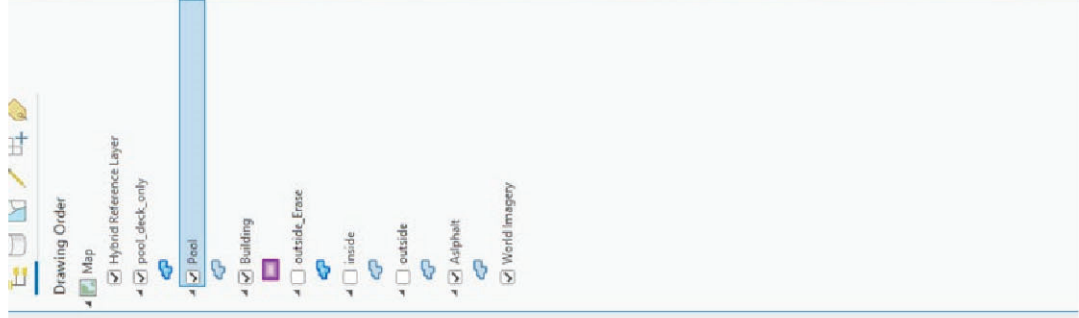


IV. Estimated Areas



V. Site Photos

REMOVAL CHECKLIST

CHECK ALL THAT APPLY

REMOVAL CHECKLIST

BUILDING STANDARDS PERMIT

- Building Standards Permit Application (SIGNED) and Certificate of Zoning Plan Approval (SIGNED)

REQUIRED DOCUMENTS

- Proof of ownership (i.e. Auditor's webpage copy, deed, executed closing statement)
- Documentation showing real estate taxes have been paid to date (Auditor's webpage copy)
- Completed Utility Statement
- EPA "Notification of Demolition and Renovation" stamped "RECEIVED" by EPA (commercial only; see attached, for more information contact the EPA at (614) 728-3816)
- Signed "Hazardous Materials" affidavit from owner or agent (commercial only)
- Site plan showing all structures on the subject property and adjacent properties (identify all structures to be removed)
- Architectural Review Board Approval if the structure is in the Historic District or identified in the Dublin Zoning Code, Appendix G, as being located on the Ohio Historical Inventory

Printable page

Parcel ID: 273-009086-00
CITY OF DUBLIN OHIO

Map Routing: 273-0071D -030-04
4130 TULLER RD

OWNER

Owner

CITY OF DUBLIN OHIO

Owner Mailing /
Contact Address

5555 PERIMETER DRIVE
DUBLIN OH 43017

[Submit Mailing Address Correction Request](#)

Site (Property) Address

4130 TULLER RD

[Submit Site Address Correction Request](#)

Legal Description

TULLER ROAD
R19 T2 S2

3.385 ACRES

3.39

Calculated Acres
Legal Acres

0

Tax Bill Mailing

[View or Change on the Treasurer's Website](#)

If you have recently satisfied or refinanced your mortgage, please visit the above link to review your tax mailing address to ensure you receive your tax bill and other important mailings.

Parcel Permalink

<https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/273-009086-00>

eAlerts

[Sign Up for or Manage Property eAlerts](#)

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Tools

[View Google Map](#)

 [Print Parcel Summary](#)

MOST RECENT TRANSFER

Transfer Date
Transfer Price
Instrument Type
Parcel Count

DEC-12-2023
\$0
WE
1

2023 TAX STATUS

Property Class
Land Use
Tax District
School District
City/Village
Township
Appraisal Neighborhood
Tax Lien
CAUV Property
Owner Occ. Credit
Homestead Credit
Rental Registration
Rental Exception
Board of Revision
Zip Code
Pending Exemption

C - Commercial
410 - MOTEL/TOURIST CABINS
273 - CITY OF DUBLIN-WASH TWP-DUBLIN
2513 - DUBLIN CSD [SD Income Tax]
DUBLIN CITY
WASHINGTON TWP
X0103000
No
No
2023: No 2024: No
2023: No 2024: No
No
43017
EX23-203: Pending (2023-12-26)

COMPARE YOUR HOME VALUE

Value Comparison

Compare Your Home Value

Compare your property value to other properties in your neighborhood. View statistics comparing values in Franklin County taxing districts, school districts, municipalities, and to other regions.

2023 AUDITOR'S APPRAISED VALUE

	Land	Improvements	Total
Base	973,300	7,420,800	8,394,100
TIF			
Exempt			
Total	973,300	7,420,800	8,394,100
CAUV	0		

2023 TAXABLE VALUE

	Land	Improvements	Total
Base	340,660	2,597,280	2,937,940
TIF			
Exempt			
Total	340,660	2,597,280	2,937,940

2023 TAXES

Net Annual Tax	Total Paid	CDD
262,708.98	262,708.98	

BUILDING DATA

Yr Built	Eff Yr	Stry	Structure Type	Sq Ft
1989	2002	02	MOTEL	5,652
1989	2002	02	MOTEL	23,040
1989	2002	02	MOTEL	20,736
1989	2002	02	MOTEL	8,640
1989	2002	01	MOTEL	447
Total:				58,515

SITE DATA

Frontage	Depth	Acres	Historic District
		3.3855	



Notification of Demolition and Renovation/Abatement

Section 1: General Information

Division of Air Pollution Control

Work on projects cannot begin until 10 working days after a COMPLETE original notification form, **including payment**, is submitted to Ohio EPA. The Ohio EPA [Asbestos Website](#) has form instructions, a fee calculation worksheet, and links for online form and payment submission through [eBusiness Center](#). Questions? asbestos@epa.ohio.gov or 614-466-0061

<i>Ohio EPA Use Only</i>	Notification #:219544	Postmarked:	Received: 2/12/2024	Hand-Delivered
--------------------------	-----------------------	-------------	---------------------	----------------

1. Notification Information (Check all that apply)

Original	Revision # (count): 0	Installation	Emergency	Annual	Cancellation	Project County: FRANKLIN
NESHAP Residential Exemption						

2. Owner, Asbestos Abatement Contractor, Billing, and Fire Department Information

Revised?

<i>Owner</i>	
Name: City of Dublin	Is this a company? Yes
Address: 6555 Shier Rings Road,	Contact Person: Brian Gable
City: Dublin	State: OHIO
	Zip: 43016
Email: bgable@dublin.oh.us	Phone: (614) 410-4641
	Fax: () -

Asbestos Abatement Contractor (if applicable)

Name:	License #:	Expiration Date:
Address: ,	Contact Person:	
City:	State:	Zip:
Email:	Phone: () -	Fax: () -

Billing Contact (Entity paying for original notification)

Is this contact associated with the Owner, Asbestos Abatement Contractor, or Demolition Contractor (if not installation)?		
Address: 510 Industrial Way,	Contact Person: Amanda Farson	
City: MARENGO	State: OHIO	Zip: 43334
Email: amanda@completeclearing.com	Phone: (419) 253-1625	Fax: () -

Fire Department (if applicable)

Name:		
Address: ,	Contact Person:	
City:	State:	Zip:
Email:	Phone: () -	Fax: () -

3. Ohio Asbestos Hazard Evaluation Specialist and Evaluation Procedure

Revised?

Evaluation Specialist: Scott Farrell	Certification #: ES544498	Expiration Date: 12/10/2024
Procedure, including analytical methods, employed to detect the presence of and to estimate the quantity of regulated asbestoscontaining material (RACM) and Category I and Category II non-friable asbestoscontaining material: PLM Point Count TEM Other Method (Explain Below):		

4. Procedures to be followed should unexpected RACM be discovered (check all that apply)

Revised?

Stop Work and Keep Wet	Evacuate area	Demarcate area	Contact licensed abatement contractor	Contact district office/local air authority
Other (Explain):				

5. Planned Demolition (check all that apply)

Revised?

Describe demolition work to be performed and method(s) to be employed, including demolition techniques to be used: Implosion Fire Training Wet Methods Manual Demolition Mechanical Demolition Other (Explain):	
Description of affected facility components (include attachment if necessary): No affected facility components	
Demolition Attachment:	



Notification of Demolition and Renovation/Abatement

Section 1: General Information

Division of Air Pollution Control

6. Asbestos Description and Engineering Controls (if asbestos is being abated) Revised?

For the material listed in each project, describe the type(s) of ACM to be abated, engineering controls and work practices to be used to minimize emissions and ensure proper waste handling:

Type of ACM to be abated:	Surfacing	Mechanical	Other:		
Engineering Controls:	Wet Methods	Glove Bag	NPE	AFD	Other:
Work Practices:	Intact Removal	Manual	Mechanical	Other:	

7. Asbestos Waste Transporter (if applicable) Revised?

8. Asbestos Waste Disposal Site (if applicable) Revised?

Name:		
Address: ,		Contact Person:
City:	State:	Zip:
Email:	Phone: () -	Fax: () -

9. Emergency Demolition (complete if you checked "Emergency" above and "Demolition" for any project) Revised?

A copy of the issued order, including the following information, **must be attached** to this notification.

Government Official Issuing Order:	Title:
Agency:	Authority of Order (Citation of Code):
Date of Order:	Demolition Date:
Issued Order Document:	

10. Emergency Renovation/Abatement (complete if you checked "Emergency" above and "Renovation/Abatement" for any project) Revised?

Date of Emergency:	Time of Emergency:
Description of Sudden, Unexpected Event:	
Explanation of how the event caused unsafe conditions or equipment damage:	
General Notification Attachments:	

11. Attestation

In accordance with Ohio Administrative Code rule 3745 20 03 (A)(4)(p), I certify that at least one person trained as required by paragraph (B) of rule 37452004 of the Administrative Code will supervise the stripping and removal described by this notification. I acknowledge that the submission of false or misleading statements is prohibited by law and I certify that facts contained in this notification are true, accurate, and complete.

Signature: Submitted Online via eBiz	Date: 2/12/2024
Name: Kevin Farson	Title: owner
Organization: Complete Clearing, Inc.	



Notification of Demolition and Renovation/Abatement
Section 2: Project Address Specific Information
Division of Air Pollution Control



Notification of Demolition and Renovation/Abatement

Section 2: Project Address Specific Information

Division of Air Pollution Control

Please complete Section 2 for the address included with this notification. If the project is an "Installation" per OAC 3745-20, complete a separate Section 2 page for each address associated with this notification.

Ohio EPA Use Only Project ID #: 219544 - 1

A. Facility Description		Revised?
Building Name (if applicable): Cloverleaf Suites		Site Location (specific): 7 Commerical Buildings
Address: 4130 Tuller Road,		
City: Dublin	State: OH	Zip: 43017
Building Size (square feet): 42780.0	No. of Floors: 2	Age (years): 35.0
Present Use: Commerical		Prior Use: Commerical

B. Type of Operation (check all that apply)		Revised?
Demolition	Renovation / Abatement – Type: Removal Repair Encapsulation Enclosure	

C. Asbestos Present? (check one)		Revised?
Yes	No	No, previously abated Year Abated: 2024

D. Approximate Amount of AsbestosContaining Materials (complete table below and Section 1 #6 if asbestos is present)						Revised?
		Material to be Removed		Material NOT to be Removed		
	RACM	Non-friable Asbestos-Containing Material		Non-friable Asbestos-Containing Material		
		Category I	Category II	Category I	Category II	
Pipes (linear feet)	0.0	0.0	0.0	0.0	0.0	
Surface area on other facility components (ft ²)	0.0	0.0	0.0	0.0	0.0	
Volume if length or area cannot be measured (ft ³)	0.0					

E. Asbestos Abatement Schedule and Abatement Specialist <i>(original notification is required 10 working days prior to the start of work)</i>			Revised?
Setup Date:	Abatement Date:	Complete Date:	

F. Demolition Contractor (if applicable)		Revised?
Name: Complete Clearing Inc		
Address: 510 INDUSTRIAL WAY,		Contact Person: Amanda Farson
City: Marengo	State: OHIO	Zip: 43334
Email: amanda@completeclearing.com	Phone: (419) 253-1625	Fax: () -

G. Demolition Schedule (original notification is required 10 working days prior to the start of work)		Revised?
Start Date: 2/26/2024	Complete Date: 4/30/2024	

H. Project Hold		Revised
Asbestos Abatement: Hold Begin Date:	Asbestos Abatement: Work Resume Date:	
Demolition: Hold Begin Date:	Demolition: Work Resume Date:	



DIVISION OF BUILDING STANDARDS

STRUCTURE REMOVAL FORM

UTILITY STATEMENT

All utilities have been disconnected at the following address: 4130 Tuller Road

	<u>Not Applicable</u>	<u>Date of Removal</u>	<u>Utility Work Order #</u>
ELECTRIC	<input type="checkbox"/>	<u>1-30-24</u>	<u>by AEP</u>
NATURAL GAS	<input type="checkbox"/>	<u>TBD</u>	<u>by Columbia Gas</u>
CABLE	<input type="checkbox"/>	<u>2-13-24</u>	<u>by Breeze</u>
TELEPHONE	<input checked="" type="checkbox"/>	<u> </u>	<u> </u>
PUBLIC WATER	<input type="checkbox"/>	<u>1-30-24</u>	<u>by City of Columbus</u>
PUBLIC SEWER	<input type="checkbox"/>	<u>2-29-24</u>	<u>by CCI</u>

FUEL TANKS (PROPANE, FUEL OIL, GASOLINE, DIESEL, KEROSENE) please describe plan for disposal of the above fuel tanks if applicable. N/A

PRIVATE SEWAGE SYSTEMS AND WELLS: Please describe plan for removal/remediation of these types of systems. N/A

The owner if this property will need to following all of the Ohio EPA requirements associated with structure demolition and asbestos disposal. Please see the useful links below.

<https://www.epa.ohio.gov/dapc/atu/asbestos>

<https://epa.ohio.gov/Portals/27/atu/asbestos/NotificationFormInstructions.pdf>


You may qualify for the **NESHAP Residential Exemption**, please see the document link below:

https://development.ohio.gov/files/cs/ERISC_Asbestos.pdf

Demolitions shall comply with the Ohio Building Code and/or the Residential Code of Ohio. Adjoining property shall be protected in accordance with the Ohio Building Code and/or the Residential Code of Ohio.

The owner and/or contractor assumes all responsibility for compliance with the City of Dublin, Code of Ordinances. All violations of the City of Dublin, Code of Ordinances shall be corrected at the request of the Division of Building Standards.

The above is true and correct to the best of my knowledge.

Signed:  Printed Name: Kevin Farson Date: 2/14/24





DIVISION OF BUILDING STANDARDS

REMOVAL PERMIT

HAZARDOUS MATERIALS AFFIDAVIT

The following property 4130 Tuller Road has been reviewed for hazardous materials and none exist and none exist or the hazardous materials have been abated.

Sworn to and subscribed before me this 13 day of February 2024

Owner or Agent (print name) Kevin Farnon
(signature) [Handwritten Signature]

Notary Public Cassie McDorman



Cassie McDorman
Notary Public, State of Ohio
My Commission Expires 02-04-29



CERTIFICATE OF ZONING PLAN APPROVAL

A Certificate of Zoning Plan Approval (CZPA) is required for accessory structures, fences, patios, walls, temporary signs, model homes, outdoor sales, and for all commercial projects.

I. APPLICATION REQUIREMENTS

APPLICATION FEE (\$85 RESIDENTIAL, \$165 COMMERCIAL, \$90 TEMPORARY SIGN, \$0 IF SUBMITTED AS A PART OF AN APPLICATION FOR A SITE OR BUILDING PERMIT)

SCALED SITE PLAN

One (1) copy, 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. Typically, site plans come from the mortgage survey and are enclosed with the closing papers, these may be used as a reference.

II. PROPOSAL

Describe the proposal (patio, fence, temp. sign, etc.): demo of 7 commercial buildings

Describe the use of the property (residential, commercial, etc.): Commercial

III. PROPERTY & APPLICANT INFORMATION

Address of Subject Property OR Parcel ID: 273-009086-00

Property Owner: City of Dublin Phone Number: 614-410-4616

Subdivision/Business Name: Cloverleaf Suites Lot Number: _____

Applicant/Authorized Representative: Complete Clearing, Inc

Address of Applicant/Authorized Representative: 510 Industrial way Marengo, OH 43334

Applicant's Phone Number: 419-253-1625 Applicant's Email: info@completeclearing.com

IV. APPLICANT'S STATEMENT OF ACKNOWLEDGEMENT: This section is NOT required for temporary signs.

I, Brian K. Ashford, the owner and applicant, hereby authorize Complete Clearing, Inc 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.

Property Owner Signature: [Signature] Date: 2/13/2024

Authorized Representative Signature: [Signature] Date: 2/13/24

FOR CITY USE ONLY

Approved Approved as Noted Disapproved as Noted Issued By: _____ Date: _____

Notes: _____

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.

For questions or more information, please contact Planning at 614.410.4600 | www.dublinohioUSA.gov



Printable page

Parcel ID: 273-009086-00
CITY OF DUBLIN OHIO

Map Routing: 273-0071D -030-04
4130 TULLER RD

OWNER

Owner

CITY OF DUBLIN OHIO

Owner Mailing /
Contact Address

5555 PERIMETER DRIVE
DUBLIN OH 43017

[Submit Mailing Address Correction Request](#)

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4130 TULLER RD

[Submit Site Address Correction Request](#)

Legal Description

TULLER ROAD
R19 T2 S2

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3.39

Calculated Acres
Legal Acres

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Tools

[View Google Map](#)

 [Print Parcel Summary](#)

MOST RECENT TRANSFER

Transfer Date DEC-12-2023
 Transfer Price \$0
 Instrument Type WE
 Parcel Count 1

2023 TAX STATUS

Property Class C - Commercial
 Land Use 410 - MOTEL/TOURIST CABINS
 Tax District 273 - CITY OF DUBLIN-WASH TWP-DUBLIN
 School District 2513 - DUBLIN CSD [SD Income Tax]
 City/Village DUBLIN CITY
 Township WASHINGTON TWP
 Appraisal Neighborhood X0103000
 Tax Lien No
 CAUV Property No
 Owner Occ. Credit 2023: No 2024: No
 Homestead Credit 2023: No 2024: No
 Rental Registration
 Rental Exception No
 Board of Revision 43017
 Zip Code EX23-203: Pending (2023-12-26)
 Pending Exemption

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Exempt			
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BUILDING DATA

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SITE DATA

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