



Case # 13 - 108MPR

APPLICATION FOR DEVELOPMENT

016.

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

Wireless Applications

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

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): 4455 W. DUBLIN GRANVILLE RD.	
Tax ID/Parcel Number(s): 273008269	Parcel Size(s) in Acres: 14.04
Existing Land Use/Development: 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: 305.675.8447
Email or Alternate Contact Information: BGAGO@MASTCAPITAL.COMJ	

FOR OFFICE USE ONLY: DIRECTOR'S ACCEPTANCE

Date of Acceptance: <u>10/17/2013</u>	Next Decision Due Date: <u>10/31/2013</u>
Final Date of Decision:	Determination:
Director's (or Designee's) Signature:	

FILE COPY

RECEIVED
13-108MPR
OCT 17 2013
CITY OF DUBLIN
PLANNING

III. APPLICANT(S): Indicate person(s) submitting the application if different than the property owner(s).

Name: (Individual or Organization) JACKIE TRUCCO / IVY BRIDAL STUDIO	
Mailing Address: 4455 W. DUBLIN GRANVILLE RD. DUBLIN OH 43017	
Daytime Telephone: 614.558.3971	Fax: NA
Email or Alternate Contact Information: info@ivybridalstudio.com	

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

Name: (Individual or Organization) STEVE MOORE / MOORE SIGNS	
Mailing Address: 6060 WESTERVILLE RD. WESTERVILLE OH 43081	
Daytime Telephone: 614.432.5965	Fax: 614.882.5686
Email or Alternate Contact Information: STEVE@MOORESIGNS.BIZ	

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

I, Camilo Miguel, Jr. on behalf of, the owner, hereby authorize STEVE MOORE / MOORE SIGNS 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: <u>MR/TSARR Owner LLC, a Delaware limited liability company</u> By: <u>MC/TSARR MM LLC, its Managing Member</u> By: <u>[Signature]</u> , Authorized Representative	Date: <u>10/9/13</u>
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Check this box if the original Authorization for Owner's Applicant(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, STEVE MOORE / MOORE SIGNS, 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: <u>[Signature]</u>	Date: <u>10-11-13</u>
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VII. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I, STEVE MOORE / MOORE SIGNS, 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: <u>[Signature]</u>	Date: <u>10-11-13</u>
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Check this box if the Applicant's Affidavit and Acknowledgment is attached as a separate document.

Subscribed and sworn to before me this 12th day of 10
 State of Ohio
 County of Franklin

MARK CROWDER
 Notary Public, State of Ohio
 My Commission Expires Mar. 21, 2018
 Recorded in Franklin County



Exhibit A

The Property

Situated in the State of Ohio, County of Franklin, City of Dublin, lying in Quarter Township 3, Township 2, Range 19 United States Military Lands, being all of the 14.831 acre tract conveyed to MDT Real Estate Management Limited Partnership, an Ohio limited partnership (1/2 Interest) by deed of record in Instrument Number 200007060133519, Dorothy Thomas (1/4 Interest) by deed of record in Deed Book 2968, Page 137 and National City Bank, fka BancOhio National Bank, Trustee (1/4 Interest) by deed of record in Official Record 7681 B11 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and more particularly described as follows:

Beginning, for Reference, at a monument in the centerline intersection of U.S. Route 161 (Dublin-Granville Road) and Dale Drive, also being in the north line of a 2.519 acre tract conveyed to The City of Dublin by deed of record in Instrument Number 199911150285244,;

Thence North $86^{\circ} 41' 19''$ West, a distance of 303.98 feet, with the centerline of said U.S. Route 161 and the north line of said 2.519 acre tract, to a point at the northwest corner of said 2.519 acre tract; also being the northeasterly corner of the remainder of an original 2.37 acre tract conveyed to Wendy's International, Inc., by deed of record in Deed Book 3443, page 321;

Thence South $03^{\circ} 18' 41''$ West, a distance of 40.00 feet, with the westerly line of said 2.519 acre tract, to an iron pin set at the TRUE POINT OF BEGINNING, at the southeasterly corner of said 2.519 acre tract;

Thence with the lines common to said 14.831 and 2.519 acre tracts the following courses and distances:

South $86^{\circ} 41' 19''$ East, a distance of 24.94 feet, to an iron pin set;

South $76^{\circ} 23' 01''$ East, a distance of 111.80 feet, to an iron pin set;

South $86^{\circ} 41' 19''$ East, a distance of 114.04 feet, to an iron pin set;

with a curve to the right having a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of $90^{\circ} 00' 00''$, and chord that bears South $41^{\circ} 41' 50''$ East a distance of 35.36 feet, to an iron pin set;

South $03^{\circ} 18' 41''$ West, a distance of 175.00 feet, to an iron pin set;

South $86^{\circ} 41' 19''$ East, a distance of 60.00 feet, to an iron pin set;

North $03^{\circ} 18' 41''$ East, a distance of 20.50 feet, to an iron pin set;

with a curve to the right having a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of $90^{\circ} 00' 00''$, and chord that bears North $48^{\circ} 18' 10''$ East, a distance of 35.36 feet, to an iron pin set;

South $86^{\circ} 41' 19''$ East, a distance of 1.00 feet, to an iron pin set;

with a curve to the left having a radius of 124.50 feet, an arc length of 128.57 feet, a central angle of $59^{\circ} 10' 10''$, and chord that bears North $63^{\circ} 43' 32''$ East, a distance of 122.93 feet, to an iron pin set;

North 34° 08' 31" East, a distance of 23.29 feet, to an iron pin set;

with a curve to the right having a radius of 75.50 feet, an arc length of 77.97 feet, a central angle of 59° 10' 10" , and chord that bears North 63° 43' 36" East, a distance of 74.55 feet, to an iron pin set;

South 86° 41' 19" East, a distance of 450.39 feet, to a 5/8" Rebar Found (capped "WOOLPERT") in the westerly line of "Wood Hill Condominium", a plat of record in Condominium Plat Book 32, Page 14;

Thence South 03° 12' 32" West, a distance of 574.02 feet, with the westerly line of said "Wood Hill Condominium", to a 5/8" Rebar Found (capped "J+J SURVEYING") at the northeasterly corner of a 3.866 acre tract conveyed to RiverPark Group, LLC, a Delaware limited liability company by deed of record in Instrument Number 199912020298524;

Thence North 86° 56' 13" West, a total distance of 1140.28 feet, passing a 5/8" Rebar Found at a distance of 704.23 and passing a 5/8" Rebar Found (capped "J+J SURVEYING") at a distance of 1091.68 feet, with the northerly line of said 3.866 acre and a 0.760 acre tract conveyed to RiverPark Group, LLC, a Delaware limited liability company by deed of record in Instrument Number 199912020298524, to a magnetic nail set in the centerline of U.S. Route 33 (Riverside Drive);

Thence North 18° 16' 19" West, a distance of 401.58 feet, with the centerline of said U.S. Route 33, to a magnetic nail set;

Thence South 86° 54' 23" East, a total distance of 292.93 feet, passing a 5/8" Rebar Found (capped "J+J SURVEYING") at a distance of 52.70 feet and a 5/8" Rebar Found at a distance of 57.62 feet with the extension of the southerly line of the remainder of said original said 2.37 acre tract, to a 3/4" iron pipe found, at the southeasterly corner of the remainder of said 2.37 acre tract;

Thence North 03° 18' 41" East, a distance of 261.41 feet, with the easterly line of the remainder of said 2.37 acre tract to the TRUE POINT OF BEGINNING. Containing 14.731 acres, more or less, of which 0.426 acre lies with the existing right of way of U.S. Route 33.

LESS AND EXCEPT THE FOLLOWING PARCEL:

Situated in the State of Ohio, County of Franklin, City of Dublin, lying in Quarter Township 3, Township 2, Range 19, United States Military Lands, being part of the 14.831 acre tract conveyed to MDT Real Estate Management Limited Partnership, an Ohio limited partnership (1/2 interest) by deed of record in Instrument Number 200007060133519, Dorothy Thomas (1/4 interest) by deed of record in Deed Book 2968, Page 137 and National City Bank, fka BancOhio National Bank, Trustee (1/4 interest) by deed of record in Official Record 7681 B11 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly described as follows:

Beginning, for Reference, at a 3/4 inch iron pin found in a monument box found in the centerline intersection of State Route 161 (Dublin-Granville Road) and Dale Drive, being in the north line of a 2.159 acre tract conveyed to the City of Dublin by deed of record in Instrument Number 199911150285244;

thence North 86° 41' 19" West, a distance of 303.98 feet, with the centerline of U.S. Route 161 and the north line of said 2.159 acre tract, to a point at the northwest corner of said 2.159 acre tract, being the northeasterly corner of the 2.37 acre tract conveyed to Wendy's International, Inc. by deed of record in

Deed Book 3443, page 321;

thence South 03° 18' 41" West, a distance of 301.42 feet, with the westerly line of said 2.159 acre tract, and a westerly line of said 14.831 acre tract, to a 3/4" iron pipe found;

thence North 86° 54' 23" West, a distance of 212.39 feet, with a northerly line of said 14.831 acre tract, to an iron pin set at the TRUE POINT OF BEGINNING;

thence South 18° 16' 19" East, a distance of 401.53 feet, across said 14.831 acre tract, to an iron pin set in the line common to said 14.831 acre tract and the 0.760 acre tract conveyed to Riverpark Group, LLC by deed of record in Instrument Number 199912020298524;

thence North 86° 56' 13" West, a distance of 80.52 feet, (passing a 5/8" rebar capped "J+J Surveying" found at 31.92 feet) with the northerly lines of said 0.760 acre tract and the 0.216 acre tract conveyed to the City of Dublin by deed of record in Official Record 22899 G08, to a magnetic nail set at the southeasterly corner of said 14.831 acre tract, being in the centerline of Riverside Drive (U.S. Route 33);

thence North 18° 16' 19" West, a distance of 401.58 feet, with said centerline, to a magnetic nail set in the southerly line of said 2.37 acre tract, being a northwesterly corner of said 14.831 acre tract;

thence South 86° 54' 23" East, a distance of 80.53 feet, (passing a 5/8" rebar capped "J+J Surveying" found at 52.70 feet and a 5/8" rebar found at 57.62 feet) with a line common to said 14.831 and 2.37 acre tracts, to the TRUE POINT OF BEGINNING, containing 0.691 acre of land, more or less, of which 0.426 acre lies within the existing right of way of U.S. Route 33.

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

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

Bearings shown hereon are based on the centerline bearing for State Route 161, South 86° 41' 19" East as delineated in the ODOT Plans Fra-161-4.77 for State Route 161 dated December 11, 1998.

Parcel Nos.: 273-008269-80 and 273-008269-90

Also known as: 6439 Riverside Drive, Dublin, Ohio 43017



NORTH

SHARP LN

4415

4425

4405

4435

4465

4475

WEST WALL SIGN

4455

EAST WALL SIGN

4445

IVY BRIDAL STUDIO WALL SIGN LOCATIONS

4525

4515

4505

4495

4485

4395

4385

4375

0 40 80 Feet



CITY OF DUBLIN

131 in

BRIDAL IVY STUDIO

16.5 in

0.5 in 3.0 in



0.5 in 6 in 1 in



0.5 in 3.0 in

- 1"x1" ALUM. MOUNT CLIP
- 6" & 3"DEEP X .080 ALUM. FABRICATED PAN CABINET. ROUTED COPY
- LED POWER SUPPLY
- PUSH THRU CLEAR ACRYLIC COPY
- WHITE LED MODULES
- WHITE ACRYLIC BACKER
- 1"DEEP X .080 ALUM. FABRICATED PAN BACKGROUND PANEL.

0.5 in 6 in 1 in

MOORE

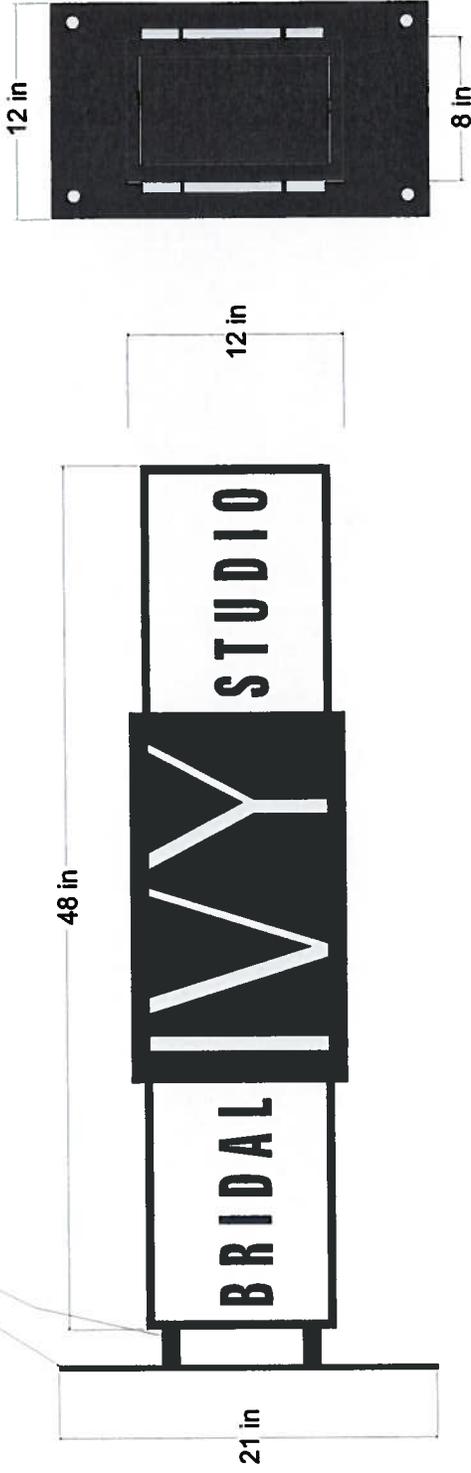
SIGNS

Westerville, Ohio 614.882.1110 www.mooreesigns.biz

IVY E WALL PRF3.fs
8.26.13
MOE

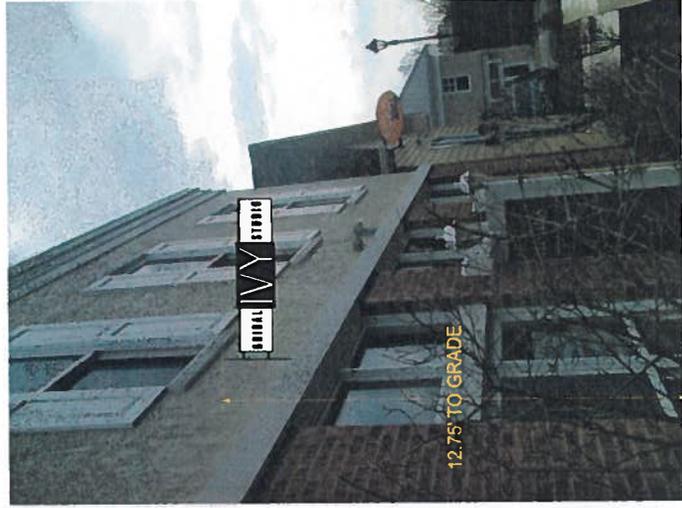
PROOF ART

1/4" ALUM. MOUNT PLATE ON 1" ALUM. SQ TUBE SUPPORTS



ONE OF TWO SIGNS TOTAL.
IN CONFORMANCE TO BSC 153.065 H 6 c 1&2
THIS ONE BEING LOCATED ON THE WEST SIDE OF BUILDING.

PROJECTING WALL SIGN.
8" DEEP CABINET PAINTED GLOSS WHITE FINISH ON FACE,
BLACK EDGES
INTERNAL WHITE LED ILLUMINATION
ROUTED COPY WITH 1/2" DIMENSIONAL CLEAR ACRYLIC
PUSH THRU LETTERS AND LINES.
BLACK VINYL ON FACE OF LETTERS AND LINES.
THIS WILL RESULT IN A HALO EFFECT OF ILLUMINATION



SIGNS

Westerville, Ohio 614.882.1110 www.mooreesigns.biz

IVY W WALL PRF3
8.26.13
MOE

PROOF ART