



FILE COPY

Administrative Review Team | June 2012

Case # 17 - 042 MFR

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: \_\_\_\_\_
- 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): 45 N High St, Dublin OH 43017

Tax ID/Parcel Number(s): 273-000050	Parcel Size(s) in Acres: .25
Existing Land Use/Development: Restaurant	Zoning District: Bridge Street Corridor

- 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): Chris Crader Harvest Dublin LLC	
Mailing Address: 45 N High St Dublin, OH 43017	
Daytime Telephone: 6145890578	Fax:
Email or Alternate Contact Information: chris@growrestaurants.com	

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) <b>Chris Crader Harvest Dublin LLC</b>	
Mailing Address: <b>45 N High St Dublin, OH 43017</b>	
Daytime Telephone: <b>6145890578</b>	Fax:
Email or Alternate Contact Information: <b>chris@growrestaurants.com</b>	

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

Name: (Individual or Organization) <b>NA</b>	
Mailing Address:	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

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

I, \_\_\_\_\_, the **owner**, hereby authorize \_\_\_\_\_ 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:
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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, **Chris Crader**, 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:
--	-------

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

I, **Chris Crader**, 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:
---	-------

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 \_\_\_\_\_

**FILE COPY**



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

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

**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, \_\_\_\_\_, the **owner**, hereby authorize \_\_\_\_\_ 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:
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Check this box if the original Authorization for Owner's Applicant(s)/Representative(s) is attached as a separate document.

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I, Chris Cronk, 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: 4-25-17
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**VII. APPLICANT'S AFFIDAVIT:** This section must be completed and notarized.

I, Chris Cronk, 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: 4-25-17
---	------------------

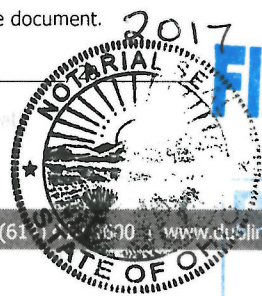
Check this box if the Applicant's Affidavit and Acknowledgement is attached as a separate document.

Subscribed and sworn to before me this 25 day of April

State of Ohio

County of Franklin

Cynthia M Young  
Notary Public, State of Ohio



**FILE COPY**

Cynthia McConnell Young  
Notary Public, State of Ohio  
My Commission Expires 03-16-2020

APR 25 2017  
17-042 ARR/MPJ  
CITY OF DUBLIN  
PLANNING

The county Auditor describes the subject's parcel as follows:

<b>Real Estate Assessment and Taxes</b>				
<b>Tax ID</b>	<b>Land Improvements</b>		<b>Total</b>	<b>Taxes</b>
273-000050	\$150,800	\$221,200	\$372,000	\$13,116

Per the county Treasurer's office, there are no delinquent real estate taxes for the subject property. Based on the cash equivalent purchase price of \$1,283,050, I'm estimating that real estate taxes could be assessed at \$45,238.73 annually.

<b>PARCEL 273-000050</b>	
Current Use of the Property:	Vacant commercial building
Site Size:	0.2065 acres; 8,995 square feet
Shape:	The parcel is roughly rectangular.
Frontage/ Access:	The parcel is not a corner lot and has 54 feet of frontage on N. High Street and 54 feet of frontage on Darby Street. These give the parcel a good view. Vehicular access to the site is provided via an open area at the rear of the site off Darby Street, which is made up of five parking spaces. This is typical for the area.
Visibility:	Good - Primary frontage on N. High Street and secondary on Darby Street
Topography:	The subject has mainly level topography and no known areas of wetlands.
Flood Zone:	The subject site is located in a flood hazard zone with 39049C0151K dated June 17, 2008.
Soil Conditions:	The soil conditions observed at the subject appear to be typical of the region and adequate to support development.
Utilities:	Electricity: Yes Sewer: Sanitary Sewer Water: Public Water Natural Gas: Yes Adequacy: The subject site has access to utilities that are typical and adequate for the market area.

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Site Improvements: Surrounding the footprint of the building is mature landscaping in planting beds that has been well maintained. Brick sidewalks are present along N. High Street and along a small strip of land along the southern property line which is owned by the city of Dublin. A small concrete walkway is located along the western section of the site that abuts the existing building. Concrete curbs are present along N. High Street.

Environmental Issues: There are no known adverse environmental conditions on the subject site. Please reference Limiting Conditions and Assumptions.

Encumbrance / Easements: There no known adverse encumbrances or easements. Please reference Limiting Conditions and Assumptions.

#### PARKING

Parking Type, Condition, Spaces & Adequacy: Type: Asphalt paving; Condition: Good; Number of Spaces: 5  
Parking Ratio: 1.14 spaces per 1,000 square feet  
Amount of Parking: The subject's on-site parking is limited; however, this is not uncommon for the immediate neighborhood. Directly in back of the subject, on the other side of Darby Street is a large, open public parking area that offers additional parking for the area. The city is in the planning stages of redeveloping this area with a tiered parking area which will increase parking in the near future. This change will likely have a positive impact on the subject property.

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**LAND USE CONTROLS**

Zoning Code: The subject site is zoned BSC-HC by the City of Dublin zoning authority.

Zoning Description: The Bridge Street Corridor - Historic Core zoning districts are generally based on the District Framework of the Vision Report. The purpose of the Framework is to allow development regulations to be adapted to the unique conditions present in each area. Although each district is unique, the five vision principles are intended to create a cohesive area, based on the concepts of walkability and urban vitality to support the quality of life for residents of all generations. The titles of each district are intended to describe the predominant land use character and/or special geographic locations rather than a single type of use. The following further describes the intent of each BSC district:

BSC Historic Core. This district applies to the historic center of Dublin and reinforces the character of this area as the centerpiece of the Bridge Street Corridor. The district focuses on ensuring sensitive infill development and redevelopment and providing an improved environment for walking while accommodating vehicles. The district accepts building types that are consistent with the historic development pattern of Historic Dublin, subject to review by the Architectural Review Board, and permit similar uses that support a highly walkable setting, as listed in Table 153.059-A.

Some examples of permitted and conditional commercial uses include retail, banks, daycare (adult or child), dwelling, eating & drinking establishments, and essential utility services.

Zoning Comments: Based on a review of information found on the city's website and surrounding land uses, the current improvements and their use are assumed to legally conform under its current zoning category.



**DEVELOPMENT SITE COMMENTS**

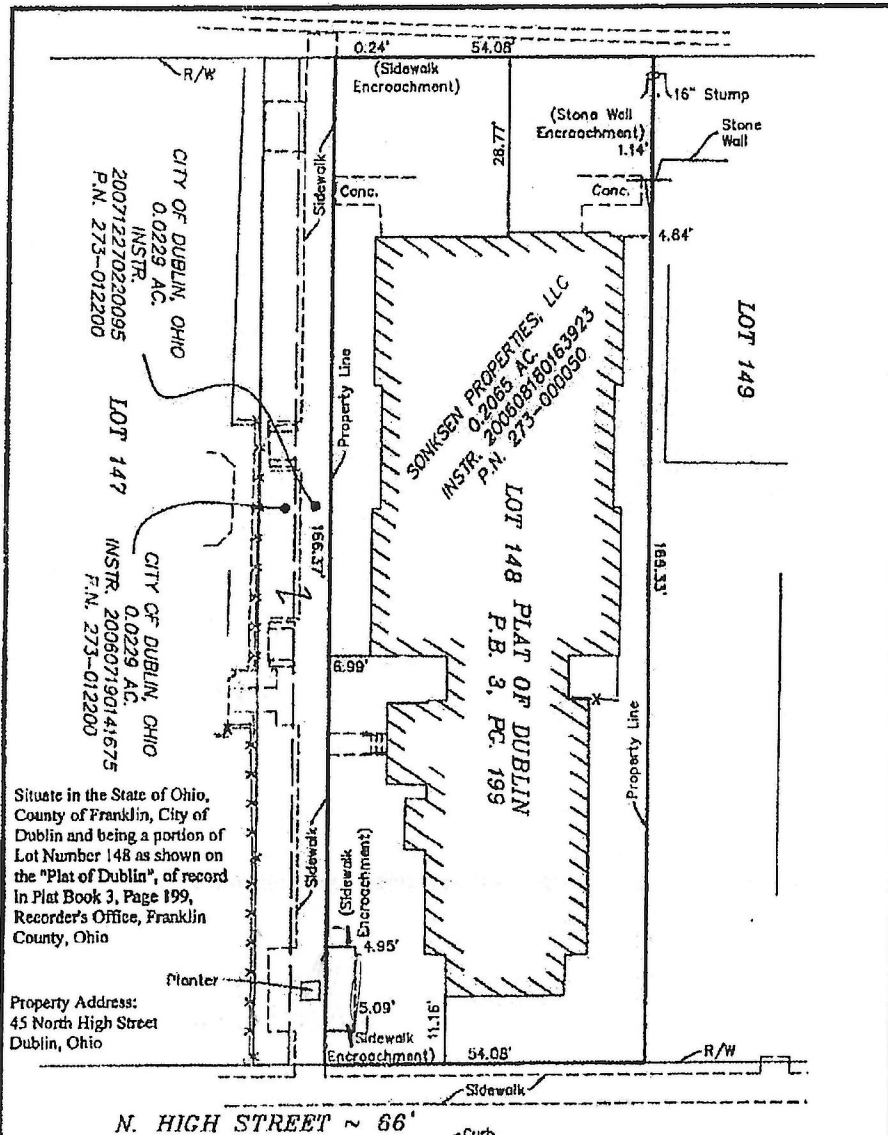
The subject site consists of one rectangular shaped parcel with frontage on N. High Street (a primary arterial) and Darby Street (a secondary roadway). It is located in the historic district of Dublin, Ohio which is fully developed and consists of locally owned and operated boutique shops, offices, and restaurants. A majority of the site is developed, however, there are five designated parking spaces along the western portion along Darby Street. This is typical for the area as there is a large public parking area located just west of the subject. It provides an ample amount of additional public parking. Overall, the subject site has good access and visibility, has access to all public utilities, and doesn't have any negative physical characteristics that would impact its use or development.

*Subject Site - Taken From County Auditor*



**FILE COPY**





Situate in the State of Ohio, County of Franklin, City of Dublin and being a portion of Lot Number 148 as shown on the "Plat of Dublin", of record in Plat Book 3, Page 199, Recorder's Office, Franklin County, Ohio

Property Address:  
45 North High Street  
Dublin, Ohio


N. HIGH STREET ~ 66'


**MORTGAGE LOAN SURVEY**  
 CERTIFIED TO: HUMMEL TITLE AGENCY, INC.  
 ARLINGTON BANK  
 FIRST AMERICAN TITLE INSURANCE COMPANY

The information shown hereon is not to be utilized for the installation of buildings, fences, landscaping or other permanent improvements.

SCALE: 1" = 20'  
 JUNE 10, 2015

We hereby certify that the foregoing Mortgage Location survey was prepared from actual field measurements in accordance with Chapter 4733-38 Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 of said code.

 2875 W. Dublin-Granville Road  
 Columbus, Ohio 43235  
 Ph: (614) 761-1661

By  Jay B. Miller - REGISTERED SURVEYOR No. 8061

**FILE COPY**  
**RECEIVED**  
 17-042 ARB/MAR  
 APR 25 2017  
 CITY OF DUBLIN  
 PLANNING



**AFFIDAVIT IN LIEU OF SURVEY/AFFIDAVIT OF NO NEW IMPROVEMENTS**

Order No. 224047-TTA

The undersigned owners of record and sellers, being first duly sworn, deposed and say:

**PLEASE CHECK FOR AFFIDAVIT IN LIEU OF SURVEY**

That we did not receive any survey at the time we purchased the property, nor have we subsequently obtained a survey, or if we did receive a survey we are unable to locate it. In addition, we have been advised by our lender that they do not have a survey in their files: **OR**

**PLEASE CHECK FOR AFFIDAVIT OF NO NEW IMPROVEMENTS**

That there have been no new improvements made to the property commonly known as: 45 North High Street, Dublin, OH 43017 since the survey of said property dated June 10, 2015 and issued by Bird & Bull which is attached hereto was made;

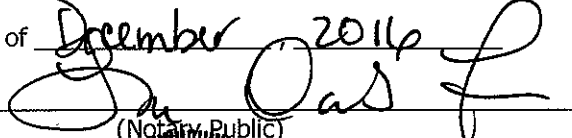
AND, to the best of our knowledge, we certify that the improvements (house, garage, outbuildings, fences, etc.) on the subject property are within the boundary lines, easement lines, and set back lines, if any, of said property, and that there are no encroachments (house, garage, outbuildings, fences, walkways, driveways, eaves, drains, etc.) of improvements on adjoining property owner, nor by us against any adjoining property owner, as to the location of boundary lines or disputes as to occupancy of any portions of our property or their property. (Use space below to explain any disputes.)

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This affidavit is given to First American Title Insurance Company as an inducement to issue extended coverage on the proposed Owner's and Loan Policies over questions of survey, encroachments, and easements not shown of record.

Subscribed and sworn to before me this 7<sup>th</sup> day


Date: 12/7, 2016

of December 2016  
  
(Notary Public)

Grow Restaurants Properties LLC



**LAURA DOUDS FRUM**  
NOTARY PUBLIC, STATE OF OHIO  
My Commission Expires 9/18/2019

  
Christopher C. Crader, Manager

## EXHIBIT 'A'

224047-TTA

### LEGAL DESCRIPTION

Situated in the City of Dublin, County of Franklin, State of Ohio, and is described as follows:

Situated in the State of Ohio, County of Franklin, City of Dublin, being part of a 66' wide lot, in the name of E. Wright, as shown on 'Plat of Dublin', of record in Plat Book 3, Page 199, also known as Lot 148, as described in a deed to Grabill & Company, LLC, of record in Instrument Number 200503170049537, and being Tract I (0.2065 Ac.) and Tract II (0.0229 Ac.) of an unrecorded Boundary Survey/Lot Split prepared by the undersigned, dated 5-16-06, revised 7-7-06 and being more particularly described as follows:

Commencing at a found pinched top iron pin, located in the west line of High Street (66'), also known as State Route 745, and being the northeast corner of Lot 147 (Plat Book 3, Page 199) as conveyed to Thelma L Hill , also being the southeast corner of said Lot 148, thence with the west line of High Street and the east line of said Lot 148, North 10° 00' 00" West, 6.00 feet to a 'MAG Nail' set in a rock 6" below ground, being the TRUE POINT OF BEGINNING;

Thence, westerly, crossing said Lot 148, South 80°02'11" West, 166.37 feet to a 'MAG Nail' set in a rock 12" below ground, said nail being in the west line of said Lot 148 and east line of a 20 foot Alley;

Thence, northerly, with the east line of said Alley and the west line of said Lot 148, North 09°57'36" West, 60.08 feet to an iron pin set, said pin being the northwest corner of Lot 148 and the southwest corner of Lot 149 as conveyed to Sturges Building, Ltd. of record in Official Record Volume 33249 G02;

Thence, easterly, with the south line of said Lot 149 and the north line of said Lot 148, North 80°02'11" East, 166.33 feet to a ¾" iron pipe found, said pipe being the southeast corner of Lot 149, the northeast corner of Lot 148 and being in the west line of High Street;

Thence, southerly, with the east line of Lot 148 and west line of said High Street, South 10° 00' 00" East, 60.08 feet to the POINT OF BEGINNING, containing 0.2294 acres, more or less.

This description was prepared by Matthew E. Ferris, Registered Surveyor No. 8230, of E.P. Ferris & Associates, Inc. on July 7, 2006.

All iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP Ferris Surveyor 8230" inscribed on top.

Basis of bearings: The west line High Street (SR 745) assumed to be North 10° 00' 00" West.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED 0.229 ACRES CONVEYED TO THE CITY OF DUBLIN IN INSTRUMENT NO. 200712270220095 AND MORE FULLY DESCRIBED AS FOLLOWS:

Situated in the State of Ohio, County of Franklin, City of Dublin, being part of a 66' wide lot, in the name of E. Wright, as shown on "Plat of Dublin", of record in Plat Book 3 Page 199, also known as Lot 148, as described in a deed to Sonksen Properties, LLC, of record in Instrument Number 200608180163923, being more particularly described as follows:

Commencing at a found pinched top iron pin, located in the west line of High Street (66'), also known as State Route 745, and being the northeast corner of Lot 147 (Plat book 3 page 199) as conveyed to Thelma L. Hill on 09-30-94, also being the southeast corner of a 0.0229 acre tract conveyed to the City of Dublin, Ohio as described in Instrument Number 200607190141675, thence with the west line of High Street and the east line of said 0.0229 acre tract, North  $10^{\circ}00'00''$  West, 6.00 feet to an iron pin set, being the TRUE POINT OF BEGINNING;

Thence, westerly, along the north line of said 0.0229 acre tract, South  $80^{\circ}02'11''$  West, 166.37 feet, to a "MAG Nail" set in a rock 12" below ground, said nail being in the west line of said Lot 148, the east line of a 20 foot Alley, and the northwest corner of said 0.0229 acre tract;

Thence, northerly, with the east line of said Alley and the west line of said Lot 148, North  $09^{\circ}57'36''$  West, 6.00 feet to a "MAG Nail" set in a rock 12" below ground;

Thence, easterly, crossing said Lot 148, North  $80^{\circ}02'11''$  East, 166.37 feet to a "MAG Nail" set in a rock 6" below ground, said nail being in the east line of said Lot 148 and the west line of said High Street;

Thence, southerly, with the east line of said Lot 148 and west line of said High Street, South  $10^{\circ}00'00''$  East, 6.00 feet to the POINT OF BEGINNING, containing 0.0229 acres, more or less.

This description was prepared by Matthew E. Ferris, Registered Surveyor No. 8230, of E.P. Ferris & Associates, Inc. on May 16, 2006 and revised on December 21, 2007.

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

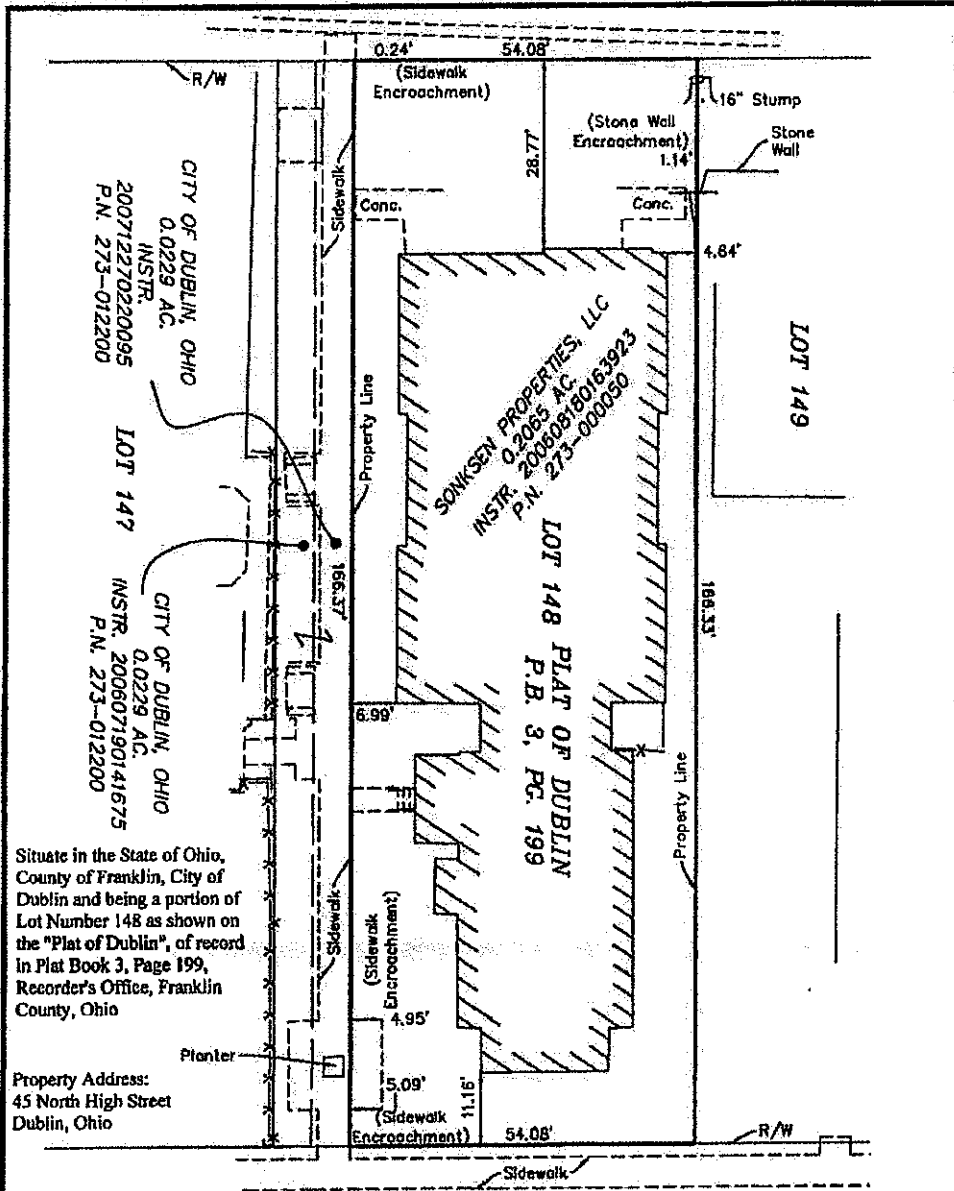
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Basis of Bearings: The west line High Street (SR 745), assumed to be North  $10^{\circ}00'00''$  West.

For informational Purposes only:

Property Address: 45 North High Street Dublin, Ohio 43017

Parcel No.:273-000050



Situate in the State of Ohio, County of Franklin, City of Dublin and being a portion of Lot Number 148 as shown on the "Plat of Dublin", of record in Plat Book 3, Page 199, Recorder's Office, Franklin County, Ohio

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Dublin, Ohio

N. HIGH STREET ~ 66'

**MORTGAGE LOAN SURVEY**  
CERTIFIED TO: HUMMEL TITLE AGENCY, INC.  
ARLINGTON BANK  
FIRST AMERICAN TITLE INSURANCE COMPANY

The information shown hereon is not to be utilized for the installation of buildings, fences, landscaping or other permanent improvements.

SCALE: 1" = 20'  
JUNE 10, 2015

We hereby certify that the foregoing Mortgage Location survey was prepared from actual field measurements in accordance with Chapter 4733-38 Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 of said code.



2875 W. Dublin-Granville Road  
Columbus, Ohio 43235  
Ph: (614) 761-1661

By *Jay Miller*  
Jay F. Miller - CHIEF SURVEYOR - 8061

