

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
- 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: informal
- 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): <u>76-78-82 South High Street Dublin, Oh 43017</u>	
Tax ID/Parcel Number(s): <u>273-000061</u> <u>273-000105</u>	Parcel Size(s) in Acres: <u>0.2532</u> <u>0.1264</u>
Existing Land Use/Development:	Zoning District:

- 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): <u>CBS GARVEY, LLC</u>	
Mailing Address: <u>37 W. Bridge Street</u> <u>Suite 105</u> <u>Dublin, Oh 43017</u>	
Daytime Telephone: <u>614-402-3902</u>	Fax:
Email or Alternate Contact Information: <u>pcoratola@aol.com</u>	

FOR OFFICE USE ONLY: DIRECTOR'S ACCEPTANCE

Date of Acceptance:	Next Decision Due Date:
Final Date of Decision:	Determination:
Director's (or Designee's) Signature:	

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

Name: (Individual or Organization) <u>Peter L. Coratola Sr.</u>	
Mailing Address: <u>37 W. Bridge Street Suite 105 Dublin, Ohio 43017</u>	
Daytime Telephone: <u>614-402-3902</u>	Fax:
Email or Alternate Contact Information: <u>pcoratola@aol.com</u>	

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

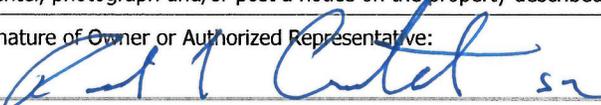
Name: (Individual or Organization)	
Mailing Address:	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

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

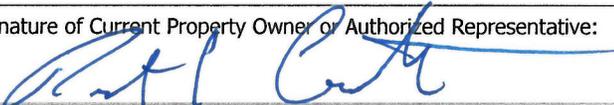
I, <u>CBS GARVEY, LLC</u> , the owner , hereby authorize <u>Peter L. Coratola Sr. Managing Member</u> to act as a representative(s) in all matters pertaining to the processing and approval of this application, including modifying the application. I agree to be bound by all representations and agreements made by the designated representative.	
Signature of Current Property Owner: 	Date: <u>4-20-16</u>

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, <u>Peter L. Coratola Sr.</u> , 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: <u>4-20-16</u>

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

I, <u>Peter L. Coratola Sr</u> , 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: <u>4-20-16</u>

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

Subscribed and sworn to before me this _____ day of _____, 20_____

State of _____

{Notary Public Seal}

County of _____

MEMO:

Re: Application for development

Date: April 29, 2016

Summary:

Because of the historic nature of these three structures our proposed development is designed to ensure that we maintain the historic character of Historic Dublin. Our proposed mix use development (Eberly Hill), behind these structures and to the east, will feature a parking structure, office and residential condominiums.

Because of the topography, the parking garage will cut into the bank thus allowing the building not to exceed the 2.5 story limit on all sides. There will be approximately 6,500 sq. ft. office on the 1st floor and an additional 6,500 sq. ft. of residential space on the 2nd floor. This will allow approximately 4 residential units.

Parking:

The parking structure will have 20 parking spaces inside and an additional 10 parking spaces on the south side of the structure. We have also added 5 parking spaces on the east side of the structure with an additional 5 parking spaces on the street. Since it is not determined at the present time whether Biddie;'s will return to a restaurant or be used as an office space, we wanted to allow for enough parking to ensure that we meet all code requirements.

The above information is a short summary of the mixed use project that we would like to bring to the Historic Dublin Area. We look forward to our meeting on Thursday May, 5th and were we will welcome your import on this incredible project.