



**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

# 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 checked="" 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): 6600 A, 6600 B, 6620 A, and 6620 B Perimeter Drive, Dublin OH 43017	
Tax ID/Parcel Number(s): 273-011547, 273-011548, 273-011549, 273-011550	Parcel Size(s) (Acres):
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): See attached list	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

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**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>Timothy L. Edwards, DDS</b>	Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): <b>Edwards Family Dental</b>	
Mailing Address: <b>6235 A Perimeter Drive, Dublin OH 43017</b> (Street, City, State, Zip Code)	
Daytime Telephone: <b>614-761-7666</b>	Fax: <b>614-761-8653</b>
Email or Alternate Contact Information: <b>Tedwards@columbus.rr.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:	
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:

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 _____, 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 _____, 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>Timothy L. Edwards</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>5/13/13</u>

Subscribed and sworn to before me this 13th day of May, 2013  
 State of Ohio  
 County of Union

Notary Public Michelle A. King



**MICHELLE A. LIENING**  
 STATE OF OHIO  
 NOTARY PUBLIC, STATE OF OHIO  
 MY COMMISSION EXPIRES APRIL 24, 2014

FOR OFFICE USE ONLY			
Amount Received: <u>1080.00</u>	Application No: <u>13-046</u>	P&Z Date(s):	P&Z Action:
Receipt No: <u>270059</u>	Map Zone: <u>4</u>	Date Received: <u>5/13/13</u>	Received By: <u>CDH</u>
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request: <u>Amended Final Development Plan</u>			
N, S, E, W (Circle) Side of: <u>Perimeter Dr</u>			
N, S, E, W (Circle) Side of Nearest Intersection: <u>Avery Muirfield</u>			
Distance from Nearest Intersection: <u>1,200'</u>			
Existing Zoning District: <u>PCD</u>		Requested Zoning District: <u>_____</u>	

**6600 & 6620 Perimeter Drive Condominium Owners**

J & A Real Estate Co LLC, 6620 Perimeter Unit A, Dublin, Ohio 43017, Parcel 273-011549

Conroy Properties LLC, 6620 Perimeter Unit B, Dublin, Ohio 43017, Parcel 273-011550

DLP Property Management LLC, 6600 Perimeter Unit B, Dublin, Ohio 43017, Parcel 273-011548

6600 Perimeter Drive LLC, 6600 Perimeter Unit A, Dublin, Ohio 43017, Parcel 273-011547

# Rj BOLL Realty, Ltd.

Corporate Real Estate Services

6600 Perimeter Dr.  
Suite 100  
Dublin, OH 43016

614.799.2100  
Fax: 614.799.2112

www.rjboll.com

TO: Property Owners of 6600 – 6620 Perimeter Drive

SUBJECT: City of Dublin Proposal for Parking Amendment



We are seeking your approval on a proposal being made to the City of Dublin by a prospective medical user interested in purchasing our Unit within the 6600 Perimeter Drive building. According to the City of Dublin the parking standard for 6600 – 6620 Perimeter Drive currently is set up for 2 medical users and 2 office users. For a medical user to move into our building, the City of Dublin would need to agree to a parking variance.

We have met with the City of Dublin and they have suggested we request an amendment to allow the current parking layout to work with the addition of a medical user. The attached survey shows on average 28 of the total 80 spaces are occupied on average every day with the highest use at one point of 40 spaces/80 spaces occupied. Together with this survey and your approval, we feel as though the City of Dublin will agree that the parking is more than adequate for 3 medical users and 1 office user at this address. We are asking for your approval that this amendment request be made to the City of Dublin.

*Samuel A. Gallo M.D.*

J & A Real Estate Co LLC, 6620 Perimeter Unit A

*CR Conroy*

Conroy Properties LLC, 6620 Perimeter Unit B

*[Signature]*

DLP Property Management LLC, 6600 Perimeter Unit B

*Ray C. Boll*

6600 Perimeter Drive LLC, 6600 Perimeter Unit A

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Brokerage beyond the ordinary.

PID: 273-011547  
6600 PERIMETER DRIVE LLC  
6600 A PERIMETER DR, DUBLIN OH 43017



Image Date: 05/09/2013 02:43:43



273-011547-00 05/12/2010

Image Date: Apr 22 2011 9:34AM

**Owner Name** 6600 PERIMETER DRIVE LLC  
**Site Address** 6600 PERIMETER UNIT ADR  
**Mall Address** 6600 PERIMETER DRIVE LLC  
6600 PERIMETER DR STE A  
DUBLIN OH 43017  
**Tax District** CITY OF DUBLIN-WASH TWP-DUBLIN C.S.D.  
**Description** 6600 & 6620 PERIMETER  
DRIVE CONDOMINIUM  
UNIT 6600-A

**Transfer Date** 12/08/2005  
**Sale Amount** \$456,391  
**Year Built** 2005  
**Auditor's Map** T164A 001.00  
**Neighborhood** 00105  
**School Name** DUBLIN CSD  
**Annual Taxes** \$21,138.96

**Auditor's Appraised Values**

	Taxable	Exempt	Other Exempt
Land	\$187,800	\$0	\$0
Building	\$427,200	\$0	\$0
Total	\$615,000	\$0	\$0

**Accessed Acreage** 0.000  
**Landuse** 450 - CONDOMINIUM OFFICE BUILDING  
**CAUV** \$0  
**Homestead** NO  
**Property Class** COMMERCIAL

**Building Information**

**Rooms** 0  
**Bedrooms** 0  
**Baths** 0  
**Half Baths** 0

**Number of Cards** 1  
**Square Feet** 4,350  
**Air Cond.**  
**Fireplaces** 0  
**Stories** 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.

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**PID: 273-011548**  
**D L P PROPERTY MANAGEMENT**  
**6600 PERIMETER LOOP DR, DUBLIN OH 43016**

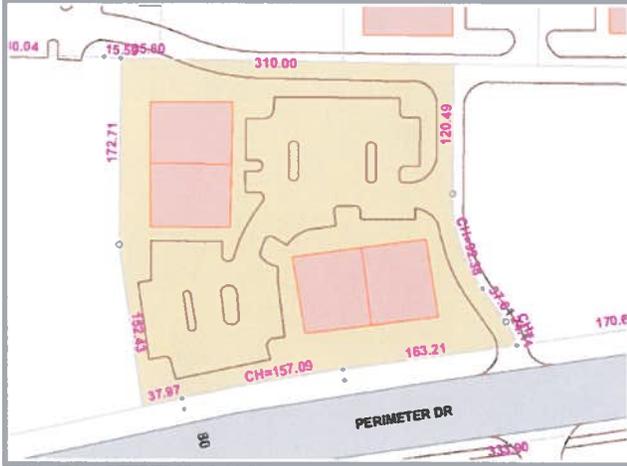


Image Date: 05/09/2013 02:44:57



273-011548-00 07/17/2008

Image Date: 2008-07-17 11:43:22

**Owner Name** D L P PROPERTY MANAGEMENT LLC  
**Site Address** 6600 PERIMETER UNIT BDR  
**Mail Address** D L P PROPERTY MANAGEMENT LLC  
6600 PERIMETER DR UNIT B  
DUBLIN OH 43016  
**Tax District** CITY OF DUBLIN-WASH TWP-DUBLIN C.S.D.  
**Description** 6600 & 6620 PERIMETER DRIVE CONDOMINIUM UNIT 6600-B

**Transfer Date** 09/29/2005  
**Sale Amount** \$486,493  
**Year Built** 2005  
**Auditor's Map** T164A 002.00  
**Neighborhood** 00105  
**School Name** DUBLIN CSD  
**Annual Taxes** \$21,138.96

**Auditor's Appraised Values**

	Taxable	Exempt	Other Exempt
Land	\$187,800	\$0	\$0
Building	\$427,200	\$0	\$0
Total	\$615,000	\$0	\$0

**Accessed Acreage** 0.000  
**Landuse** 450 - CONDOMINIUM OFFICE BUILDING  
**CAUV** \$0  
**Homestead** NO  
**Property Class** COMMERCIAL

**Building Information**

**Rooms** 0  
**Bedrooms** 0  
**Baths** 0  
**Half Baths** 0

**Number of Cards** 1  
**Square Feet** 4,350  
**Air Cond.**  
**Fireplaces** 0  
**Stories** 0

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PID: 273-011549  
J & A REAL ESTATE CO LLC  
6620-A PERIMETER DR, DUBLIN OH 43017

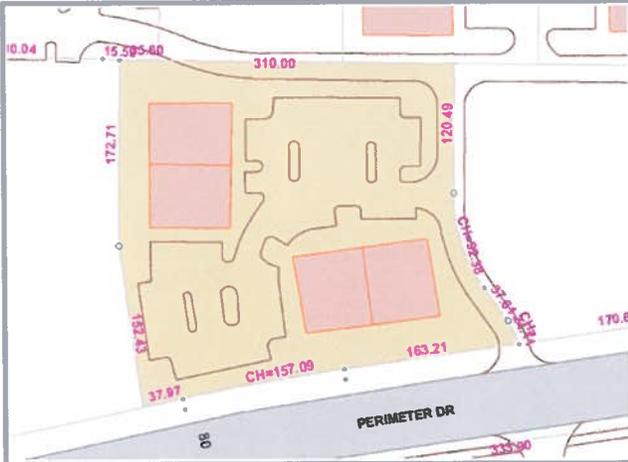


Image Date: 05/09/2013 02:47:24



273-011549-00 07/17/2008

Image Date: 2008-07-17 11:44:40

**Owner Name** J & A REAL ESTATE CO LLC  
**Site Address** 6620 PERIMETER UNIT ADR  
**Mall Address** J & A REAL ESTATE CO LLC  
6620 PERIMETER DR STE A  
DUBLIN OH 43017  
**Tax District** CITY OF DUBLIN-WASH TWP-DUBLIN C.S.D.  
**Description** 6600 & 6620 PERIMETER  
DRIVE CONDOMINIUM  
UNIT 6620-A

**Transfer Date** 11/30/2005  
**Sale Amount** \$609,700  
**Year Built** 2005  
**Auditor's Map** T164A 003.00  
**Neighborhood** 00105  
**School Name** DUBLIN CSD  
**Annual Taxes** \$25,985.44

**Auditor's Appraised Values**

	Taxable	Exempt	Other Exempt
Land	\$187,800	\$0	\$0
Building	\$568,200	\$0	\$0
Total	\$756,000	\$0	\$0

**Accessed Acreage** 0.000  
**Landuse** 450 - CONDOMINIUM OFFICE BUILDING  
**CAUV** \$0  
**Homestead** NO  
**Property Class** COMMERCIAL

**Building Information**

**Rooms** 0  
**Bedrooms** 0  
**Baths** 0  
**Half Baths** 0

**Number of Cards** 1  
**Square Feet** 4,350  
**Air Cond.** 0  
**Fireplaces** 0  
**Stories** 0

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[Print](#) | [Close Window](#)**Subject: Edwards Family Dental****From: "Timothy Edwards" <tedwards@columbus.rr.com>****Date: Wed, May 08, 2013 1:49 pm****To: "Brent Davis" <brent@daviscommercialrealty.com>**

Edwards Family Dental is a general dental practice serving all ages of patients. This practice has 7 full time and 2 part time employees. These employees occupy 7-8 parking spaces, depending on the day. We typically have 3-4 patients seated at any one time and average 3 people in our reception area. Our patients generally occupy 4-6 parking spaces at any one time.

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**Proximity Report**

List addresses and owner's names within a specified distance of a selected point on the map or the current parcel.

1) Enter distance in feet:

150 (2000 maximum)

2) Select report option:

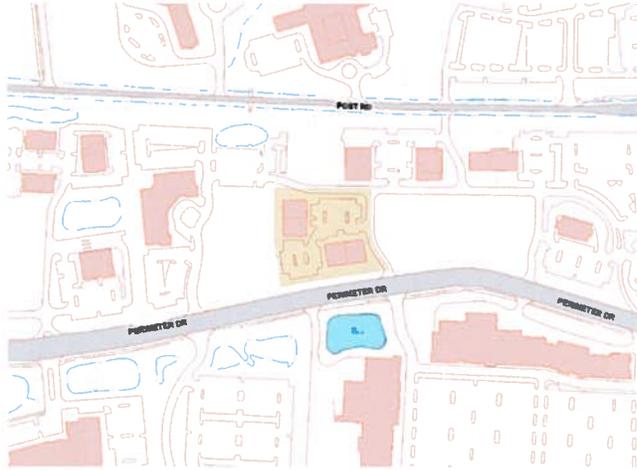
Point on Map →

Click a point on the map to list parcels within the specified radius.

- or -

Current Parcel (273-011547)

Select this option to list parcels within the specified distance around the current parcel.



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**Proximity Report Results**

2013854/7435912  
 The selection distance was 150 feet.  
 The selected parcel was 273-011547.

To view a table showing the [10 parcels](#) within the displayed proximity, scroll down.

- [Get Report](#)
- [Print Window](#)
- [Back to Proximity Report](#)

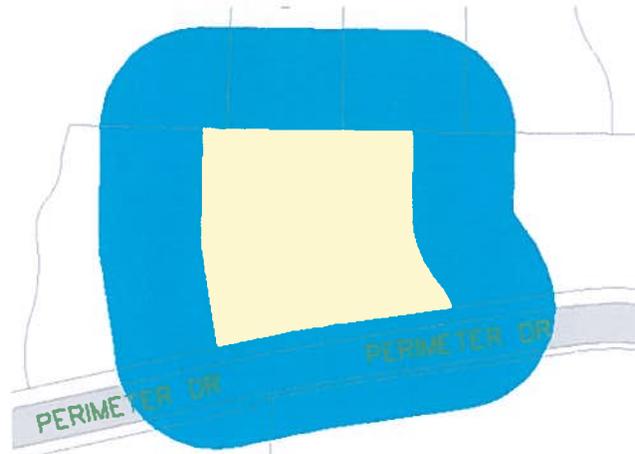


Image Date: Mon May 13 08:50:36 2013

**Proximity Parcels**

- Hint:** To copy this report to another program:
1. Hold down the left mouse button over the top-left corner of the area you want to get.
  2. Drag the mouse to the bottom-left corner of the desired area.
  3. Let go of the mouse button.
  4. Select Edit Copy from the menu bar.
- You can then Paste the report into another application.

Parcel	Owner Name	Address
273-012056	6455 POST ROAD LLC	POST RD
273-011547	6600 PERIMETER DRIVE LLC	6600 PERIMETER DR
273-011308	AVERY PERIMETER LLC	POST RD
273-011309	AVERY PERIMETER LLC	6540 PERIMETER DR
273-011308	AVERY PERIMETER LLC	POST RD
273-008208	DUBLIN OAKS LIMITED	7000 -090 HOSPITAL DR
273-012135	JEK MANAGEMENT LTD	6425 POST RD
273-011780	OHIOHEALTH CORP	HOSPITAL DR
273-011344	OSU EYE PHYSICIANS & SURGEONS LLC	6435 POST RD
273-012055	PERIMETER MOB LLC	POST RD



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273-012056	6455 POST ROAD LLC	POST RD	DUBLIN, OH 43017	6455 POST
273-011547	6600 PERIMETER DRIVE LLC	6600 PERIMETER DR	DUBLIN, OH 43017	6600 PERIM
273-011308	AVERY PERIMETER LLC	POST RD	DUBLIN, OH 43017	AVERY PERI
273-011309	AVERY PERIMETER LLC	6540 PERIMETER DR	DUBLIN, OH 43017	AVERY PERI
273-011308	AVERY PERIMETER LLC	POST RD	DUBLIN, OH 43017	AVERY PERI
273-008208	DUBLIN OAKS LIMITED	7000 -090 HOSPITAL DR	DUBLIN, OH 43017	DON CASTO
273-012135	JEK MANAGEMENT LTD	6425 POST RD	DUBLIN, OH 43017	JEK MANAGE
273-011780	OHIOHEALTH CORP	HOSPITAL DR	DUBLIN, OH 43016	OFFICE OF
273-011344	OSU EYE PHYSICIANS & SURGEONS LLC	6435 POST RD	DUBLIN, OH 43017	OSU EYE PH
273-012055	PERIMETER MOB LLC	POST RD	DUBLIN, OH 43017	PERIMETER

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