

MASTER

January 2007



ARCHITECTURAL REVIEW BOARD APPLICATION

(Code Sections 153.170-153.187)

TO EXPIRE _____

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

I. PROPERTY INFORMATION: This section must be completed.

Property Address: <u>54 South High Street</u>	
Tax ID/Parcel Number(s): <u>273-000097</u>	Parcel Size (Acres):

II. PLEASE CHECK THE TYPE OF APPLICATION:

- | | |
|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Re-siding |
| <input type="checkbox"/> Building Addition | <input type="checkbox"/> Roof, Door or Window Replacements or Additions |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Gutter and Downspout Replacements or Additions |
| <input checked="" type="checkbox"/> Signage and Lighting | <input type="checkbox"/> External Mechanical Equipment (AC units, vents, HVAC, etc.) |
| <input type="checkbox"/> Re-painting | <input type="checkbox"/> Parking, Paving and other Hard Surfaces |
| <input type="checkbox"/> Landscaping (Non-Residential) | <input type="checkbox"/> Other (please list) _____ |

III. NATURE OF THE PROJECT: Please attach separate sheets (8.5 X 11) to the back of this application with your response to the following questions.

A. PLEASE DESCRIBE IN DETAIL ALL PROPOSED SITE ALTERATIONS CHECKED IN SECTION II:

B. EXPLAIN HOW THE PROPOSED ARCHITECTURAL OR SITE ALTERATIONS MEET THE DESIGN RECOMMENDATIONS OF THE OLD DUBLIN DESIGN GUIDELINES AND OTHER APPLICABLE CODE REQUIREMENTS:

RECEIVED
OCT 10 2014
14-101 ARB/MP
CITY OF DUBLIN
PLANNING

IV. PLEASE SUBMIT THE FOLLOWING FOR INITIAL STAFF REVIEW: Please make sure all plans are stapled and collated. Large plans should also be folded. Staff may later request plans that incorporate review comments. Fourteen (14) additional copies of revised submittals may be required for the Architectural Review Board hearing.

- ONE (1) ORIGINAL SIGNED AND NOTARIZED APPLICATION AND THIRTEEN (13) COPIES** Please notarize agent authorization, if necessary.
- FOURTEEN (14) COPIES OF A LEGAL DESCRIPTION OF THE PROPERTY** (Please note number of pages per copy _____)
- FOURTEEN (14) COPIES OF A TAX PARCEL ID MAP** indicating property owners and parcel numbers for all parcels within **500 FEET** of the site (Maximum Size 11X17). Please contact Land Use and Long Range Planning if you need assistance.
- FOURTEEN (14) COPIES OF A LIST OF CONTIGUOUS PROPERTY OWNERS WITHIN 150 FEET** of the perimeter of the property based on the County Auditor's current tax list, including parcel number, owner name (not Mortgage Company or Tax Service), and address (Maximum Size 11X17). It is the policy of the City of Dublin to notify surrounding property owners of pending applications under public review. Please contact Land Use and Long Range Planning if you need assistance.
- FOURTEEN (14) SMALL (11X17) COPIES and ONE (1) LARGE (24X36) COPY OF SCALED SITE/STAKING PLANS SHOWING:**
 - a. North arrow and bar scale.
 - b. Location, size and dimensions of all existing and proposed conditions and structures (significant natural features, landscaping, structures, additions, decks, access ways, parking).
 - c. Proposed Uses (Regional transportation system, densities, number of dwellings, building/unit types, square footages, parking, open space, etc.).
 - d. Size of the site in acres/square feet.
 - e. All property lines, setbacks, street centerlines, rights-of-way, easements, and other information related to the site.
 - f. Existing and proposed zoning district boundaries.
 - g. Use of land and location of structures on adjacent properties.
- FOURTEEN (14) COPIES OF THE FOLLOWING SCALED PLANS (IF APPLICABLE):**
 - a. Grading Plan.
 - b. Landscaping Plan.
 - c. Lighting Plan.
 - d. Utility and/or Stormwater Plan.
 - e. Tree Survey, Tree Preservation and Tree Replacement Plans.
- FOURTEEN (14) COPIES OF SCALED, ARCHITECTURAL ELEVATIONS (IF APPLICABLE)** with proposed colors and materials noted.
- FOR SIGNS, FOURTEEN (14) SMALL (11X17) COPIES and ONE (1) LARGE (24X36) COPY OF SCALED DRAWINGS SHOWING:**
 - a. Location of signs and sign type (wall, ground, projecting, or window).
 - b. Sign dimensions, including letter sizes and proposed distance from sign to grade.
 - c. Copy layout and lettering styles (fonts) of signage.
 - d. Materials and manufacturer to be used in fabrication.
 - e. Total area of sign face (including frame)
 - f. Type of illumination
- MATERIAL/COLOR SAMPLES** (swatches, photos, plans, or product specifications). Include manufacturer name and product number

V. CURRENT PROPERTY OWNER(S): This section must be completed. Please attach additional sheets if needed.

Name (Individual or Organization): RICHARD JEFFERS	
Mailing Address: (Street, City, State, Zip Code) P.O. Box 1280, Delaware, Oh 43015	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

VI. APPLICANT: Please complete if applicable. This is the person(s) who is requesting the Architectural Review if different than the property owner(s).

Name: Syncom Inc. - Bruce Sommer	
Organization (Owner, Developer, Contractor, etc.): Syncom Inc	
Mailing Address: (Street, City, State, Zip Code) 527 W. Rich St, Columbus 43215	
Daytime Telephone: 614 228 9999	Fax: 614 228 4326
Email or Alternate Contact Information: bruce@syncominc.com	

VII. REPRESENTATIVE(S) OF OWNER/APPLICANT: Please complete if applicable. This is the primary contact person who will receive correspondence regarding this application. If needed, attach additional sheets for multiple representatives.

Name: Syncom Inc.	
Organization:	
Mailing Address: (Street, City, State, Zip Code) 527 W. Rich St, Columbus, Oh 43215	
Daytime Telephone: 614 228 9999	Fax:
Email or Alternate Contact Information: bruce@syncominc.com	

OCT 01 2014

VIII. AUTHORIZATION FOR OWNER'S APPLICANT/REPRESENTATIVE(S): If the applicant is not the property owner, this section must be completed and notarized.

I, Amelia Jeffers, the owner, hereby authorize Chelsea Brough Home to act as my applicant/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: [Signature] Date: 9.30.14

Subscribed and sworn to before me this 30 day of September, 20 14

State of Ohio

County of Delaware

Notary Public

[Signature]



AMANDA ADELSBERGER

Notary Public, State of Ohio

My Commission Expires 7-25-15

IX. 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.

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

I, Bruce Saminoff, 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: [Signature] Date: 10/9/14

Subscribed and sworn to before me this 9th day of October, 20 14

State of Ohio

County of Franklin

Notary Public

[Signature]



BRET R. GILMORE
NOTARY PUBLIC

STATE OF OHIO

My Comm. Expires October 27, 2017

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:	ARB Date(s):	ARB Action:
Receipt No:	MIS Fee No:	Date Received:	Received By:
Type of Request:			
N, S, E, W (Circle) Side of:			
Nearest Intersection:			
Distance from Nearest Intersection:			

Proximity Report Results

6647948/3682860

The selection distance was 150 feet.
The selected parcel was 273-000097.

To view a table showing the 14 parcels within the displayed proximity, scroll down.

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

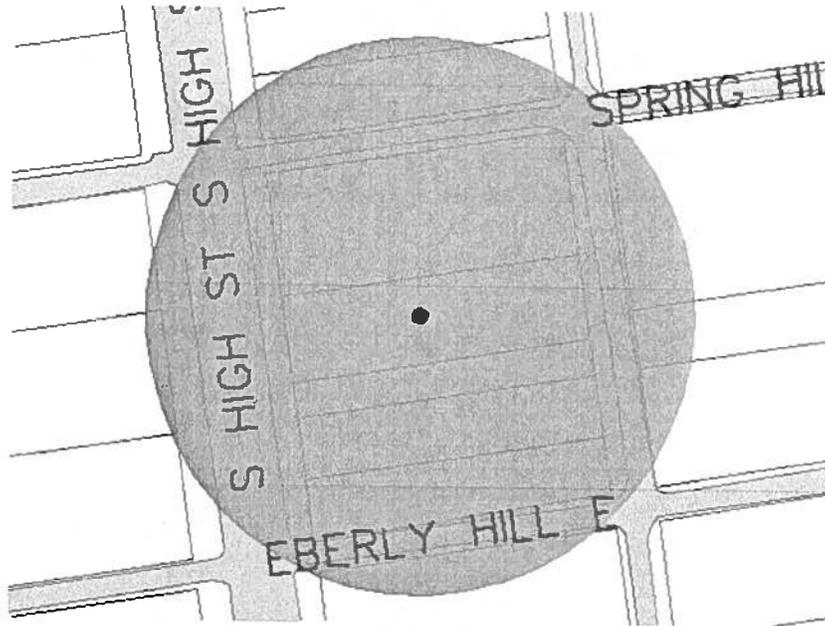


Image Date: Fri Sep 26 13:16:42 2014

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
273-000259	66 SOUTH HIGH LLC	S HIGH ST
273-000014	66 SOUTH HIGH LLC	58 S HIGH ST
273-000074	66 SOUTH HIGH LLC	66 S HIGH ST
273-000094	ALLESBACH STEPHANIE TR	S HIGH ST
273-000093	ALLESBACH STEPHANIE TR	55 S HIGH ST
273-000039	ANDERSON KRISTIN L	63 S RIVERVIEW ST
273-000089	CULLEN THOMAS	32 S HIGH ST
273-000061	DIANE AND GIRLS LLC	76 - 78S HIGH ST
273-000097	JEFFERS RICHARD H JEFFERS AMELIA J	54 S HIGH ST
273-000048	LEONHARD JEFFREY N LEONHARD MARLA C	55 S RIVERVIEW ST
273-000072	LUCKY DUCK INVESTMENTS LLC	38 S HIGH ST
273-000087	PROVIDENTIAL PROPERTIES LLC	48 - 52S HIGH ST
273-000092	RICHARDS JOYCE M TOD	63 S HIGH ST
273-000045	SWINEHART RYAN R	61 S RIVERVIEW ST

Dublin 43017



MAP(GIS)

Generated on 09/26/14 at 01:04:38 PM

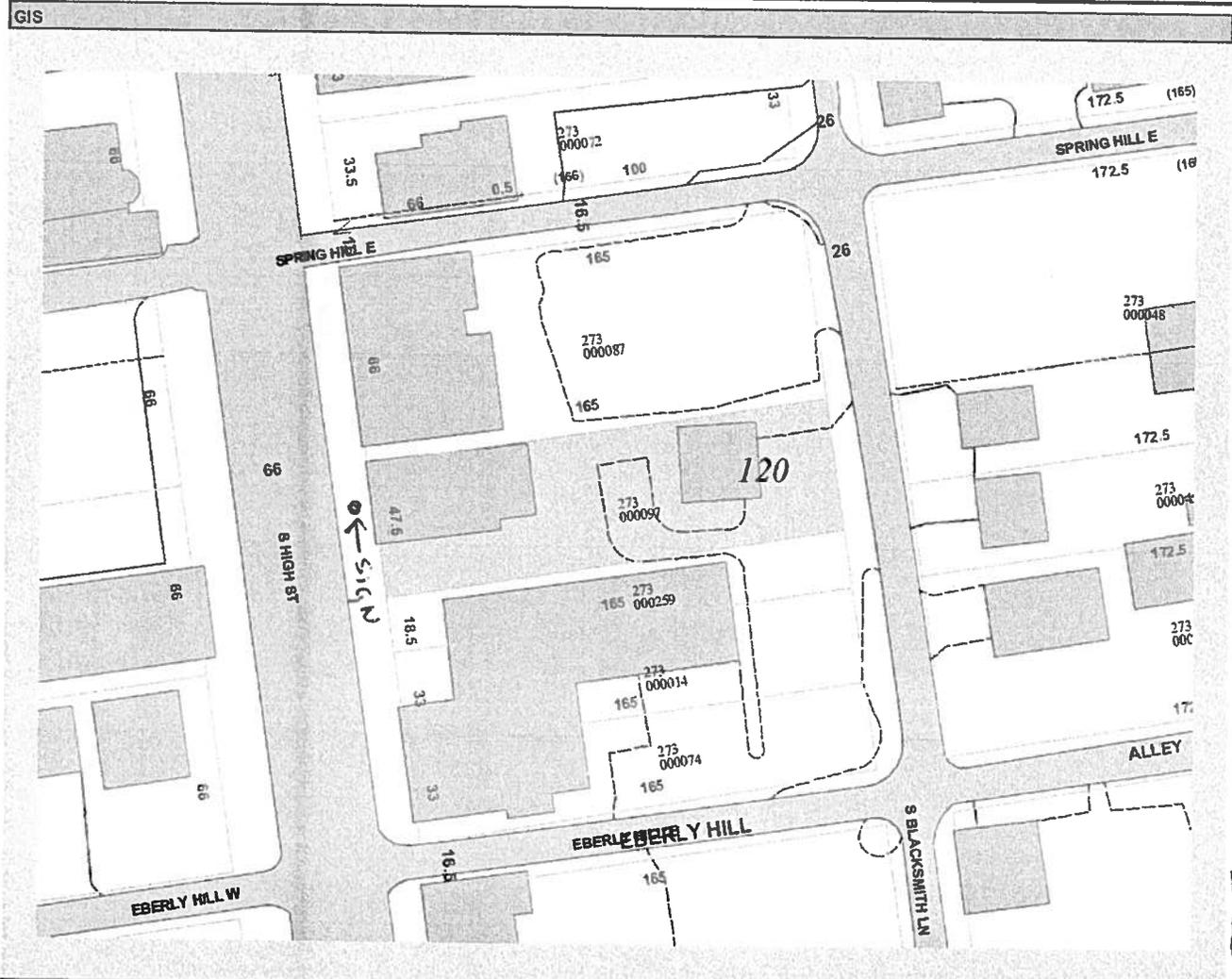
Parcel ID
273-000097-00

Map Routing No
273-N089 -024-00

Card No
1

Location
54 S HIGH ST

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.

The Title Company, Ltd. - 4221

200802110020839
gs: 1 \$28.00 T20080009628
2/11/2008 10:56AM BXTITLE CO LT
Robert G. Montgomery
Franklin County Recorder

GENERAL WARRANTY DEED*

Glen A. Robbins, unmarried, of Franklin County, Ohio, for valuable consideration paid, grant(s) with general warranty covenants, to Richard H. Jeffers and Amelia J. Jeffers, husband and wife, for their joint lives, remainder to the survivor of them

whose tax-mailing address is P.O. Box 1280 Delaware, Ohio 43015

the following REAL PROPERTY: Situated in the State of Ohio, County of Franklin, and in the City of Dublin, and more particularly described as follows:

Being Forty-eight (48) feet off the North side of Lot Number One Hundred Twenty (120), in the Village of Dublin, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, page 199, Recorder's Office, Franklin County, Ohio

N-089
AUDIT (215)
97

Subject to taxes and assessments which are now or may hereafter become liens on said premises and except conditions and restrictions and easements, if any, of record for said premises, subject to all of which this conveyance is made.

Parcel Number: 273-000097
Address: 54 S. High St., Dublin, Ohio 43017

Prior Instrument Reference: Instrument No. 200305290159621 of the Deed Records of Franklin County, Ohio.

Grantor(s) has executed this deed this 8th day of February, 2008.

Glen A. Robbins
Glen A. Robbins

State of Ohio County of Franklin ss.

BE IT REMEMBERED, That on this 8th day of February, 2008, before me, the subscriber, a notary public in and for said state, personally came, Glen A. Robbins, unmarried, the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be his voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Tammy Besce
Notary Public

This instrument was prepared by Michael J. Weiss, Esq., 536 S. Wall St., Columbus, Ohio 43215
Auditor's and Recorder's Stamps

*See Sections 5302.06 and 5302.06 Ohio Revised Code

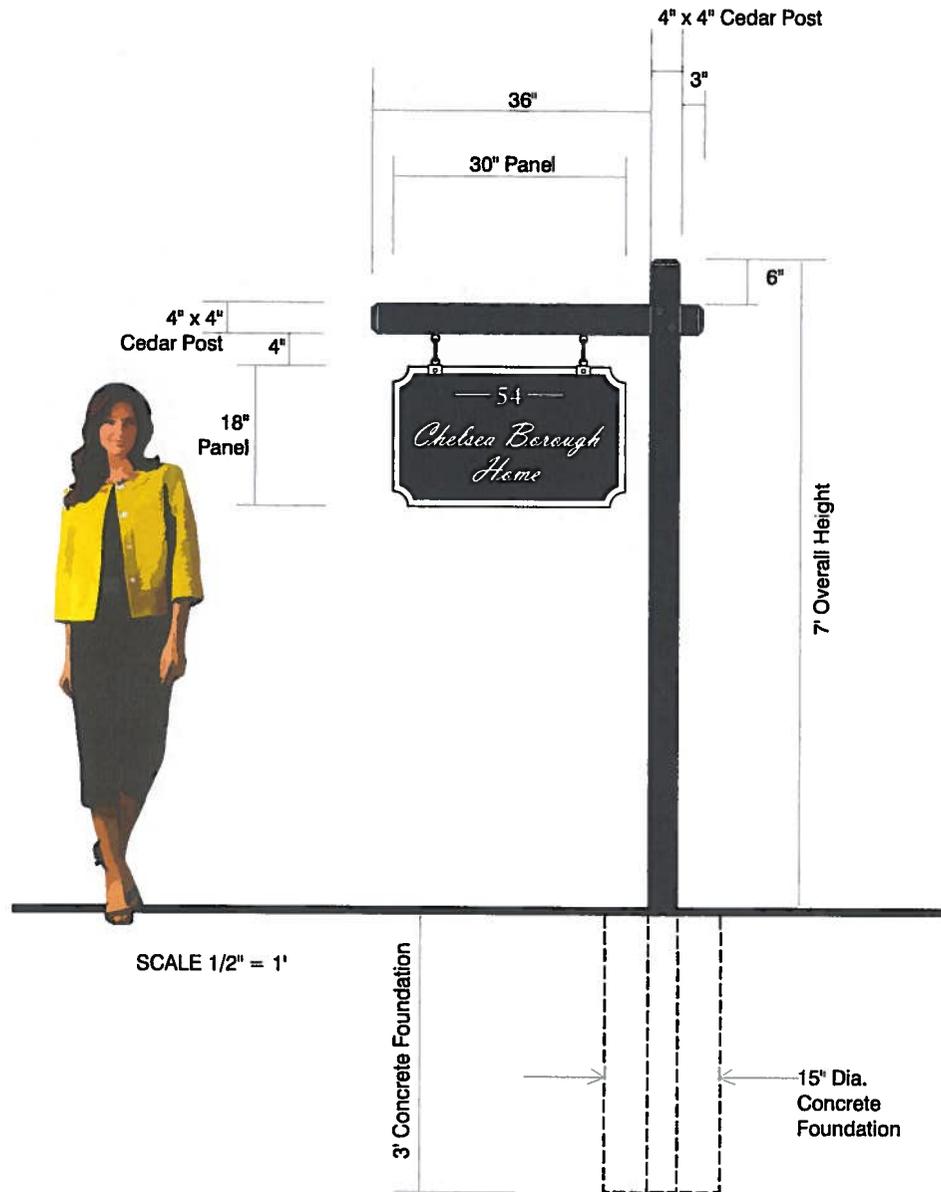


TAMMY BESECE
Notary Public, State of Ohio
My Commission Expires 01-24-2012

Conveyance
Mandatory: 215.00
Permissive: 215.00
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

TRANSFERRED
FEB 11 2008
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

DESCRIPTION VERIFIED
DEAN C. RINGLE, P.E., P.S.
BY: CMC
DATE: 2-11-08



1 total-----D.F. PANEL & POST SIGN

YARD ARM POST SUPPORT - HORIZONTAL & VERTICAL POSTS. 4" X 4" CEDAR POSTS SECURED WITH COUNTERSUNK THRU BOLTS

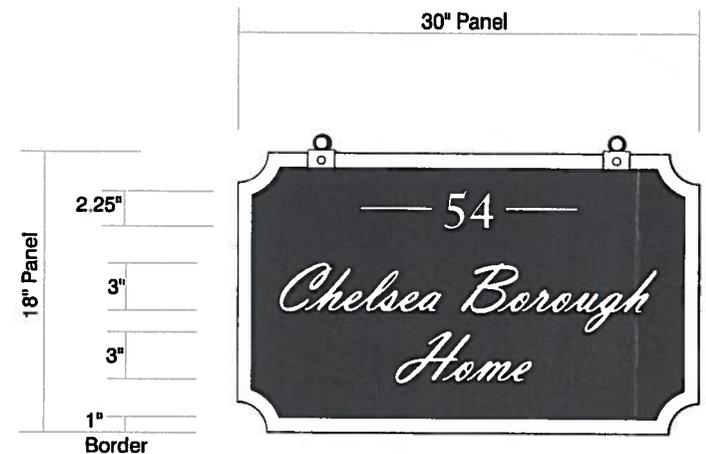
VERTICAL POST SET IN CONCRETE FOUNDATION 15" DIA. X 3' DEEP

SIGN PANEL - FLAT ALUMINUM PANEL WITH HIGH PERFORMANCE VINYL GRAPHICS & BORDER APPLIED. SECURED BRACKETS AT TOP OF PANEL FOR HANGING.

LOCKING LINKS OR WELDED RODS AT POST FOR SUSPENDING PANEL BENEATH.

COLORS-----
ALL COLORS ARE SATIN, LOW GLOSS FINISH.

POST STRUCTURE - BLACK.
HANGING HARDWARE - BLACK
PANEL - BLACK BACKGROUND WITH WHITE GRAPHICS AND BORDER.
PANEL BRACKETS - PAINTED TO MATCH PANEL.



CLIENT TO AUTHORIZE ARTWORK SHOWN



CLIENT APPROVAL _____ DATE _____

PRODUCTION ART REQUIRED
Colors on Printed Documents May Vary

PROJECT NAME CHELSEA BOROUGH HOME
LOCATION 54 S. HIGH ST
CITY DUBLIN STATE _____

REVISION _____
SALES BMS
DESIGN KD
SIZE 14



1 total-----D.F. PANEL & POST SIGN

