

1 will #100 - OK - 7/14 FM

February 2009



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

BOARD OF ZONING APPEALS APPLICATION

(Code Section 153.231)

I. PLEASE CHECK THE TYPE OF APPLICATION:

<input type="checkbox"/> Administrative Appeal (Code Section 153.231)	<input type="checkbox"/> Administrative	<input type="checkbox"/> Stream Corridor Protection Zone
<input type="checkbox"/> Building Construction		
<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): 5735 Desmond Ct, Dublin, OH 43017	
Tax ID/Parcel Number(s): 273-004341-00	Parcel Size(s) (Acres):
Existing Land Use/Development: 510 - one family dwelling - <i>PUD- Dublinshire</i>	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development:
Fence installation

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

Name (Individual or Organization): Douglas Jones & Staci Perkins	
Mailing Address: 5735 Desmond Ct., Dublin, OH 43017 (Street, City, State, Zip Code)	
Daytime Telephone: 614-778-0672	Fax:
Email or Alternate Contact Information: promodoug@yahoo.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: Douglas Jones	Applicant is also property owner: yes <input checked="" type="checkbox"/> no <input type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

RECEIVED

14-042V

MAY 05 2014

FILE COPY

CITY OF DUBLIN
PLANNING

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, Doug Jones, 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: Douglas Jones Date: 5/1/14

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 1 day of May, 2014
 State of Ohio
 County of Franklin Notary Public Jammy Elli

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, Douglas Jones, 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: Douglas Jones Date: 5/1/14

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, Douglas Jones, 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: Douglas Jones Date: 5/1/14

FILE COPY

RECEIVED
 14-042V
 MAY 05 2014
 CITY OF DUBLIN
 PLANNING

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

I, Doyle Jones, the owner or authorized representative, have read and understood 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: Doyle Jones Date: 5/1/14

Subscribed and sworn to before me this 1 day of May 2014

State of Ohio

County of Franklin Notary Public Jammy Elli

NOTE: THE OWNER, OR NOTED REPRESENTATIVE IF APPLICABLE, WILL RECEIVE A FACSIMILE CONFIRMING RECEIPT OF THIS APPLICATION

FOR OFFICE USE ONLY			
Amount Received: <u>\$1000</u>	Application No:	BZA Date(s):	BZA Action:
Receipt No: <u>228828</u>	Map Zone: <u>A-2</u>	Date Received:	Received By:
Type of Request: <u>Variance (non-use)</u>			
N, S, E, W (Circle) Side of: <u>Westmond Ct.</u>			
N, S, E, W (Circle) Side of Nearest Intersection: <u>Carlford Dr & Westmond Ct</u>			
Distance from Nearest Intersection:			
Existing Zoning District: <u>510- One family dwelling</u>			

FILE COPY

RECEIVED
14-042V
MAY 05 2014
CITY OF DUBLIN
PLANNING

Doug Jones
5735 Desmond Ct.
Dublin, OH 43017

Non-Use Variance Explanation.

Variance Explanation:

A – While there are no existing special circumstances that exist with the 5735 Desmond Ct. property, the circumstances lie in that fences were built prior to the change in the zoning regulation (2000), and if we followed the current regulations, the fence installed on our property would look terribly out of place, as can be seen in the attached photos. Current zoning regulations require a fence to be located 30 feet from a cart path, and 5 feet from a property line. To do this, we would essentially be cutting off usable back yard (jpg 3-6), adding additional costs to fence the side yard (where neighbor's fence already exists – jpg 7), and making an unattractive backyard – lowering resale value.

B – Fences on the 2 properties, on Desmond Ct (5725 Desmond & 5719 Desmond) were built prior to our moving into the neighborhood in 2012. I believe both were built prior to 2000. The 3rd house to be fenced on our street, is at the corner of Sells Mill & Earlsford (5735 Sells Mill). This fence butts up against 5719 Desmond Ct, but believe it was built after 2011/2012. I believe these fences were probably installed prior to the cart path being built on Sells Mill, and as a result, while these fences may be 30 feet back from the street, they are not 30 feet back from the cart path.

C – If the variance is granted, the new proposed fence will be flush with the prior existing 3 fences on the street. The fence is a 48" split rail that will sit back, on our property, amongst trees and flowers. The fence will blend in with the landscaping. Also, if granted, additional fencing will not be required along the boundary between 5735 and 5725 Desmond. The neighbor's pre-existing fence will serve as the boundary between the two properties.

D – If granted, this variance would allow us to build within the 30 foot perimeter set by the zoning board. However, to follow the board's original ruling would create an unsightly fence line, which is not what Dublin would want. Installing the fence, as the board has directed, would cause a loss in resale value of the home, and possibly adjacent homes.

E – The proposed variance is, I believe, unique to the case, as fences built prior to 2000 are prominent along Sells Mill. If no other fencing was present, or these fences were built post 2000, and followed the 30 foot zoning regulations, no variance would be requested, and we would have built ours to join theirs...to fall within Zoning Board specifications.

F – The requested variance would not hinder any government services, as there would be 2 gates for yard access, and the fence would not hinder auto traffic. There would be no need for government services to access the fenced yard, but if it were necessary, they could gain access through either gate.

G – Practical difficulty could be eliminated if the 3 adjacent neighbors were to modify their fencing, to comply with the 30 foot regulation. We could then join their fence line, and no esthetics would be in jeopardy. That option could cost hundreds of dollars to each of those homeowners. There would be no way for us to eliminate the practical difficulty. If the variance does not pass, we simply would cancel the project.

Doug Jones
5735 Desmond Ct.
Dublin, OH 43017

Non-Use Variance Request

Variance Statement:

A – The variance is being requested due to pre-existing conditions related to the property. We would like to install a fence across the backside of the property (see jpg1 & jpg2) connecting with an existing neighbor fence (5725 Desmond Ct.), then adding a gate and fencing near the front of the house. Current zoning regulations require a fence to be located 30 feet from a cart path, and 5 feet from a property line. To do this, we would essentially be cutting off usable back yard (jpg 3-6), adding additional costs to fence the side yard (where neighbor's fence already exists – jpg 7), and making an unattractive backyard – lowering resale value.

B - Non-Use Variances. Upon application, the Board of Zoning Appeals shall only approve a request for a non-use variance only in cases where there is evidence of practical difficulty present on the property in the official record of the hearing and that the findings required in (a) and (b) have been satisfied with respect to the following standards of review:

(a) That all of the following findings are made:

(1) That special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same zoning district whereby the literal enforcement of the requirements of this Chapter would involve practical difficulties. Special conditions or circumstances may include: exceptional narrowness, shallowness or shape of a specific property on the effective date of this Chapter or amendment; or by reason of exceptional topographic or environmental conditions or other extraordinary situation on the land, building or structure; or by reason of the use or development of the property immediately adjoining the property in question.

(2) That the variance is not necessitated because of any action or inaction of the applicant.

(3) Granting the variance will not cause a substantial adverse effect to property or improvements in the vicinity or will not materially impair the intent and purposes of the requirement being varied or of this Chapter.

(b) That at least two of the following findings are made:

(1) That a literal interpretation of the provisions of the Zoning Code would not confer on the applicant any special privilege or deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Chapter.

(2) The variance request is not one where the specific conditions pertaining to the property are so general or recurrent in nature as to make the formulation of a general regulation for those conditions reasonably practicable.

(3) The variance would not adversely affect the delivery of governmental services (e.g., water, sewer, garbage).

(4) The practical difficulty could be eliminated by some other method, even if the solution is less convenient or most costly to achieve.

C – The variance has been requested to insure that the esthetics of the property are not changed or devalued by the fence proposal. Under current zoning regulations, the fence would be offset from the adjoining neighbor fence by 7-10 feet, which would be noticeable by people walking on the bike path, not to mention people in the backyard of 5735 Desmond. The fence would be a 48” split rail, that would still allow plenty of light to pass through it, not closing off the backyard. The split rail would have wire mesh attached to the inside. The proposed fence would blend into the landscaping, as seen in jpg 2.

D – While the original application was approved, it was approved with changes that mandated we move the fence line in 30 feet from the cart path, which in turn would offset it from the attached neighbor’s fence by 7-10 feet on the backside, and 5 feet from the side of the neighbor’s fence. This variance request would overturn that, and allow the homeowner to join the neighbor’s fence at the corner, and use that fence, in the side yard. (jpg 7)

E – I have included various photos that show the zoning board approved layout versus our requested layout. I invited zoning inspector Brian Martin to the property to review what the board had approved. He agreed that the Board’s approved layout would cause hardship, and would look unsightly on the property. I believe that when the 2 neighbors on Desmond Ct installed their fences, it was prior to 2000, when there was no cart path. When we first measured for the fence, we based our submission on 30 feet from the curb, not the cart path. I am asking that the variance be granted so that we may keep the fence line, inline, with the other 3 homes with fences on our street.

Pomeroy & Associates Ltd.

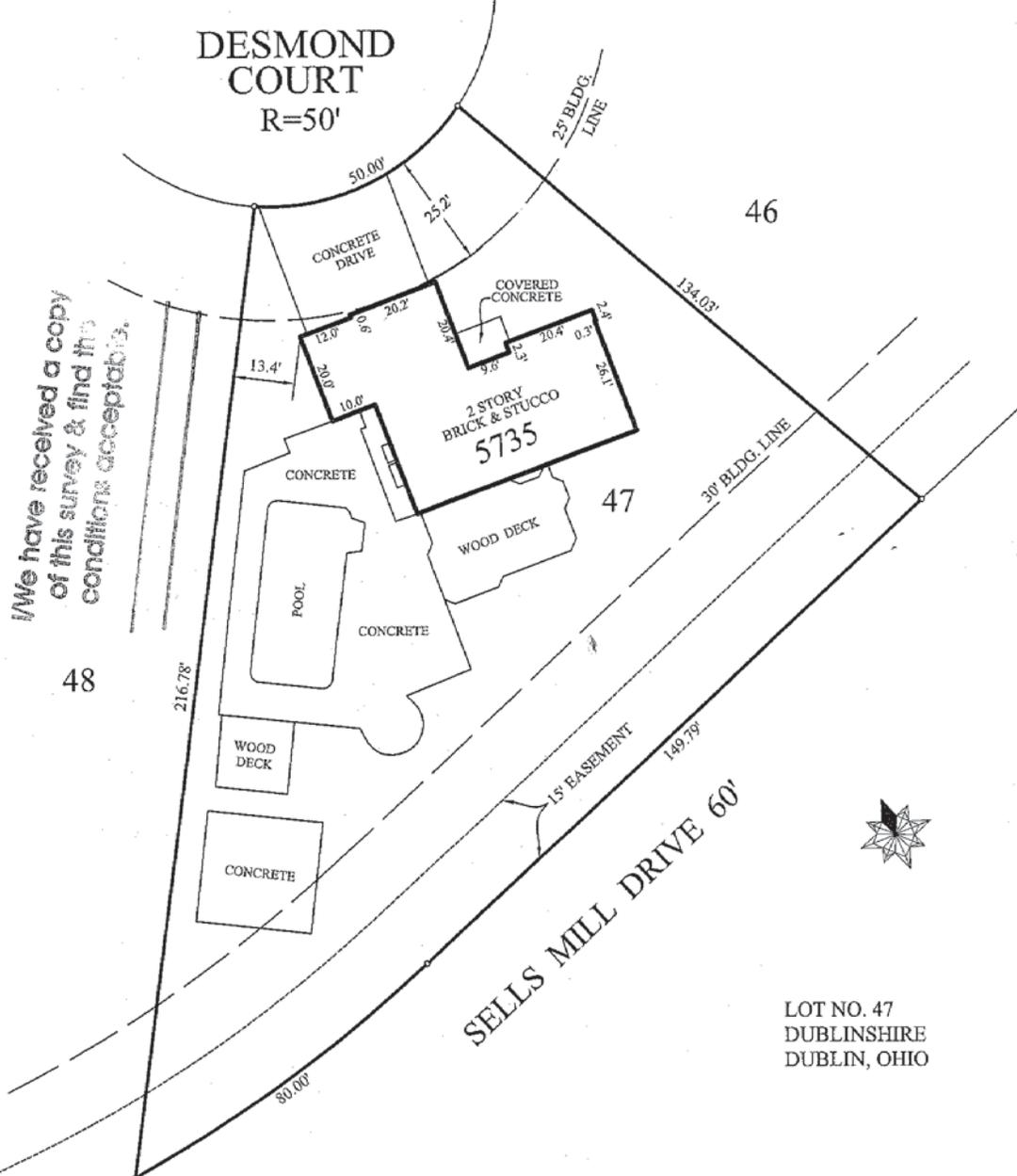
Consulting Engineers & Surveyors

599 Scherers Court • Worthington, Ohio 43085
 Phone(614)885-2498 • Fax(614)885-2886

791-12-S

Order No.

CERTIFIED TO TALON TITLE AGENCY COUNTY OF FRANKLIN
 LENDER U.S. BANK HOME MORTGAGE P.B. 67 PG. 73 OR./D.B. _____ PG. _____
 BUYER PERKINS/JONES SCALE 1" = 30' DATE 6-14-12 DRN KB CH SJH



We have received a copy of this survey & find the conditions acceptable.

We hereby certify that the foregoing MORTGAGE LOCATION SURVEY was prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code. This plat is prepared for mortgage loan and title purposes only and is not to be construed as having been prepared for the owner or for the use of the owner for any purposes.

THIS PROPERTY IS LOCATED IN
 FLOOD ZONE X
 COMMUNITY PANEL 39049C
 PAGE 0132-K DATE 6-17-08

By *[Signature]*



Pomeroy & Associates Ltd.

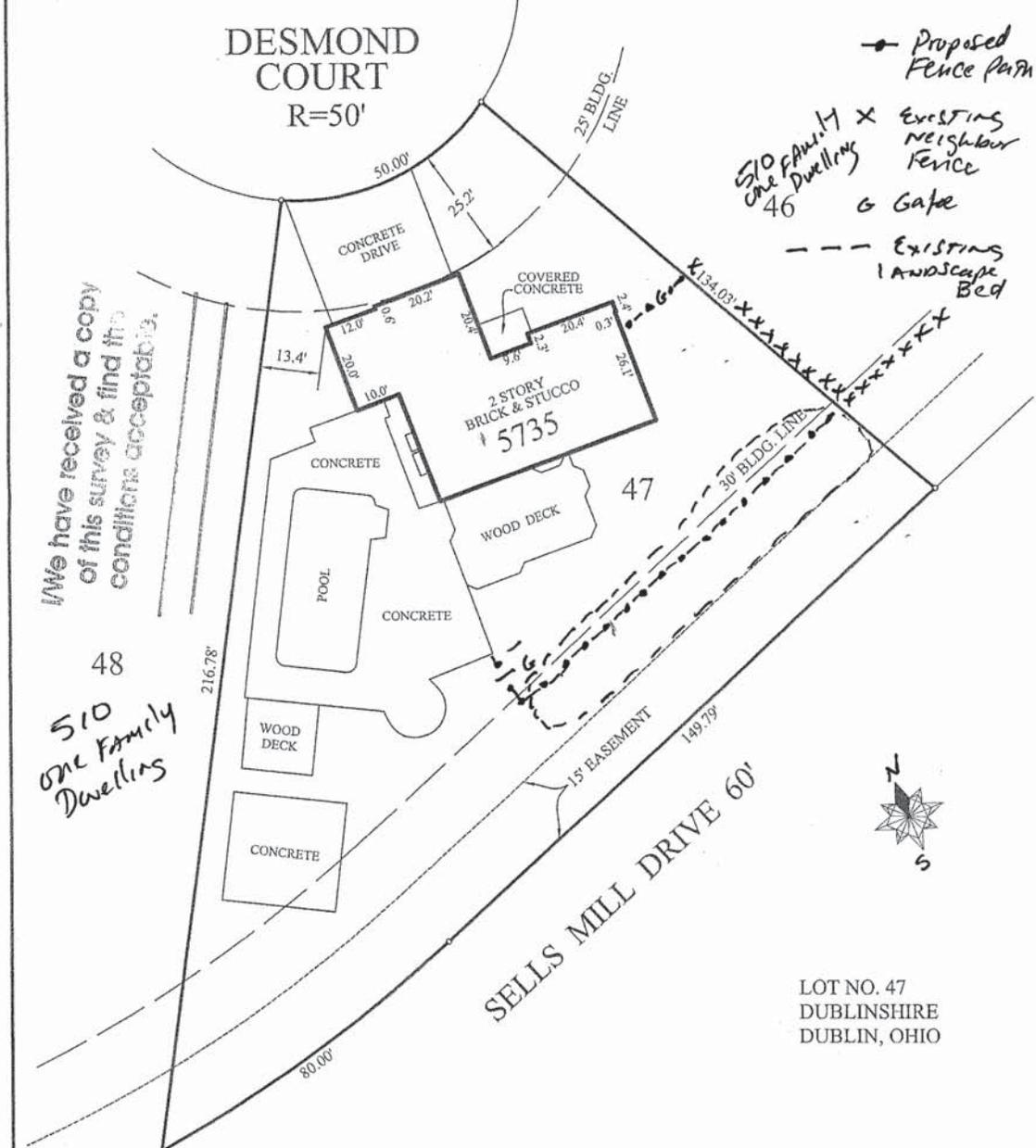
Consulting Engineers & Surveyors

599 Scherers Court • Worthington, Ohio 43085
Phone(614)885-2498 • Fax(614)885-2886

791-12-S

Order No.

CERTIFIED TO TALON TITLE AGENCY COUNTY OF FRANKLIN
 LENDER U.S. BANK HOME MORTGAGE P.B. 67 PG. 73 OR./D.B. _____ PG. _____
 BUYER PERKINS/JONES SCALE 1" = 30' DATE 6-14-12 DRN KB CH SJH



We have received a copy of this survey & find the conditions acceptable.

48
510 Family One Dwelling

We hereby certify that the foregoing MORTGAGE LOCATION SURVEY was prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code. This plat is prepared for mortgage loan and title purposes only and is not to be construed as having been prepared for the owner or for the use of the owner for any purposes.

THIS PROPERTY IS LOCATED IN
 FLOOD ZONE _____ X _____
 COMMUNITY PANEL _____ 39049C _____
 PAGE _____ 0132-K _____ DATE _____ 6-17-08 _____

By *Steven J. Hoy*



Jones – 5735 Desmond Ct. / Variance Request

List of Property Owners and registered homeowners associations within 150 Feet.

Parcel	Owner Name	Address
273-003597	BOARD OF EDUCATION OF THE DUBLIN LO	5950 SELLS MILL DR
273-004345	BROWN BLAINE W BROWN KATHRYN B	5724 DESMOND CT
273-004333	CHEN MING-ZHE CHEN LIFEN	5751 SELLS MILL DR
273-004344	CRAVEN RICHARD T CRAVEN AMANDA	5732 DESMOND CT
273-004335	DERIFIELD TRACY E HELDRIDGE MAXINE	5767 SELLS MILL DR
273-004340	GOOD SCOTT T GOOD LAURIE N	5727 DESMOND CT
273-004332	HOUSEMAN TIMOTHY M HOUSEMAN LAURA M	5745 SELLS MILL DR
273-004334	KANITZ CHERYL A	5759 SELLS MILL DR
273-003582	LOEB PETER T	5783 SELLS MILL DR
273-004336	MURDOCK DAVID E MURDOCK COLLEEN M	5775 SELLS MILL DR
273-004341	PERKINS STACI A JONES DOUGLAS A	5735 DESMOND CT
273-004342	ROSE F SHELTON ROSE CONNIE M	5743 DESMOND CT
273-004330	SHERMAN ROBERT A & CYNTHIA R	5729 SELLS MILL DR
273-004339	VASCIK GREGORY J & KRISTY L	5719 DESMOND CT
273-004343	VOGEL JOHN S & ANNA L	5740 DESMOND CT
273-004331	WHITNEY DENTON S WHITNEY REBECCA A	5737 SELLS MILL DR

Property Report

Generated on 05/01/14 at 02:44:13 PM

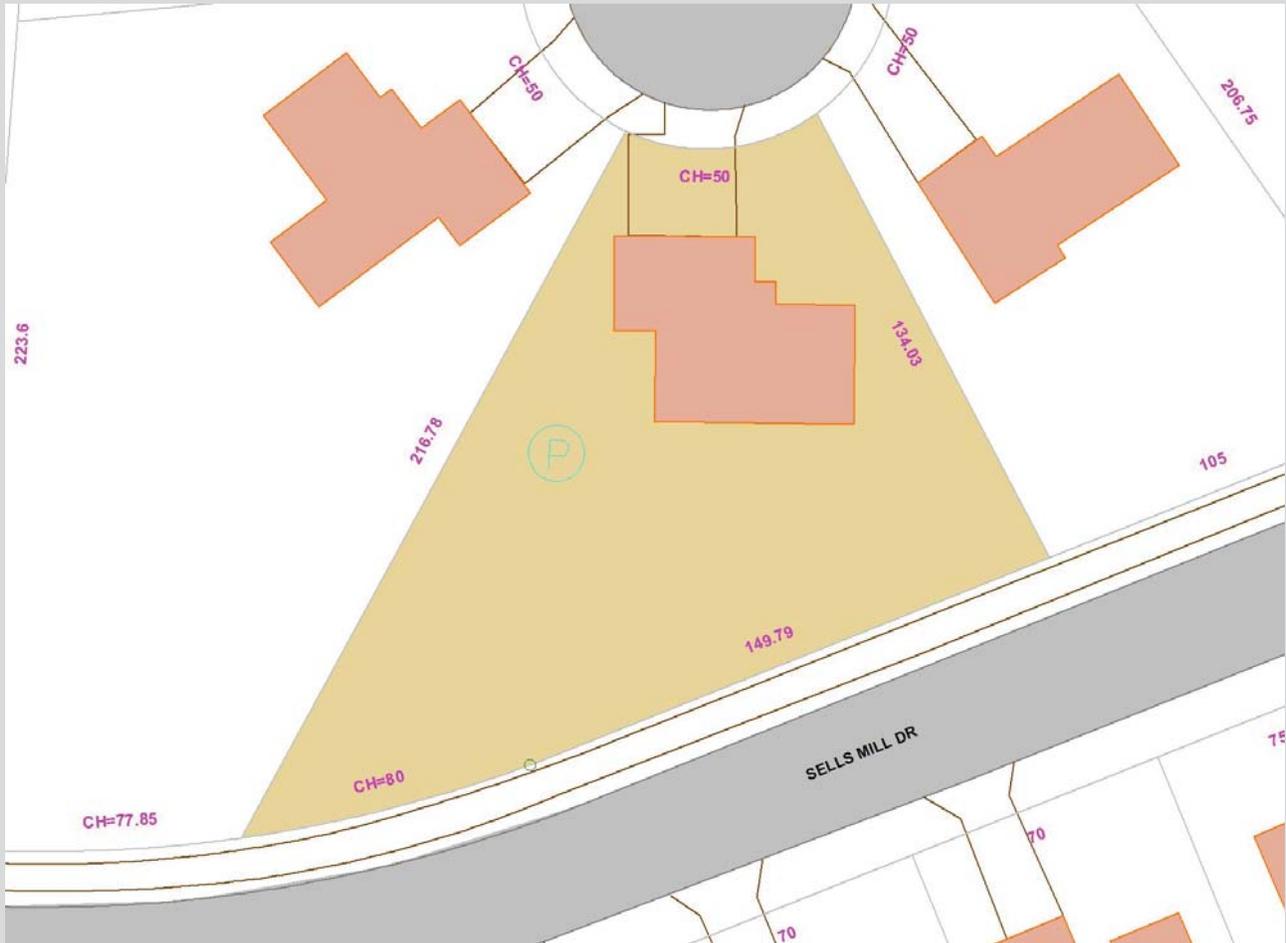
Parcel ID
273-004341-00

Map Routing No
273-N090DA -047-00

Card No
1

Location
5735 DESMOND CT

GIS



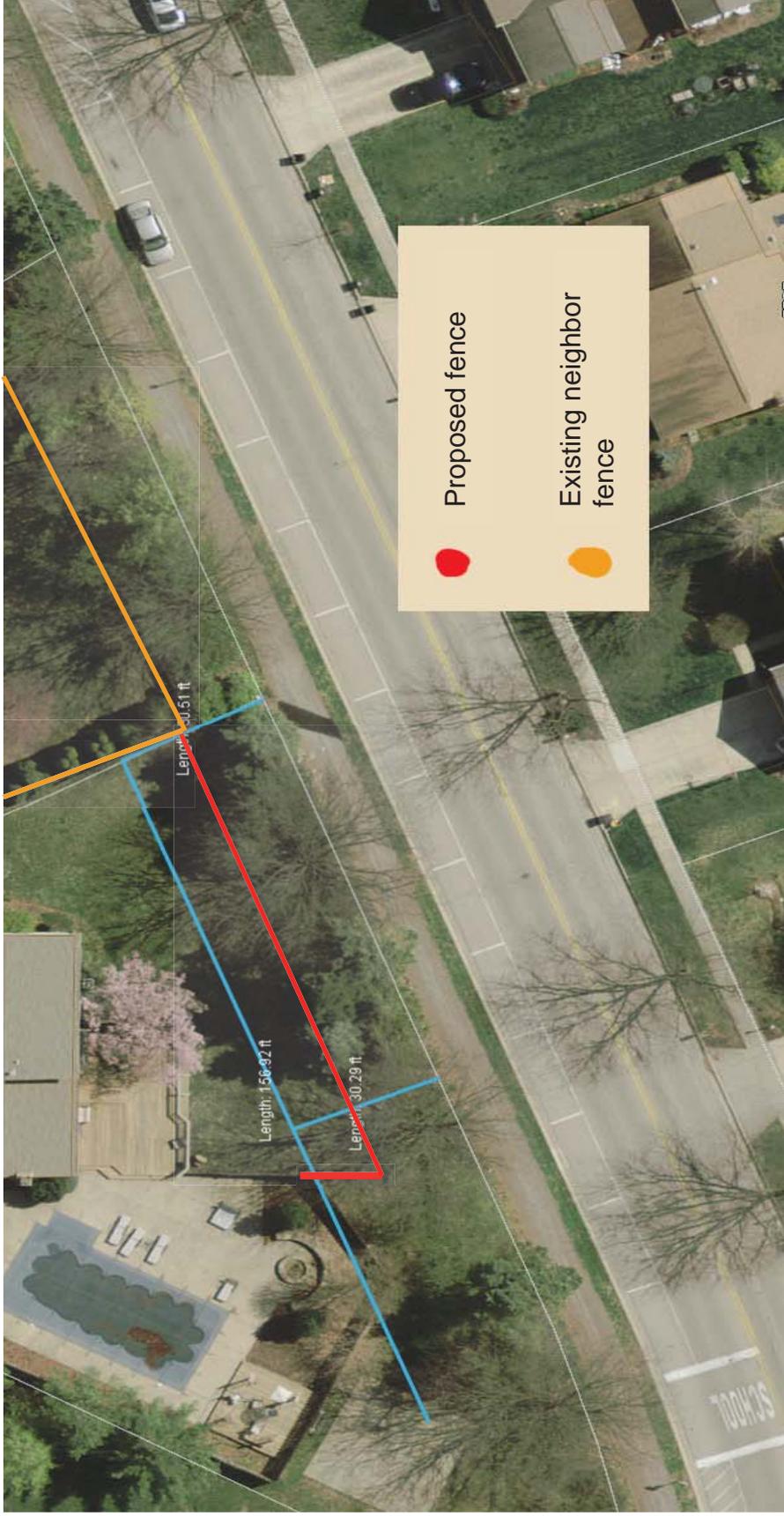
Disclaimer

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

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.

Jones JPG 1

This aerial shows the zoning approved fence in **BLUE**, the homeowner proposed fence in **RED**, and existing neighbor fence in **ORANGE**. Neighbor fence installed in 2000 or before.



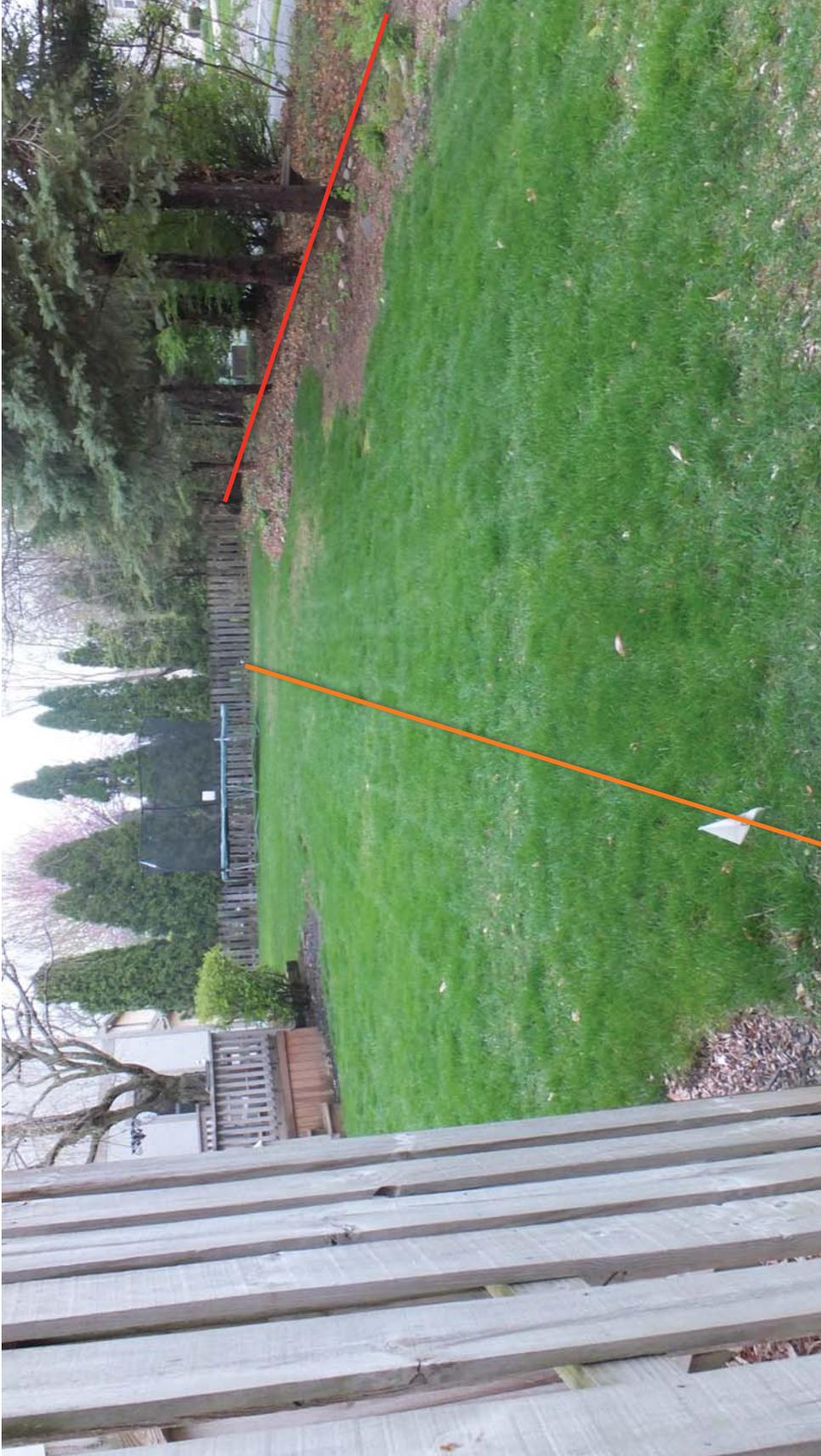
Jones -- jpg 2

Rear view of 5735 Desmond Ct. Fence install proposed along cart path, to adjoin neighbors (3 total) existing fences.



Zoning proposed fence line
Home owner proposed fence line

Jones - jpg 3



Zoning proposed fence line
Home owner proposed fence line



Zoning proposed fence line

Home owner proposed fence line



Zoning proposed fence line

Home owner proposed fence line



Zoning proposed fence line

Home owner proposes connecting to existing fence



Jones – jpg 8

Neighbor's existing fence at 5725 Desmond Ct –
within 30' of cart path – installed prior to 2000.



Jones – jpg 9

Neighbor's existing fence at 5719 Desmond Ct –
within 30' of cart path – not sure of install date.



Neighbor's existing fence at 7305 Earlsford Dr –
within 30' of cart path – install date around 2012.



Jones -- jpg 11

Neighbor's existing fence at 7305 Earlsford Dr --
within 30' of cart path -- install date around 2012.



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"/> Stream Corridor Protection Zone <input type="checkbox"/> Building Construction	
<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): 5735 Desmond Ct, Dublin, OH 43017	
Tax ID/Parcel Number(s): 273-004341-00	Parcel Size(s) (Acres):
Existing Land Use/Development: 510 - one family dwelling	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:
Proposed Land Use/Development: Fence installation

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

Name (Individual or Organization): Douglas Jones & Staci Perkins	
Mailing Address: (Street, City, State, Zip Code) 5735 Desmond Ct., Dublin, OH 43017	
Daytime Telephone: 614-778-0672	Fax:
Email or Alternate Contact Information: promodoug@yahoo.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: Douglas Jones	Applicant is also property owner: yes <input checked="" type="checkbox"/> no <input type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

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, <u>Doug Jones</u> , 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: <u>Douglas Jones</u>	Date: <u>5/1/14</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 1 day of May, 2014

State of Ohio

County of Franklin

Notary Public

Jammy Ellic

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>Douglas Jones</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>Douglas Jones</u>	Date: <u>5/1/14</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>Douglas Jones</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>Douglas Jones</u>	Date: <u>5/1/14</u>

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

I, Doug Jones, the owner or authorized representative, have read and understood 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: Douglas Jones Date: 5/1/14

Subscribed and sworn to before me this 1 day of May 2014

State of Ohio

County of Franklin Notary Public Jammy Elli

NOTE: THE OWNER, OR NOTED REPRESENTATIVE IF APPLICABLE, WILL RECEIVE A FACSIMILE CONFIRMING RECEIPT 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:			

PAID # 60.00 ck - 3/25/14 em


City of Dublin
Land Use and Long
Range Planning
5800 Shier Rings Road
Dublin, Ohio 43016-1236
phone 614.410.4600
fax 614.410.4747
www.dublinohio.gov

RECEIVED

MAR 25 2014

CITY OF DUBLIN
PLANNING

July 2013
Certificate of Zoning Plan Approval
(CZPA)

PLEASE SUBMIT THIS SIGNED APPLICATION WITH:

- ONE (1) COPY OF A SCALED SITE PLAN DRAWN IN INK indicating all current structures, property lines, setbacks, and easements in addition to all proposed structures and site improvements. All proposed work should be dimensioned and labeled. Additional documentation may be required. Partial or incomplete applications and drawings cannot be processed and will be returned to the applicant (not required for sign renewals)
- FEE PAYMENT Non-refundable applicable fee (refer to the approved fee list)

PLEASE DESCRIBE THE PROPOSED WORK
(PATIO, FENCE, TEMPORARY SIGN, ETC.)

3 rail split rail fence 48" tall
w/ black vinyl coated mesh
• keep out of side yard 5'
• keep out of 30' building line
per conversation on 3/21/14

OFFICE USE ONLY

ZONING INSPECTION REQUIRED UPON COMPLETION?
If yes, please call 614-410-4673 to schedule an inspection.

YES NO

*Please refer to Planning Department or Planning Website for additional submittal information. Separate HOA approval may be required.

SUBDIVISION/BUSINESS NAME Dublinshire I		LOT NUMBER 47
PROPERTY OWNER Doug Jones		PHONE 614-778-0672
ADDRESS OF SUBJECT PROPERTY OR PARCEL ID 5735 Desmond Ct		273-004341-00
APPLICANT/AUTHORIZED REPRESENTATIVE		PHONE 614-751-8054
ADDRESS OF APPLICANT/AUTHORIZED REPRESENTATIVE 4459 Carroll Southern Rd Carroll, OH 43112		APPLICANT'S E-MAIL permits@fenceinstall.com

PROPERTY OWNER AUTHORIZATION (NOT APPLICABLE TO TEMPORARY SIGNS)

Doug Jones (Name of Current Property Owner), the owner and applicant, hereby authorizes ACE Fence & Deck LLC (Representative) to act as my representative and agent in matters pertaining to the processing and approval of this application including modifying the project, and I agree to be bound by all representations and agreements made by the Authorized Representative.

Signature of Current Property Owner Doug Jones	DATE 3/24/14	Signature of Authorized Representative 	DATE 3-24-14
---	-----------------	--	-----------------

OFFICE USE ONLY

APPLICATION # 14-600059 DATE ISSUED 3/21/14 RESUBMISSION YES NO

APPROVED APPROVED AS NOTED DISAPPROVED AS NOTED (REVISE DOCUMENTS AS REQUIRED & RESUBMIT FOR APPROVAL)

This Certificate of Zoning Plan Approval is issued for, and in reference to the property and use described above, and as approved by the City Administrator or designee, or the City Council, Board of Zoning Appeals, Planning & Zoning Commission, or the Architectural Review Board as appropriate.

BY:  DATE: 3/21/14

NOTES:

Associates

Ltd.

Consulting Engineers & Surveyors

599 Scherers Court • Worthington, Ohio 43085

Phone(614)885-2498 • Fax(614)885-2886

791-12-5

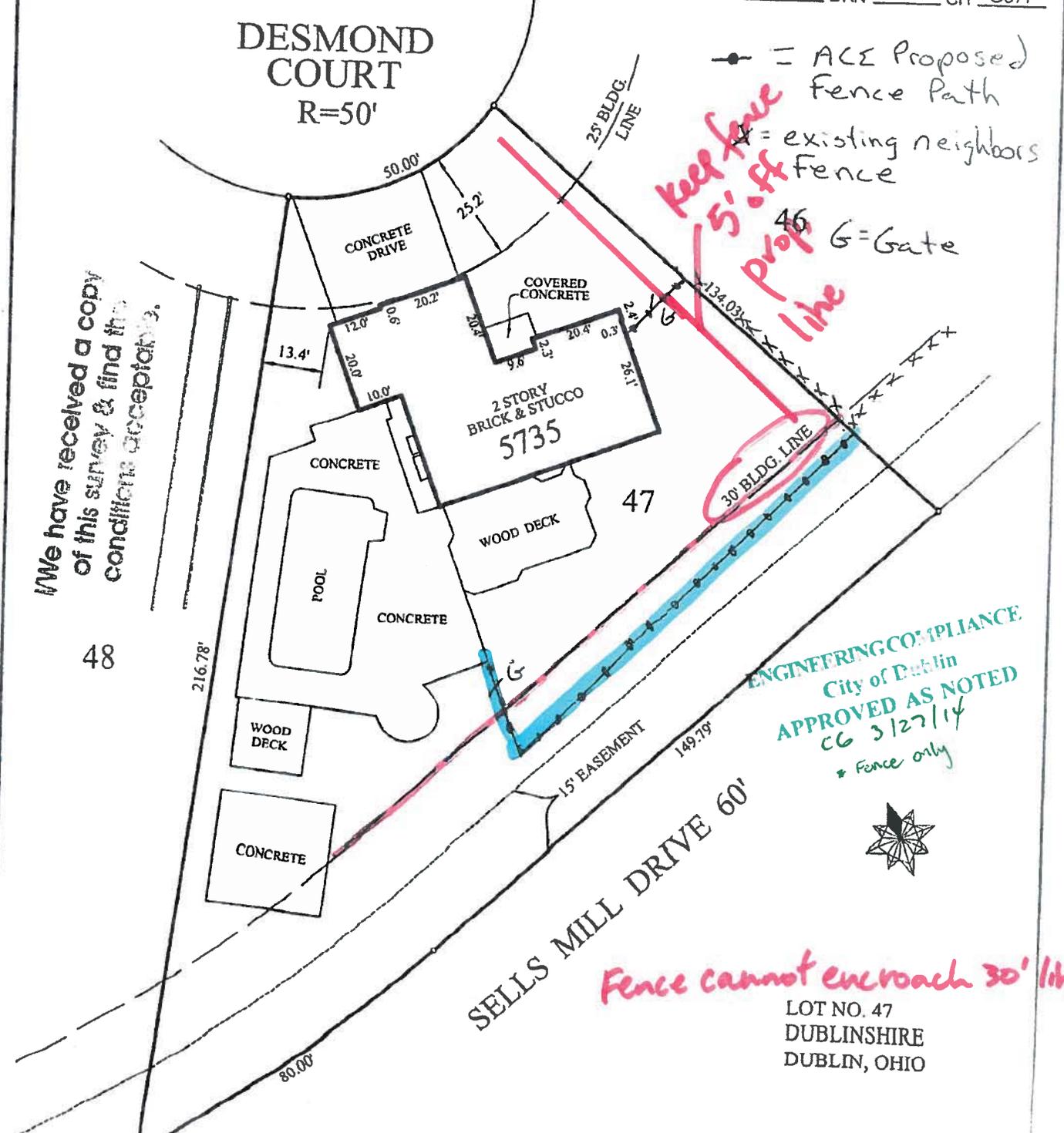
Order No.

CERTIFIED TO TALON TITLE AGENCY COUNTY OF FRANKLIN
 LENDER U.S. BANK HOME MORTGAGE P.B. 67 PG. 73 OR./D.B. _____ PG. _____
 BUYER PERKINS/JONES SCALE 1" = 30' DATE 6-14-12 DRN KB CH SJH

We have received a copy of this survey & find the conditions acceptable.

DESMOND COURT
R=50'

● = ACE Proposed Fence Path
 * = existing neighbors fence
 G = Gate
Keep fence 5' off prop line



ENGINEERING COMPLIANCE
 City of Dublin
 APPROVED AS NOTED
 CG 3/27/14
 * Fence only



Fence cannot encroach 30' line

LOT NO. 47
 DUBLINSHIRE
 DUBLIN, OHIO

