



CITY OF DUBLIN, OH

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 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): 6329 Perimeter Loop Dr Dublin, Ohio	
Tax ID/Parcel Number(s): 273-0057800-00	Parcel Size(s) (Acres): 1.003
Existing Land Use/Development: Office	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:
Proposed Land Use/Development: Daycare
Total acres affected by application: 1.003

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

Name (Individual or Organization): Paolo & Marilena Cugini	
Mailing Address: (Street, City, State, Zip Code) 155 Green Meadows Dr. S. Lewis Center, Ohio 43035	
Daytime Telephone: 614-846-0052	Fax: 614-846-0060
Email or Alternate Contact Information: paul@paulcugini.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: Paul Cugini	Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): Paolo & Marilena Cugini	
Mailing Address: 155 Green Meadows Dr. S. Lewis Center, Ohio 43035 (Street, City, State, Zip Code)	
Daytime Telephone: 614-846-0052	Fax: 614-846-0060
Email or Alternate Contact Information: paul@paulcugini.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, Paul Cugini, the owner, hereby authorize Paul Cugini 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 _____

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, Paul Cugini, 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:

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>Paul Cugini</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:	Date:

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

I, <u>Paul Cugini</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:

Subscribed and sworn to before me this _____ day of _____, 20_____

State of _____

Stamp or Seal

County of _____ Notary Public _____

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:	



CONSULTING ENGINEERS & SURVEYORS

October 23, 1989

Planned Communities, Inc.
150 West Wilson Bridge Road
Worthington, Ohio 43085

Attention: Mr. Terry Andrews

Re: Perimeter Mall

Dear Sir:

The following is a description of the 0.707 acre parcel,
per your request:

0.707 Acre

Situate in the County of Franklin, State of Ohio, City of Dublin and being located in Virginia Military Survey No. 2999 and being part of the 87.505 acres tract conveyed to PC/McKittrick Limited Partnership, by deed of record in Official Record 11422F04, all references being to those of record in the Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows:

Beginning, for reference, at the point where the centerline of Perimeter Drive (a proposed public street) intersects the centerline of Perimeter Loop Road (a proposed public street), said reference point of beginning being in the easterly line of the said 87.505 acres tract and located North 4° 13' 22" West, a distance of 1,146.46 feet from the southeasterly corner of said 87.505 acres tract; thence, from said reference point of beginning, westwardly, with the centerline of said Perimeter Drive, the same being the arc of a curve to the right having a radius of 620.00 feet, a central angle of 14° 00' 46" and a chord that bears North 80° 27' 15" West, a chord distance of 151.26 feet to a point; thence, leaving said centerline of Perimeter Drive, South 16° 33' 08" West, a distance of 50.00 feet to a point in the southerly right-of-way line of said Perimeter Drive, said point being the true point of beginning and the northeasterly corner of the tract herein intended to be described;

Continued

15725E15

Planned Communities, Inc.
Attention: Mr. Terry Andrews

October 23, 1989
Page Two

thence, leaving said right-of-way line, South 22° 35' 19"
West, a distance of 151.55 feet to a point;

thence South 4° 13' 22" East, a distance of 90.00 feet to a
point;

thence South 85° 46' 38" West, a distance of 113.00 feet to
a point;

thence North 4° 13' 22" West, a distance of 80.00 feet to
the point of curvature;

thence northwardly, with the arc of a curve to the right
having a radius of 233.00 feet, a central angle of 31° 54' 35"
and a chord that bears North 11° 43' 49" East, a chord distance
of 128.09 feet to the point of tangency;

thence North 27° 41' 13" East, a distance of 83.61 feet to
a point in the southerly right-of-way line of said Perimeter
Drive;

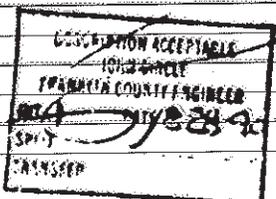
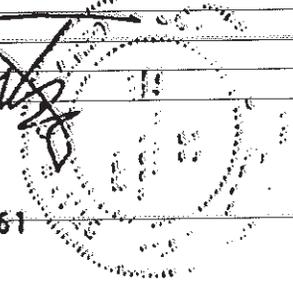
thence, eastwardly, with the southerly right-of-way line of
said Perimeter Drive, the same being the arc of a curve to the
left having a radius of 670.00 feet, a central angle of 9° 40'
50" and a chord that bears South 68° 36' 26" East, a chord
distance of 113.07 feet to the true point of beginning and
containing 0.707 acre of land, more or less.

Subject to all rights-of-way, easements and restrictions,
if any, of previous record.

The bearings in the foregoing description are based on the
same meridian as the bearings in the metes and bounds
description of the 21.001 acres tract of land designated Parcel
No. 7-WL (Highway) and described in Franklin County Court of
Common Pleas case number 232353.

N 70 FF
0.707 ACRES
OUT OF
5358
(273)

Felix R. Browitz
Felix R. Browitz
Professional Surveyor No. 5561



October 23, 1989
Revised August 21, 1990

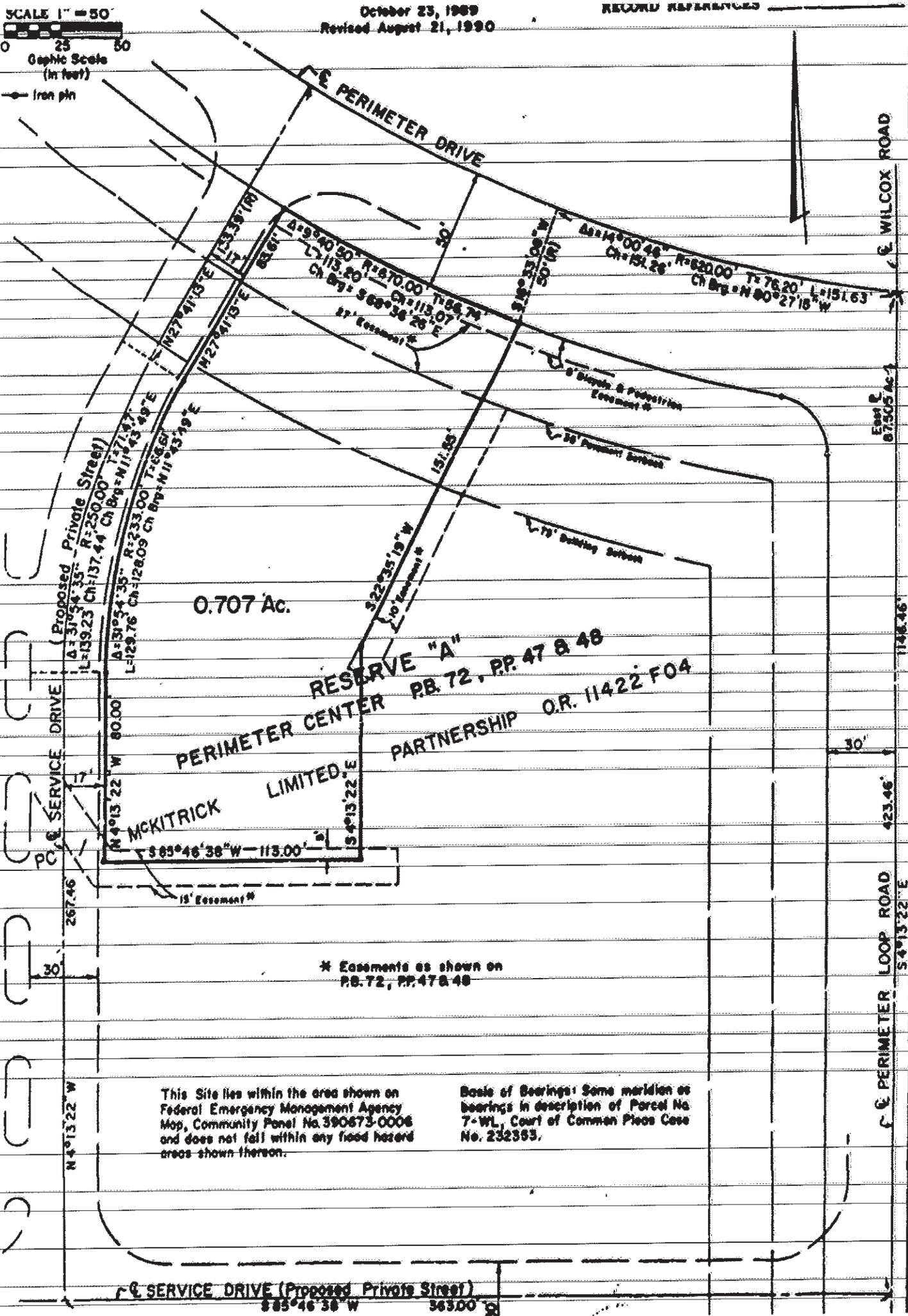
RECORD REFERENCES

SCALE 1" = 50'



Graphic Scale
(in feet)

Iron pin



0.707 Ac.

RESERVE "A"
PERIMETER CENTER PARTNERSHIP
O.R. 11422 F04

MCKITRICK LIMITED

* Easements as shown on
P.B. 72, P.P. 47 & 48

This Site lies within the area shown on
Federal Emergency Management Agency
Map, Community Panel No. 390673-0006
and does not fall within any flood hazard
areas shown thereon.

Basis of Bearings: Same meridian as
bearings in description of Parcel No.
7-WL, Court of Common Pleas Case
No. 232353.

SERVICE DRIVE (Proposed Private Street)

885'46"38" W

363.00



CONSULTING ENGINEERS & SURVEYORS

October 23, 1989

Planned Communities, Inc.
150 West Wilson Bridge Road
Worthington, Ohio 43085

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0.707 Acre

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Beginning, for reference, at the point where the centerline of Perimeter Drive (a proposed public street) intersects the centerline of Perimeter Loop Road (a proposed public street), said reference point of beginning being in the easterly line of the said 87.505 acres tract and located North $4^{\circ} 13' 22''$ West, a distance of 1,146.46 feet from the southeasterly corner of said 87.505 acres tract; thence, from said reference point of beginning, westwardly, with the centerline of said Perimeter Drive, the same being the arc of a curve to the right having a radius of 620.00 feet, a central angle of $14^{\circ} 00' 46''$ and a chord that bears North $80^{\circ} 27' 15''$ West, a chord distance of 151.26 feet to a point; thence, leaving said centerline of Perimeter Drive, South $16^{\circ} 33' 08''$ West, a distance of 50.00 feet to a point in the southerly right-of-way line of said Perimeter Drive, said point being the true point of beginning and the northeasterly corner of the tract herein intended to be described;

Continued

15725E15

Planned Communities, Inc.
Attention: Mr. Terry Andrews

October 23, 1989
Page Two

thence, leaving said right-of-way line, South 22° 35' 19" West, a distance of 151.55 feet to a point;

thence South 4° 13' 22" East, a distance of 90.00 feet to a point;

thence South 85° 46' 38" West, a distance of 113.00 feet to a point;

thence North 4° 13' 22" West, a distance of 80.00 feet to the point of curvature;

thence northwardly, with the arc of a curve to the right having a radius of 233.00 feet, a central angle of 31° 54' 35" and a chord that bears North 11° 43' 49" East, a chord distance of 128.09 feet to the point of tangency;

thence North 27° 41' 13" East, a distance of 83.61 feet to a point in the southerly right-of-way line of said Perimeter Drive;

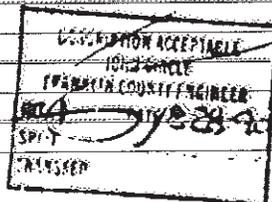
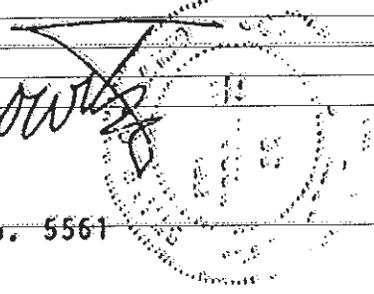
thence, eastwardly, with the southerly right-of-way line of said Perimeter Drive, the same being the arc of a curve to the left having a radius of 670.00 feet, a central angle of 9° 40' 50" and a chord that bears South 68° 36' 26" East, a chord distance of 113.07 feet to the true point of beginning and containing 0.707 acre of land, more or less.

Subject to all rights-of-way, easements and restrictions, if any, of previous record.

The bearings in the foregoing description are based on the same meridian as the bearings in the metes and bounds description of the 21.001 acres tract of land designated Parcel No. 7-WL (Highway) and described in Franklin County Court of Common Pleas case number 232353.

N 70 FF
5767 ACRES
OUT OF
5358
(273)

Felix R. Borowitz
Felix R. Borowitz
Professional Surveyor No. 5561



SCALE 1" = 50'

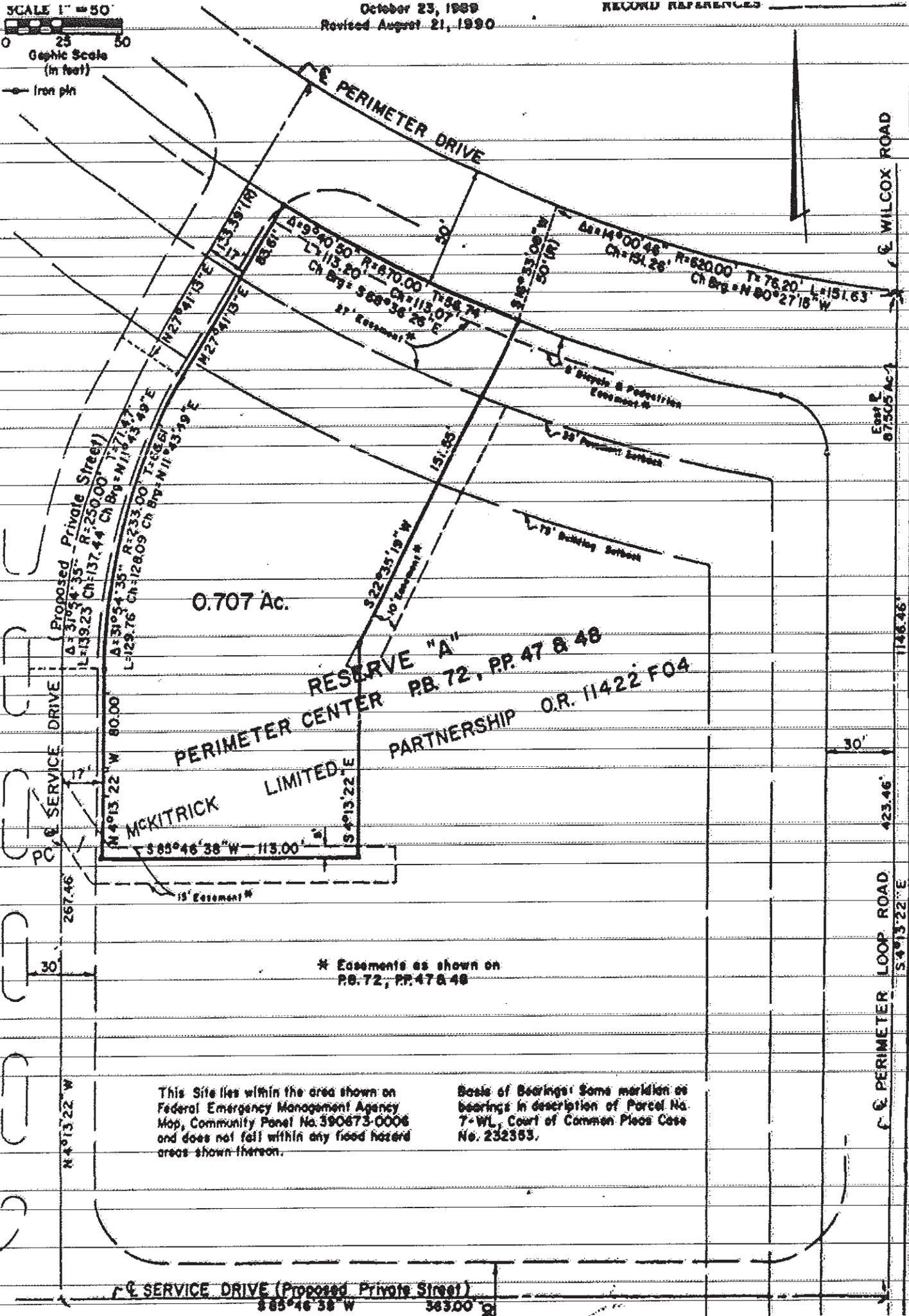
October 23, 1989
Revised August 21, 1990

RECORD REFERENCES

0 25 50

Graphic Scale
(in feet)

Iron pin



0.707 Ac.

RESERVE "A"

PERIMETER CENTER PARTNERSHIP

O.R. 11422 F04

MCKITRICK LIMITED

* Easements as shown on
PB. 72, PP. 47 & 48

This Site lies within the area shown on
Federal Emergency Management Agency
Map, Community Panel No. 390673-0006
and does not fall within any flood hazard
areas shown thereon.

Basis of Bearings: Same meridian as
bearings in description of Parcel No.
7-WL, Court of Common Pleas Case
No. 232353.

PC SERVICE DRIVE (Proposed Private Street)

$S85^{\circ}46'38''W$ $383.00'$

1.113 ACRE PARCEL

Situated in the State of Ohio, County of Franklin, City of Dublin and in Virginia Military Survey 2999, and being 1.113 acres (in Reserve "A") of those tracts as conveyed to PC/MCKITRICK LIMITED PARTNERSHIP by deeds of record in Official Records 11422F04 and 11422F11, all references being to those of record in the Recorder's Office, Franklin County, Ohio, said 1.113 acres being more particularly bounded and described as follows:

Beginning for reference at the centerline intersection of Perimeter Drive and Perimeter Loop Road of that plat entitled "Perimeter Center", of record in Plat Book 72, Pages 47 and 48;

thence South 4° 13' 22" East, along the centerline of Perimeter Loop Road, a distance of 67.42 feet to a point;

thence South 85° 46' 38" West, leaving the centerline of Perimeter Loop Road, a distance of 30.00 feet to an iron pin in the westerly right-of-way line of Perimeter Loop Road and being the true place of beginning for the following described parcel;

thence South 4° 13' 22" East, along the westerly right-of-way line of Perimeter Loop Road, a distance of 218.72 feet to an iron pin;

thence leaving said westerly right-of-way line, South 85° 46' 38" West, a distance of 203.00 feet to an iron pin;

thence North 4° 13' 22" West, passing an iron pin at 50.14 feet, marking the southeasterly corner of that 0.707 acre tract as conveyed to Sherrie R. Smith by deed of record in Official Record 15725E12, a total distance of 140.14 feet to an iron pin;

thence North 22° 35' 19" East, a distance of 151.55 feet to an iron pin in the southerly right-of-way line of Perimeter Drive marking the northeasterly corner of said 0.707 acre tract;

thence southeasterly along the southerly right-of-way line of Perimeter Drive and the arc of said curve to the left (Radius = 670.00 feet, Delta = 10° 09' 42"), a chord bearing and distance of South 78° 31' 43" East, 118.67 feet to an iron pin marking a point of reverse curvature;

thence southeasterly continuing along the southerly right-of-way line of Perimeter Drive and along the arc of said curve to the right (Radius = 25.00 feet, Delta = 79° 23' 12"), a chord bearing and distance of South 43° 54' 58" East, 31.93 feet to the true place of beginning and containing 1.113 acre, more or less.

TRPV
11/17
NEE
BM 10/9/91
N-90-FF
To York
SPITE
1.113 AC
OUT OF
5358
(273)
N.N
5764
(119)

Continued.....

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

The bearings in the above description are based upon the centerline of Perimeter Loop Road as being North $4^{\circ} 13' 22''$ West.


Lawrence E. Ball
Professional Surveyor No. 6878

LEB/mf



GRAPHIC SCALE: 1" = 50'

17837D19

SERVICE DRIVE (Private Street)

Sherry R. Smith
0.707 Ac
QR15725E12

1.113 AC.

PERIMETER DRIVE

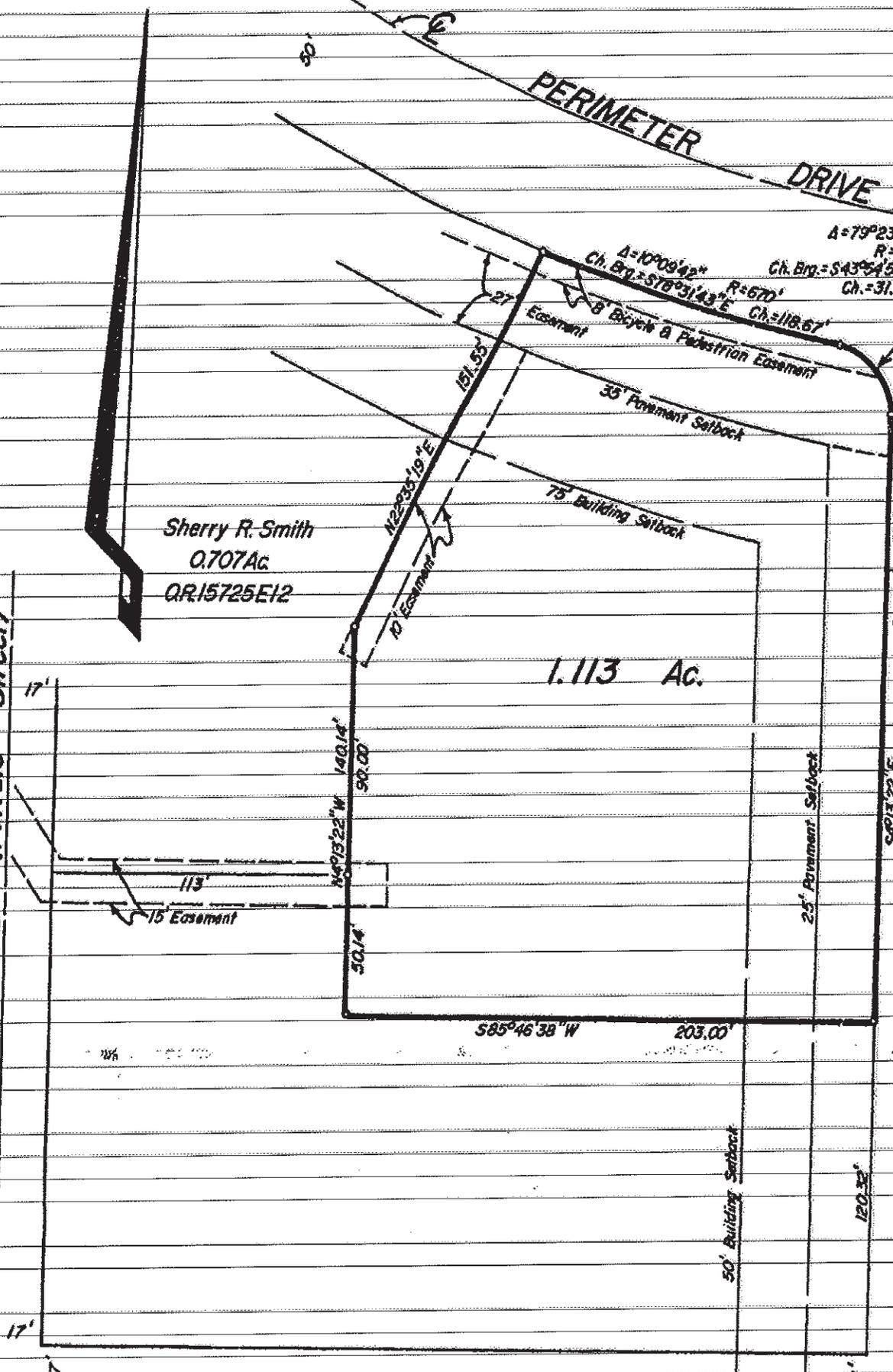
WILCOX ROAD

ROAD

LOOP

PERIMETER

SERVICE DRIVE (Private Street)



1.113 ACRE PARCEL

Situated in the State of Ohio, County of Franklin, City of Dublin and in Virginia Military Survey 2999, and being 1.113 acres (in Reserve "A") of those tracts as conveyed to PC/MCKITRICK LIMITED PARTNERSHIP by deeds of record in Official Records 11422F04 and 11422F11, all references being to those of record in the Recorder's Office, Franklin County, Ohio, said 1.113 acres being more particularly bounded and described as follows:

Beginning for reference at the centerline intersection of Perimeter Drive and Perimeter Loop Road of that plat entitled "Perimeter Center", of record in Plat Book 72, Pages 47 and 48;

thence South 4° 13' 22" East, along the centerline of Perimeter Loop Road, a distance of 67.42 feet to a point;

thence South 85° 46' 38" West, leaving the centerline of Perimeter Loop Road, a distance of 30.00 feet to an iron pin in the westerly right-of-way line of Perimeter Loop Road and being the true place of beginning for the following described parcel;

thence South 4° 13' 22" East, along the westerly right-of-way line of Perimeter Loop Road, a distance of 218.72 feet to an iron pin;

thence leaving said westerly right-of-way line, South 85° 46' 38" West, a distance of 203.00 feet to an iron pin;

thence North 4° 13' 22" West, passing an iron pin at 50.14 feet, marking the southeasterly corner of that 0.707 acre tract as conveyed to Sherrie R. Smith by deed of record in Official Record 15725E12, a total distance of 140.14 feet to an iron pin;

thence North 22° 35' 19" East, a distance of 151.55 feet to an iron pin in the southerly right-of-way line of Perimeter Drive marking the northeasterly corner of said 0.707 acre tract;

thence southeasterly along the southerly right-of-way line of Perimeter Drive and the arc of said curve to the left (Radius = 670.00 feet, Delta = 10° 09' 42"), a chord bearing and distance of South 78° 31' 43" East, 118.67 feet to an iron pin marking a point of reverse curvature;

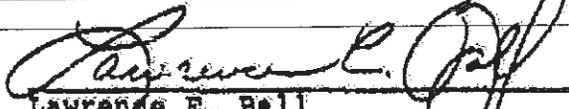
thence southeasterly continuing along the southerly right-of-way line of Perimeter Drive and along the arc of said curve to the right (Radius = 25.00 feet, Delta = 79° 23' 12"), a chord bearing and distance of South 43° 54' 58" East, 31.93 feet to the true place of beginning and containing 1.113 acre, more or less.

*N-90-PP
To YOR.
SPILL
1.113 AC
66.40 F
5358 (273)
N.M.
5764 (118)*

Continued.....

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

The bearings in the above description are based upon the centerline of Perimeter Loop Road as being North $4^{\circ} 13' 22''$ West.


Lawrence E. Ball
Professional Surveyor No. 6878

LEB/mf



GRAPHIC SCALE: 1" = 50'

17837D19

Sherry R. Smith
0.707 AC
QR.15725E12

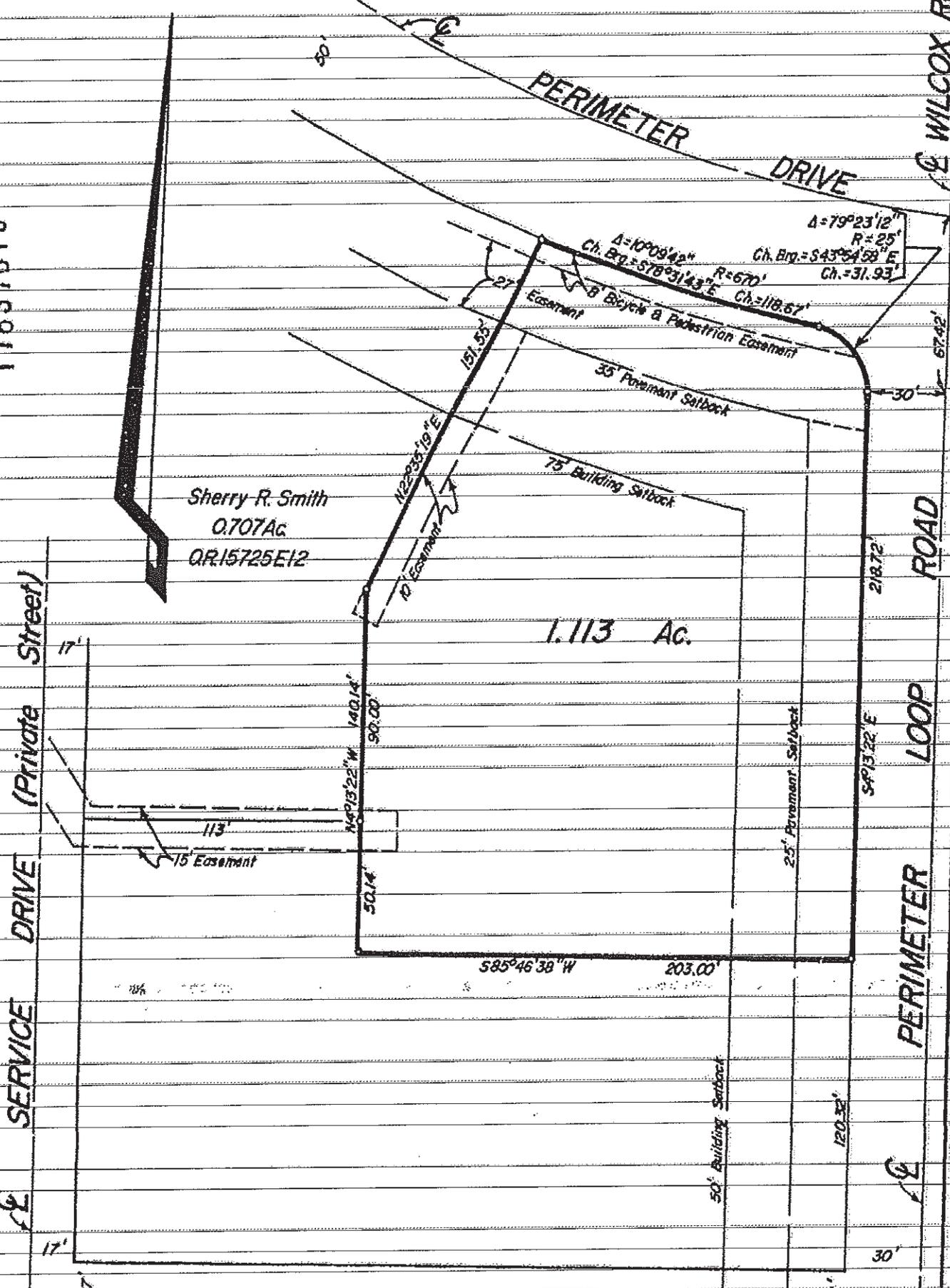
1.113 AC.

SERVICE DRIVE (Private Street)

SERVICE DRIVE (Private Street)

PERIMETER LOOP ROAD

WILCOX ROAD



PROPERTY OWNERS WITHIN 150 FEET

PARCEL NO.	PROPERTY OWNER	ADDRESS
273-008212	CAR MAG LLC	1420 Spring Hill Road, McLean, VA 22102
273-005780	Paolo and Marilena Cugini	155 Green Meadows Drive South, Lewis Center, OH 43035
273-005038	Paolo and Marilena Cugini	155 Green Meadows Drive South, Lewis Center, OH 43035
273-011785	Eriter Capital LLC	PO Box 3773, Dublin, OH 43026
273-005562	Hawkins Family Limited Partnership	6001 34th St. N., St. Petersburg, FL 33714
273-007004	Hawkins Family Limited Partnership	6001 34th St. N., St. Petersburg, FL 33714
273-010210	Hawkins Family Limited Partnership	6001 34th St. N., St. Petersburg, FL 33714
273-005764	Ohio Central Credit Union	6033 Perimeter Dr., Dublin, OH 43017
273-005467	Sherrie G Ridenour	6051 Perimeter Dr., Dublin, OH 43017