

BOARD OF ZONING APPEALS APPLICATION

(Code Section 153.231)

I. PLEASE CHECK THE TYPE OF APPLICATION:



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

<input type="checkbox"/>	Administrative Appeal (Code Section 153.231)
<input type="checkbox"/>	Administrative
<input type="checkbox"/>	Building Construction
<input type="checkbox"/>	Stream Corridor Protection Zone
<input type="checkbox"/>	Special Permit (Code Section 153.090)
<input type="checkbox"/>	List Special Permit Type _____
<input checked="" type="checkbox"/>	Variance (Code Section 153.231)
<input checked="" type="checkbox"/>	Non-Use (area) Variance
<input type="checkbox"/>	Use Variance
<input type="checkbox"/>	Other (Please Specify): _____

II. PROPERTY INFORMATION: This section must be completed.

Property Address(es): 6377 Emerald Parkway, 6500 Glendon Court	
Tax ID/Parcel Number(s): 273-010922 - (6377 Emerald) 273-007011 - (6500 Glendon)	Parcel Size(s) (Acres): +/- 5.6 acres +/- 5.5 acres
Existing Land Use/Development: Office	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: Office

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

Name (Individual or Organization): BRE/COH OH LLC Attn: Tom Burdi	
Mailing Address: (Street, City, State, Zip Code) c/o Equity Office Properties, 2311 Cedar Springs Road Ste. 300, Dallas, TX 75201	
Daytime Telephone: 972-656-2241	Fax:
Email or Alternate Contact Information: thomas_burdi@equityoffice.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: Linda Menerey	Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): EMH&T	
Mailing Address: (Street, City, State, Zip Code) 5500 New Albany Road Columbus, Ohio 43054	
Daytime Telephone: 614-775-4710	Fax: 614-775-4813
Email or Alternate Contact Information: lmenerey@emht.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: Linda Menerey, PLA, ASLA	
Organization (Owner, Developer, Contractor, etc.): EMH&T	
Mailing Address: (Street, City, State, Zip Code) 5500 New Albany Road Columbus, Ohio 43054	
Daytime Telephone: 614-775-4710	Fax: 614-775-4813
Email or Alternate Contact Information: lmenerey@emht.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, <u>Tom Burdi: BRE/COH OH LLC</u> , the owner, hereby authorize	
<u>Linda Menerey</u> 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: <u>Tom Burdi</u>	Date: <u>7/17/13</u>

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 17 day of July, 2013

State of Ohio

County of Franklin

Notary Public

Bernice J. Daniels



BERNICE J. DANIELS
Notary Public, State of Ohio
My Commission Expires 09-27-2014

VII. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as notarized below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

I, <u>Tom Burdi: BRE/COH OH LLC</u> , 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: <u>Tom Burdi</u>	Date: <u>7/17/13</u>

VIII. UTILITY DISCLAIMER: The Owner/Applicant acknowledges the approval of this request for rezoning 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>Tom Burdi: BRE/COH OH LLC</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: <u>Tom Burdi</u>	Date: <u>7/17/13</u>

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

I, Linda Menerey, 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: Linda Menerey Date: 7/17/13

Subscribed and sworn to before me this 17 day of July, 20 13

State of Ohio

County of Franklin

Notary Public: Bernice J. Daniels



Stamp or Seal
BERNICE J. DANIELS
 Notary Public, State of Ohio
 My Commission Expires 09-27-2014

NOTE: THE OWNER, OR NOTED REPRESENTATIVE IF APPLICABLE, WILL RECEIVE A FACSIMILE COPY OF THIS AFFIDAVIT UPON COMPLETION OF THIS APPLICATION.

FOR OFFICE USE ONLY			
Amount Received:	Application No:	BZA Date(s):	BZA Action:
Receipt No:	Map Zone:	Date Received:	Received By:
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:			



Engineers, Surveyors, Planners, Scientists

Emerald Parkway - Property Owners Within 150 Feet

Parcel Number	Owner	Tax Mailing Name	Mailing Address			
			Street	City	State	Zip
010-215392	BRE/COH OH LLC	BRE/COH OH LLC	345 PARK AVE	NEW YORK	NY	10154
010-220901	G&I VI BRITTON WOODS LLC	G&I VI BRITTON WOODS LLC	220 E 42ND ST FL 27	NEW YORK	NY	10017
010-220902	G&I VI BRITTON WOODS LLC	G&I VI BRITTON WOODS LLC	220 E 42ND ST FL 27	NEW YORK	NY	10017
273-005382	THOMAS MARIAN D TR	THOMAS MARIAN D TR	PO BOX 289	PLAIN CITY	OH	43064
273-007009	UNITED STATES POSTAL SERVICES	UNITED STATES POSTAL SERVICES	PO BOX 27497	GREENSBORO	NC	27498
273-007010	BRE/COH OH LLC	BRE/COH OH LLC	345 PARK AVE	NEW YORK	NY	10154
273-007011	BRE/COH OH LLC	BRE/COH OH LLC	345 PARK AVE	NEW YORK	NY	10154
273-007659	TRINITY HOLDINGS GROUP LLC	TRINITY HOLDINGS GROUP LLC	8800 LYRA DRIVE STE 150	COLUMBUS	OH	43240
273-009513	SCHOENBERGER TIMOTHY M	SCHOENBERGER TIMOTHY M	5595 BRIGHTON HILL LN	DUBLIN	OH	43016
273-010403	CITY OF DUBLIN	CITY OF DUBLIN	5200 EMERALD PKWY	DUBLIN	OH	43017
273-010596	HILL JO A	HILL JO A	5559 BRIGHTON HILL LN	DUBLIN	OH	43016
273-010738	LANGE SHARON ANN	LANGE SHARON ANN	5500 BRIGHTON HILL LN	DUBLIN	OH	43016
273-010922	BRE/COH OH LLC	BRE/COH OH LLC	345 PARK AVE	NEW YORK	NY	10154
273-011033	BECK CAITLIN M	BECK CAITLIN M	5560 BRIGHTON HILL LN	DUBLIN	OH	43016
273-011312	BRE/COH OH LLC	BRE/COH OH LLC	345 PARK AVE	NEW YORK	NY	10154

\\cmhdata01\project01\20120873\Correspondence\Submittals\Variances\2013-08-05 Submittal\Adjacent Owners Addresses.xls]Sheet1

A legacy of **experience**. A reputation for **excellence**.

5500 New Albany Road, Columbus, OH 43054 • Phone 614.775.4500 • Fax 614.775.4800

Columbus • Atlanta • Charlotte • Cincinnati • Indianapolis

emht.com

BRE/COH OH LLC
345 PARK AVE
NEW YORK, NY 10154

G&I VI BRITTON WOODS LLC
220 E 42ND ST FL 27
NEW YORK, NY 10017

THOMAS MARIAN D TR
PO BOX 289
PLAIN CITY, OH 43064

UNITED STATES POSTAL SERVICES
PO BOX 27497
GREENSBORO, NC 27498

TRINTIY HOLDINGS GROUP LLC
8800 LYRA DR STE 150
COLUMBUS, OH 43240

SCHOENBERGER TIMOTHY M
5595 BRIGHTON HILL LN
DUBLIN, OH 43016

CITY OF DUBLIN
5200 EMERALD PARKWAY
DUBLIN, OH 43017

HILL JO A
5559 BRIGHTON HILL LN
DUBLIN, OH 43016

LANGE SHARON ANN
5500 BRIGHTON HILL LN
DUBLIN, OH 43016

EMH&T
ATTN: LINDA MENEREY
5500 NEW ALBANY ROAD
COLUMBUS, OH 43054

6377 EMERALD PARKWAY

DESCRIPTION OF RECORD

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN AND BEING ALL OF A 4.500 ACRE TRACT OF LAND AS CONVEYED TO DUKE REALTY LIMITED PARTNERSHIP AS SHOWN IN OFFICIAL RECORD VOLUME 30948, PAGE B16, BEING PART OF A 4.346 ACRE TRACT OF LAND AS CONVEYED TO DUKE REALTY LIMITED PARTNERSHIP AS SHOWN IN OFFICIAL RECORD 34820, PAGE G17 AND ALSO BEING PART OF THE ORIGINAL LOT 1 AS SHOWN AND DELINEATED AS PART OF THE SUBDIVISION PLAT ENTITLED "TUTTLE CROSSING NORTH" OF RECORD IN PLAT BOOK 80, PAGE 38, ALL REFERENCES BEING TO THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO AND BEING A 5.640 ACRE TRACT OF LAND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT AN IRON PIN SET AT THE NORTHWEST CORNER OF SAID LOT 1, IN THE SOUTHERLY RIGHT-OF-WAY LINE OF RINGS ROAD, 60 FEET IN WIDTH, AND AT THE NORTHWEST CORNER OF THE SAID 4.346 ACRE TRACT; THENCE WITH THE WEST LINE OF SAID LOT 1 AND THE 4.346 ACRE TRACT, SOUTH 06 DEG. 30' 29" EAST, A DISTANCE OF 218.28 FEET TO AN IRON PIN SET AT THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE CROSSING THE SAID 4.346 ACRE TRACT AND SAID LOT 1 WITH A NEW DIVISION LINE ALONG THE FOLLOWING FOUR (4) COURSES:

1. ALONG A PERPENDICULAR LINE TO THE PREVIOUS COURSE, NORTH 83 DEG 29' 31" EAST, A DISTANCE OF 224.45 FEET TO AN IRON PIN SET;
2. SOUTH 08 DEG 10' 38" EAST, A DISTANCE OF 66.80 FEET TO AN IRON PIN SET;
3. NORTH 83 DEG 29' 31" EAST, A DISTANCE OF 128.25 FEET TO A PK NAIL SET;
4. SOUTH 88 DEG 48' 50" EAST, A DISTANCE OF 124.77 FEET TO AN IRON PIN SET IN THE WESTERLY RIGHT-OF-WAY LINE OF EMERALD PARKWAY (FORMERLY BRITTON PARKWAY AS SHOWN ON SAID PLAT), 80 FEET IN WIDTH, SAID POINT ALSO BEING IN THE EAST LINE OF THE SAID 4.346 ACRE TRACT AND THE EAST LINE OF SAID LOT 1;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF EMERALD PARKWAY, THE EAST LINE OF SAID 4.346 ACRE TRACT AND THE EAST LINE OF SAID LOT 1 WITH AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 660.00 FEET, AN INTERNAL ANGLE OF 17 DEG 40' 23", PASSING AN IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID 4.500 ACRE TRACT AT AN ARC DISTANCE OF 89.29 FEET, A TOTAL ARC LENGTH OF 203.58 FEET, THE CHORD OF WHICH BEARS SOUTH 09 DEG 45' 44" WEST, A CHORD DISTANCE OF 202.77 FEET TO A PK NAIL FOUND AT A POINT OF REVERSE CURVATURE;

THENCE CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF EMERALD PARKWAY, THE EAST LINE OF THE SAID 4.500 ACRE TRACT AND THE EAST LINE OF SAID LOT 1 WITH AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1440.00 FEET, AN INTERNAL ANGLE OF 13 DEG 36' 55", AN ARC LENGTH OF 342.19 FEET, THE CHORD OF WHICH BEARS SOUTH 11 DEG 47' 28" WEST, A CHORD DISTANCE OF 341.39 FEET TO A PK NAIL SET;

THENCE WITH THE PREVIOUSLY DESCRIBED PARCEL LINES, SOUTH 04 DEG 59' 01" WEST, A DISTANCE OF 59.75 FEET TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID 4.500 ACRE TRACT AND AT THE NORTHEAST CORNER OF A 0.206 ACRE FUTURE RIGHT-OF-WAY TRACT, 60 FEET IN WIDTH, AS SHOWN IN OFFICIAL RECORD VOLUME 30948, PAGE B16;

THENCE WITH THE SOUTH LINE OF SAID 4.500 ACRES AND THROUGH SAID LOT 1 WITH THE NORTH LINE OF SAID FUTURE RIGHT-OF-WAY LINE, 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTHERLY LINE OF SAID LOT 1, SOUTH 83 DEG 24' 31" WEST, A DISTANCE OF 302.39 FEET TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID 4.500 ACRE TRACT AND IN THE WESTERLY LINE OF SAID LOT 1;

THENCE ALONG THE WEST LINE OF SAID 4.500 ACRE TRACT AND THE WEST LINE OF SAID LOT 1, NORTH 06 DEG 30' 29" WEST, PASSING AN IRON PIN FOUND AT THE NORTHWEST CORNER OF SAID 4.500 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 4.346 ACRE TRACT AT A DISTANCE OF 548.91 FEET, A TOTAL DISTANCE OF 661.24 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 5.640 ACRES, MORE OR LESS.

BEARINGS HEREIN, I.E. NORTH 06 DEG 30' 29" WEST FOR THE WESTERLY LINE OF LOT 1, CONFORM TO THOSE OF THE REFERENCE PLAT "TUTTLE CROSSING NORTH" OF RECORD IN PLAT BOOK 80, PAGE 38, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

THIS DESCRIPTION IS BASED ON INFORMATION FROM AN ACTUAL FIELD SURVEY OF THE PREMISES AND RECORD RESEARCH FROM FRANKLIN COUNTY RECORDER'S OFFICE. ALL IRON PINS SET HEREIN ARE 5/8 INCH OUTSIDE DIAMETER, 30 INCHES IN LENGTH WITH A PLASTIC CAP STAMPED "LJB INC."

PARCEL II:

EASEMENT FOR THE BENEFIT OF PARCEL I AS CREATED BY THAT CERTAIN DRAINAGE AND ACCESS EASEMENT BY DUKE REALTY LIMITED PARTNERSHIP, FILED FOR RECORD JULY 15, 2002 AND RECORDED AS INSTRUMENT NO. 200207150172663 AND AS AMENDED BY THAT CERTAIN AMENDED AND RESTATED DECLARATION OF DRAINAGE AND ACCESS EASEMENT FILED FOR RECORD MAY 11, 2011 AND RECORDED AS INSTRUMENT NO. 201105110061052.

6500 GLENDON COURT

DESCRIPTION OF RECORD

PARCEL I:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN, BEING 5.493 ACRES OF LOT 4, AS SHOWN AND DELINEATED UPON THE PLAT "TUTTLE CROSSING NORTH," OF RECORD IN PLAT BOOK 80, PAGE 38, ALL REFERENCES HEREIN BEING TO THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT A P.K. NAIL FOUND AT THE CENTERLINE INTERSECTION OF EMERALD PARKWAY (80.00 FEET IN WIDTH) AND GLENDON COURT (60.00 FEET IN WIDTH),

THENCE SOUTH 83 DEG. 49' 30" EAST, ALONG THE CENTERLINE OF GLENDON COURT, A DISTANCE OF 74.36 FEET TO A P.K. NAIL FOUND, THENCE SOUTH 06 DEG. 10' 30" WEST, A DISTANCE OF 30.00 FEET TO AN IRON PIN FOUND IN THE SOUTHERLY RIGHT-OF-WAY LINE OF GLENDON COURT, THE NORTHERLY PERIMETER OF LOT 4 AND THE TRUE PLACE OF BEGINNING;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND SAID NORTHERLY PERIMETER THE FOLLOWING COURSES:

1. WITH THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 12 DEG. 45' 59", A CHORD OF WHICH BEARS NORTH 89 DEG. 47' 30" EAST, A CHORD DISTANCE OF 84.49 FEET TO AN IRON PIN FOUND;
2. NORTH 83 DEG. 24' 31" EAST, A DISTANCE OF 194.81 FEET TO AN IRON PIN FOUND;
3. WITH THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 60 DEG. 00' 00", A CHORD WHICH BEARS SOUTH 66 DEG. 35' 29" EAST, A CHORD DISTANCE OF 60.00 FEET TO AN IRON PIN FOUND;
4. WITH ARC OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 54 DEG. 21' 35", A CHORD WHICH BEARS SOUTH 63 DEG. 46' 17" EAST, A CHORD DISTANCE OF 54.81 FEET TO A P.K. NAIL SET;

THENCE THROUGH LOT 4 WITH A NEW DIVISION LINE THE FOLLOWING COURSES:

1. SOUTH 06 DEG. 35' 29" EAST, A DISTANCE OF 269.86 FEET TO A P.K. NAIL SET;

2. WITH THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 288.00 FEET, A CENTRAL ANGLE OF 32 DEG. 20' 20", A CHORD WHICH BEARS SOUTH 09 DEG. 34' 41" WEST, A CHORD DISTANCE OF 160.40 FEET TO A P.K. NAIL SET IN THE SOUTHERLY LINE OF LOT 4 AND IN THE NORTHERLY LINE OF LOT 2 AS SHOWN AND DELINEATED ON THE PLAT "TUTTLE CROSSING NORTHWEST," A SUBDIVISION OF RECORD IN PLAT BOOK 71, PAGE 34;

THENCE SOUTH 83 DEG. 24' 31" WEST, ALONG THE COMMON LINE TO SAID LOTS AND THE NORTHERLY LINE OF RESERVE "A" OF SAID "TUTTLE CROSSING NORTHWEST," A DISTANCE OF 527.62 FEET TO AN IRON PIN SET IN THE EASTERLY RIGHT-OF-WAY LINE OF EMERALD PARKWAY, AT THE SOUTHWESTERLY CORNER OF LOT 4 AND THE NORTHWESTERLY CORNER OF RESERVE "A";

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES:

1. NORTH 04 DEG. 59' 01" EAST, A DISTANCE OF 73.97 FEET TO AN IRON PIN FOUND;

2. WITH THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,360.00 FEET, A CENTRAL ANGLE OF 13 DEG. 36' 55", THE CHORD OF WHICH BEARS NORTH 11 DEG. 47' 28" EAST, A CHORD DISTANCE OF 322.42 FEET TO AN IRON PIN FOUND;

3. WITH THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 8 DEG. 39' 05", THE CHORD OF WHICH BEARS NORTH 14 DEG. 16' 23" EAST, A CHORD DISTANCE OF 111.63 FEET TO AN IRON PIN FOUND;

4. NORTH 53 DEG. 03' 40" EAST, A DISTANCE OF 27.34 FEET TO AN IRON PIN FOUND IN THE SOUTHERLY RIGHT-OF-WAY LINE OF GLENDON COURT;

THENCE SOUTH 83 DEG. 50' 05" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 16.01 FEET TO THE TRUE PLACE OF BEGINNING AND CONTAINING 5.493 ACRES OF LAND.

BEARINGS HEREIN ARE BASED ON NORTH 83 DEG 24' 31" EAST FOR THE CENTERLINE OF GLENDON COURT AS DELINEATED UPON THE PLAT "TUTTLE CROSSING NORTH," OF RECORD IN PLAT BOOK 80, PAGE 38.

IRON PINS SET CONSIST OF A 1" (O.D.) IRON PIPE, 30" LONG WITH A PLASTIC CAP INSCRIBED "M-E COMPANIES/S-6872."

THIS DESCRIPTION WAS PREPARED BY M-E COMPANIES, INC. BASED ON A SURVEY OF THE PREMISES.