City of Dublin

Case # 13 - 094MPR

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

Wireless Applications

- ☐ New Tower
- ☐ Co-Location
- ☐ Alternative Structure
- ☐ 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
- ☐ Rezoning
- ☐ Administrative Appeal
- ☐ Project involving modifications to property within the Architectural Review District
- ☒ Other: Signage Installation

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): 4365 W Dublin Granville Rd	
Tax ID/Parcel Number(s): 273-008269	Parcel Size(s) in Acres: 14.040
Existing Land Use/Development: Community Shopping Center	Zoning District: BSC Commercial

☐ 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): MR/TSARR Owner LLC	
Mailing Address: 1691 Michigan Ave Ste 215 Miami Beach, FL 33139	
Daytime Telephone: 305-531-2426	Fax: 305-531-2428
Email or Alternate Contact Information: bgago@mastcapital.com	

FOR OFFICE USE ONLY: DIRECTOR'S ACCEPTANCE

Date of Acceptance: 8/21/13	Next Decision Due Date:
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)	Amy Provenzano - The Silver Spoon Luxury Children's Boutique, LLC
Mailing Address:	P.O. Box 25, 3773 New Paintsville Road, Saylersville, KY 41465
Daytime Telephone: 614-214-2534	Fax:
Email or Alternate Contact Information:	silverspoonchildrensboutique@gmail.com

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

Name: (Individual or Organization)	Andrew Bacher - DaNite Sign Co.
Mailing Address:	1640 Harmon Avenue, Columbus, OH 43223
Daytime Telephone: 614-444-3333	Fax: 614-444-3026
Email or Alternate Contact Information:	andrewb@danitesign.com

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

I, Camilo Miguel, Jr., on behalf of the _____, the **owner**, hereby authorize Andrew Bacher 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: MR/TSARR Owner, LLC, a DE limited liability company By: MC/TSARR MM LLC, its Managing Member By: _____, Authorized Rep.	Date: 8/19/13

☐ Check this box if the original Authorization for Owner's Applican(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, Andrew Bacher, 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:	Date: 8/15/13

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

I, Andrew Bacher, 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:	Date: 8/15/13

☐ Check this box if the Applicant's Affidavit and Acknowledgement is attached as a separate document.

Subscribed and sworn to before me this 15 day of August, 2013

State of OHIO

County of FRANKLIN

(Notary Public Seal)

BRUCE G. TOKAR, SR.
MY COMMISSION EXPIRES 12-6-2015

S/F PVC WALL SIGN W/ RAISED PVC COPY 1" = 1'-0"

WHITE PVC WALL SIGN W/ GLOSS SILVER PIN MOUNT PVC LETTERS & ROUTED BORDER W/ GLOSS SILVER PAINTED FINISH.

EXISTING

16' STOREFRONT

PROPOSED CONCEPTUAL

14'-7 ½" +/-

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DaNite Sign Co.
Proudly Serving Central Ohio Since 1954
1640 Harmon Ave Columbus, Ohio, 43223
(614) 444-3333 (FAX) 444-3028
www.danitesign.com

APPROVED-CUSTOMER DATE

SIGN DESIGN CONSULTANT DATE

JOB NAME	SILVER SPOON #23594
STREET	4365 W DUBLIN GRANVILLE RD
CITY, STATE	DUBLIN, OH
LOCATION	PVC WALL SIGN
SKETCH #	13-600 R3
DATE	7/15/13 REV. 8/21/13
FILE NAME	SILVER SPOON.CDR
DIRECTORY	KEITH > 2013 > S

SCALE 1" = 1'-0" SALE AB DESIGNER KS

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Clarence E. Mingo, II
Franklin County Auditor

Geographic Information System

PID: 273-008269
MR/TSARR OWNER LLC
1691 MICHIGAN AVE STE 215, MIAMI BEACH FL 33139

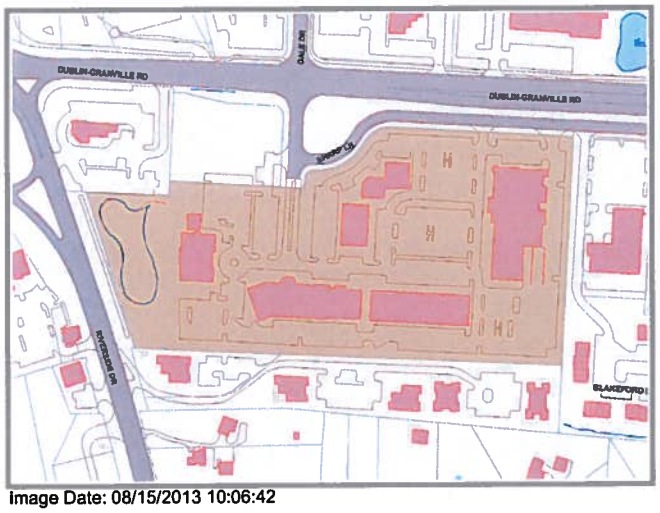

Image Date: 08/15/2013 10:06:42

Owner Name	MR/TSARR OWNER LLC	**Transfer Date**	05/07/2013
Site Address	4305 -335W DUBLIN GRANVILLERD	**Sale Amount**	$0
Mail Address	MR/TSARR OWNER LLC 1691 MICHIGAN AVE STE 215 MIAMI BEACH FL 33139	**Year Built**	
		Auditor's Map	O069A 075.80
Tax District	CITY OF DUBLIN-WASH TWP-DUBLIN C.S.D.	**Neighborhood**	00103
Description	6436 RIVERSIDE DR R19 T2 1/4T3 14.040 ACRES	**School Name**	DUBLIN CSD
		Annual Taxes	$155,957.84

Auditor's Appraised Values

	Taxable	Exempt	Other Exempt
Land	$4,537,300	$0	$0
Building	$0	$1,587,700	$0
Total	$4,537,300	$1,587,700	$0

Accessed Acreage	0.000
Landuse	426 - COMMUNITY SHOPPING CENTER
CAUV	$0
Homestead	NO
Property Class	COMMERCIAL

Building Information

Rooms	0	**Baths**	0	**Number of Cards**		1	
Bedrooms	0	**Half Baths**	0	**Square Feet**	0	**Fireplaces**	0
				Air Cond.		**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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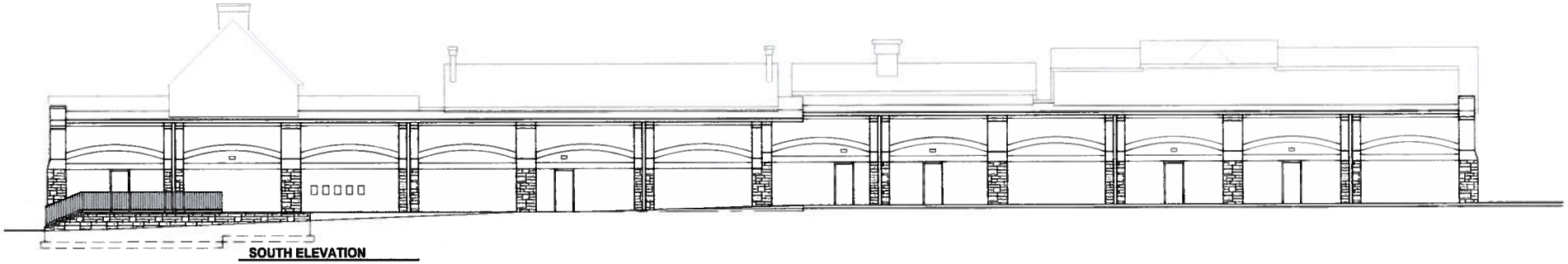
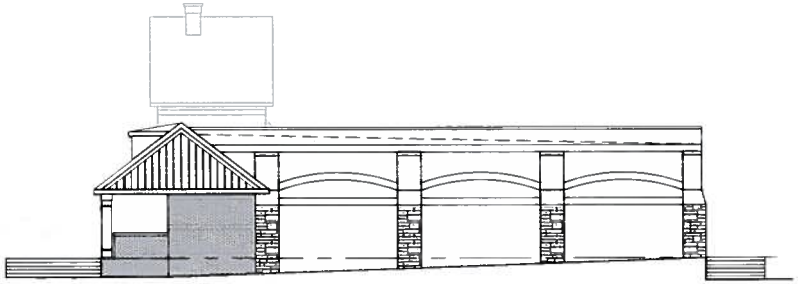
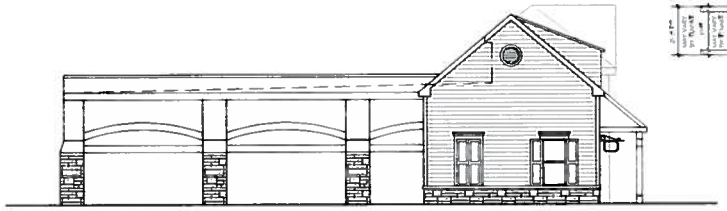
NORTH ELEVATION



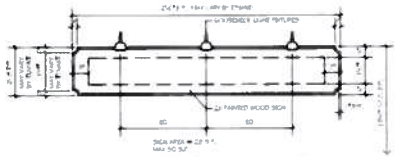
SOUTH ELEVATION



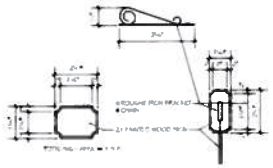
EAST ELEVATION



WEST ELEVATION



WALL MOUNTED SIGNAGE - REQUIRED



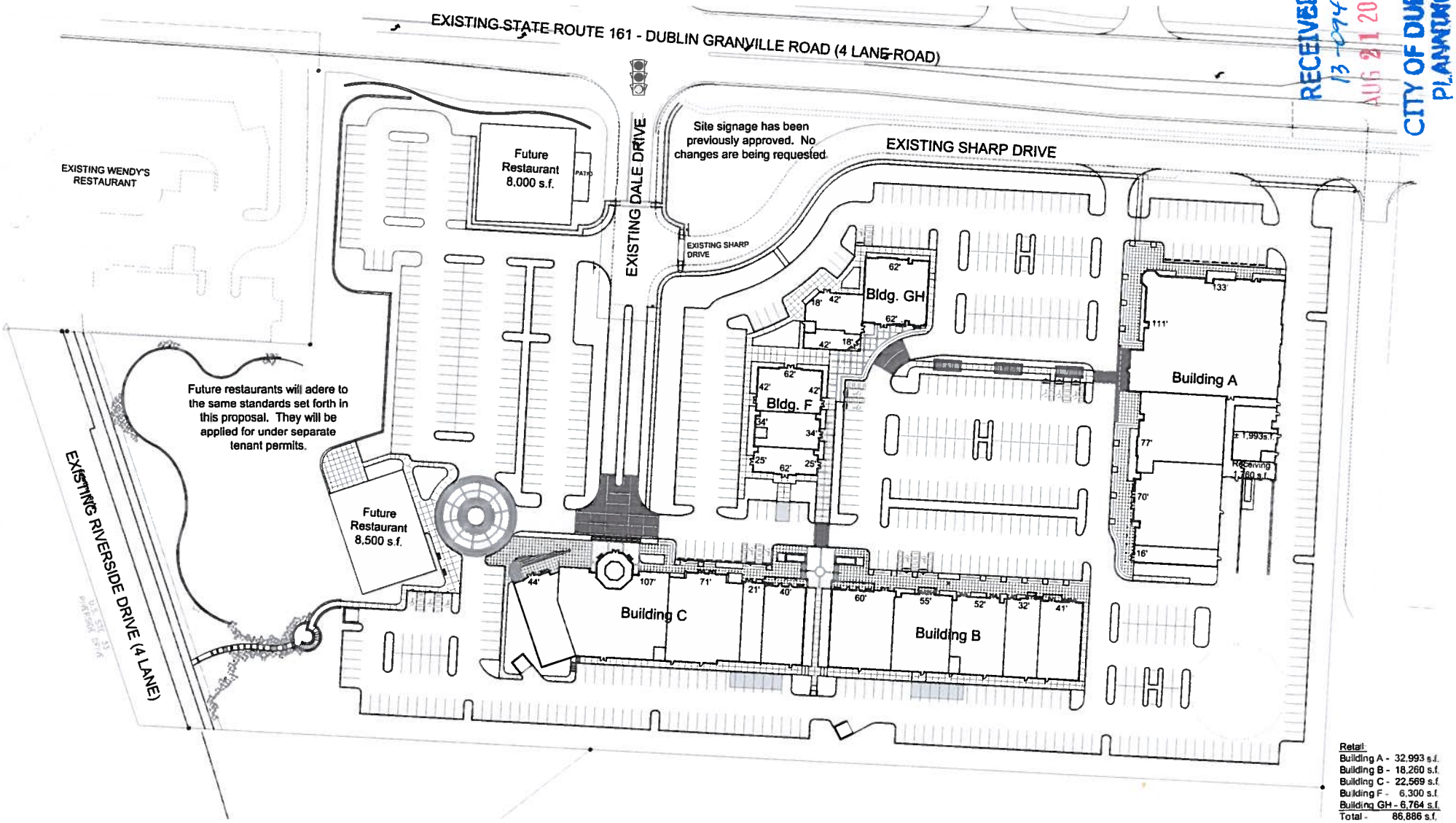
WALL MOUNTED BRACKET SIGNAGE- OPTIONAL

Note: Signage shown is not intended to be representative of actual signage. All frontage calculations are assumptions based on lease information. All signage will be permitted and approved by tenants.

BUILDING B

PROPOSED SIGNAGE ELEVATIONS

K2 Group	The Shoppes at River Ridge Dublin, Ohio	BIRD HOUK collaborative



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Retail

Building A -	32,993 s.f.
Building B -	18,260 s.f.
Building C -	22,569 s.f.
Building F -	6,300 s.f.
Building GH -	6,764 s.f.
Total -	86,886 s.f.

Restaurant

Building D -	8,500 s.f.
Building E -	8,000 s.f.
Total -	16,500 s.f.

Scale: 1" = 40'

All frontage calculations are assumptions based on lease information. All signage will be permitted and approved by tenants.

SITE PLAN

K2 Group	The Shoppes at River Ridge Dublin, Ohio June 3, 2007	BIRD HOUK collaborative