

RECEIVED

August 2011



CITY OF DUBLIN
Land Use and Long Range Planning
5800 Shier-Rings Road, Dublin, OH 43016
Phone/TDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

MAY 24 2013
CITY OF DUBLIN
PLANNING

Certificate of Zoning Plan Approval

13-600317

PLEASE SUBMIT THE FOLLOWING:

- ONE (1) ORIGINAL SIGNED APPLICATION (PLEASE PRINT, EXCEPT WHERE NOTED)
- ONE (1) COPY OF A SCALED SITE PLAN DRAWN IN INK indicating all current structures, property lines, setbacks, and easements and 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.

PLEASE CHECK THE TYPE OF APPLICATION:

- COMMERCIAL DETACHED ACCESSORY STRUCTURE LESS THAN 120 SQ FT
- RESIDENTIAL DETACHED ACCESSORY STRUCTURE LESS THAN 200 SQ FT
- FENCE
- PATIO, SEATING WALL, RETAINING WALL, LANDSCAPE WALLS
- TEMPORARY SIGN (additional info required)*
- MODEL HOME (additional info required)*
- OUTDOOR SALES (additional info required)*
- OTHER: _____

*Please refer to Planning Department or Planning Website for additional submittal information.

NAME OF BUSINESS/FACILITY (if applicable)

SHIRIN & Mohammad Asadi

SUBDIVISION (if applicable)

Oak Park Subdivision

LOT NUMBER (if applicable)

8

NAME OF PROPERTY OWNER

Same as above.

PHONE

ADDRESS OF SUBJECT PROPERTY

7055 Greenland Place Dublin 43016.

NAME OF APPLICANT/AUTHORIZED REPRESENTATIVE

SHIRIN ASADI

APPLICANT'S PHONE NUMBER

(614) 517-0421

APPLICANT'S E-MAIL

shirin.asadi8@gmail.com

ADDRESS OF APPLICANT/AUTHORIZED REPRESENTATIVE

Same as above.

PLEASE DESCRIBE IN LAYMAN'S TERMS THE EXISTING AND PROPOSED USE(S) OF ALL PARTS OF THE LAND AND/OR BUILDINGS. IF A CHANGE OF USE IS PROPOSED, PLEASE EXPLAIN. (i.e., RETAIL SPACE TO MEDICAL OFFICE SPACE, ETC.)

to expand existing concrete patio out 5' to west and south 9' 33" steps open to south with standard measure (about 2 feet) (wrapped by iron rods)

PROPERTY OWNER AUTHORIZATION FOR REPRESENTATIVE

65, 25R

I, SHIRIN E. ASADI (Name of Current Property Owner), the owner and applicant, hereby authorize

_____ 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

DATE

x Shirin E. Asadi 5/24/13

Signature of Authorized Representative

DATE

x _____

FOR OFFICE USE ONLY

APPLICATION # 13-600317 DATE ISSUED 5/24/13 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: Johnny Noble Planning

DATE: 5/24/13

NOTES:

ZONING INSPECTION REQUIRED UPON COMPLETION? YES NO
If yes, please call 614-410-4673 to schedule an inspection.

ENGINEERING COMPLIANCE

APPROVED AS NOTED

5 PP05.24.13

Must meet all other requirements

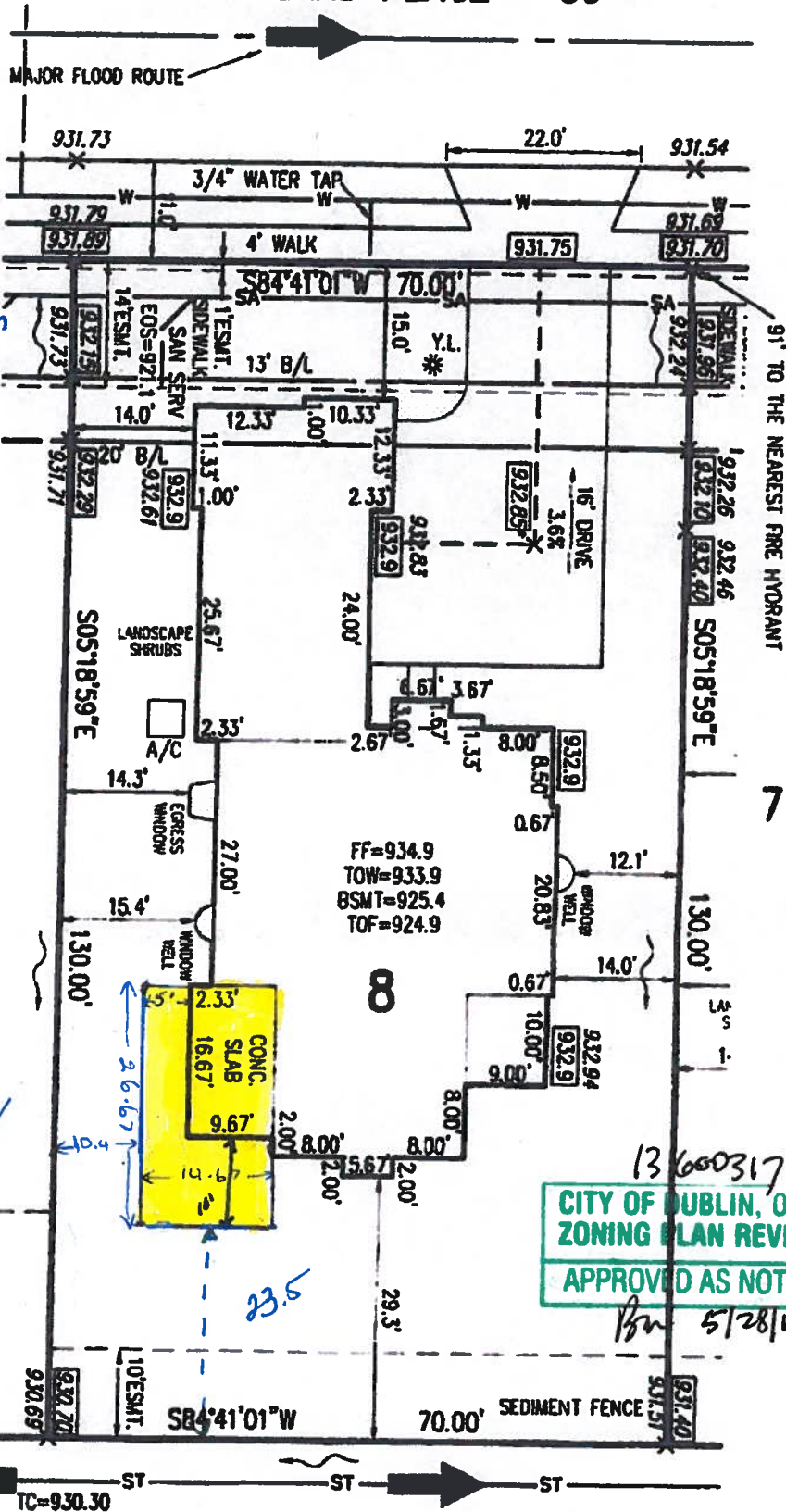
FOR: ATLANTIC REALTY HOUSE STYLE: THE ISLESWORTH
 LOT No.: 8 ADDRESS: GREENLAND PLACE SUBDIVISION: OAK PARK
 CITY OF DUBLIN COUNTY OF UNION P.B. 5, PGS. 260A-260D
 MIN. SETBACKS: REAR - 25' FLOOD ZONE: X COMMUNITY PANEL: 39049C PAGE: 0018K DATE: 06/17/08
SIDE - 6'

GREENLAND PLACE ~ 50'

Proposed 26.67' x 14.67'
 patio only
 ENGINEERING COMPLIANCE
 City of Dublin
 APPROVED AS NOTED
 EPP05.24.13

* construction of proposed patio shall not impede drainage of storm water run off on lot.

We hereby certify that the forgoing PLOT PLAN was prepared from information provided by the client and data obtained from an engineered subdivision plan. This plot plan is to be used by the CLIENT for the sole purpose of obtaining a BUILDING PERMIT. The use of the plot plan for any other purpose is strictly prohibited.



Rear Yard Setback - 25'

000.00 = EXISTING GRADES
 000.00 = PROPOSED GRADES

Open & Unenclosed
 Can encroach 5'
 so meets 20'
 Setback

NOTE: BUILDER TO COMPLY WITH ALL TREE PROTECTION MEASURES

LOT CALCULATION INFO

IMPERV. AREA: 3,519 SQ. FT.
 SOD: 660 SQ. YDS.
 DRIVEWAY: 108 SQ. YDS.
 APPROACH: 197 SQ. FT.
 SIDEWALK: 216 SQ. FT.
 LOT: 9,100 SQ. FT.
 HOUSE: 2,536 SQ. FT.
 COV: 27.9 %

LOT CALCULATION INFORMATION IS FOR ESTIMATE PURPOSES ONLY AND SHOULD BE VERIFIED BY THE CONTRACTOR OR BUILDER.

NOTE: BUILDER TO PROVIDE EROSION AND SEDIMENT CONTROL DURING ALL PHASE OF CONSTRUCTION. FIELD MODIFICATION MAY BE REQUIRED DURING CONSTRUCTION.

THIS SPACE PROVIDED FOR ZONING OFFICER ONLY

APPROVED _____
 DATE _____



PROFESSIONAL SURVEYOR DATE

REVISIONS	DATE	PREPARED BY:	LOT NO.
		EMHT Evans, Mechwart, Hambleton & Tilton, Inc. 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4130 Fax: 614.775.4801 M C M X X V I	8
			JOB NO. 2008-2097
			DRAWN BY MJR
			CHECKED BY
			SCALE 1" = 20'
			DATE 03/05/10

10 2002 01

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