUBLIN	OH	43016
272-000489	HADJARPOUR SAEED HASJARPOUR MOJGON	5243 AVERY RD	8080 TILLINGHAUST DR	DUBLIN	OH	43017
272-000484	HELLER GEOFFREY C & DEBORAH J MUNTZ	5223 AVERY RD	5223 AVERY RD	DUBLIN	OH	43016
274-000137	HOMEWOOD CORP	5215 AVERY RD	2700 E DUBLIN GRANVILLE RD	COLUMBUS	OH	43231
272-000486	JORDAN GREGORY A & CHERYL A	5231 AVERY RD	5231 AVERY RD	DUBLIN	OH	43016
010-279301	KONTOGIANNIS GEORGE J	AVERY RD	400 S 5TH ST STE 400	COLUMBUS	OH	43215
272-000491	LEMASTER BARBARA J	5251 AVERY RD	5251 AVERY RD	DUBLIN	OH	43016
010-286777	M/I HOMES OF CENTRAL OHIO LLC	5724 GINGREY RD	3 EASTON OVAL STE 540	COLUMBUS	OH	43219
272-000485	MULLINS NORMAN V III & MARY A	5227 AVERY RD	5227 AVERY RD	DUBLIN	OH	43016
272-000487	MYHER DANIEL E & SUSAN M	5235 AVERY RD	5235 AVERY RD	DUBLIN	OH	43016
274-000018	PATCH DAVID W JR	6661 RINGS RD	PO BOX 156	AMLIN	OH	43002
010-265638	PF FARM LLC	RINGS RD	PO BOX 156	AMLIN	OH	43002
272-000483	REED MATTHEW D	5219 AVERY RD	5219 AVERY RD	DUBLIN	OH	43016
272-000490	RICH MATTHEW L RICH LORRAINE A	5247 AVERY RD	5247 AVERY RD	DUBLIN	OH	43016
010-279340	SYLVESTER JIM R SYLVESTER JANET L	5163 AVERY OAK DR	5163 AVERY OAK RD	DUBLIN	OH	43016
010-265649	WHITE FAMILY FARM LTD	5730 HAYDEN RUN RD	5730 HAYDEN RUN RD	DUBLIN	OH	43016

119.335 ACRES

Situated in the State of Ohio, County of Franklin, City of Dublin, located in Virginia Military Survey Numbers 3453 and 3012, being all of the remainder of that 137.274 acre tract conveyed as Parcel Number 1 and all of the remainder of that 2.6 acre tract conveyed as Parcel Number 2 to Homewood Corporation by deed of record in Official Record 23250A17 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), being more particularly bounded and described as follows:

BEGINNING at a northeasterly corner of the remainder of said 2.6 acre tract, a northwesterly corner of that plat entitled "Avondale Senior Village Amended" of record in Plat Book 114, Page 41, the westerly right-of-way line of Avery Road of record in Plat Book 114, Page 41;

thence with the perimeter of said "Avondale Senior Village Amended", the following courses and distances:

South 10°44'43" West, a distance of 120.81 feet to a point;

South 55°47'16" West, a distance of 35.38 feet to a point;

North 79°10'10" West, a distance of 313.92 feet to a point of curvature;

with the arc of a curve to the right, having a central angle of 11°25'51", a radius of 456.00 feet, an arc length of 90.98 feet, and a chord that bears North 73°27'15" West, a chord distance of 90.82 feet to a point of reverse curvature;

with the arc of a curve to the left having, a central angle of 24°33'25", a radius of 516.00 feet, an arc length of 221.16 feet, and a chord that bears North 80°01'02" West, a chord distance of 219.47 feet to a point;

South 87°42'16" West, a distance of 333.40 feet to a point; and

South 06°09'16" East, a distance of 1032.59 feet to a point in the southerly line of said 137.274 acre tract;

thence with the perimeter of said 137.274 acre tract, the following courses and distances:

South 83°28'01" West, a distance of 583.81 feet to a point;

North 39°15'59" West, a distance of 1857.05 feet to a point;

North 83°02'04" East, a distance of 492.25 feet to a point;

North 06°22'31" West, a distance of 1549.32 feet to a point;

North 84°15'41" East, a distance of 1947.00 feet to a point; and

South 05°46'37" East, a distance of 2128.26 feet to a point at the northwesterly corner of said 2.6 acre tract;

thence North 87°27'47" East, the northerly line of said 2.6 acre tract, a distance of 173.28 feet to the POINT OF BEGINNING and containing 119.335 acres of land, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.