

Checklist – LULRP Certificate of Zoning Plan Approval

Case Number - 11-600726 Reviewer - JF

Address - 7071 Greenland Place

Subdivision Name (Section and Lot Number) - Oak Park Sec# _____ Lot # _____

Type of application - Paver Patio

Applicable Regulation (Code Section and/or PUD Text) - Oak Park Dev. Text

Request - _____

Setbacks applicable from regulation and Plat Restrictions (No Build, No Disturb, Easements, Other)

15' No Disturb Zone (Rear/South property line)
10' Easement (Rear/South property line) } 25' TOTAL

Other Code and Text regulation applicable –

Basic checklist:

Is the property in the Historic District	Yes ___ No <u>X</u>
Is the property covered by FEMA Flood designation	Yes ___ No <u>X</u>
Is current Use a Conditional	Yes ___ No <u>X</u>
Is property covered by PUD/FDP	Yes <u>X</u> No ___
Street Name and R/W dimensions shown	[Complete <u>✓</u> Not Needed ___ Must be Completed ___]
Scale and North Arrow shown	[Complete <u>✓</u> Not Needed ___ Must be Completed ___]
Property line bearings and distances shown	[Complete <u>✓</u> Not Needed ___ Must be Completed ___]
Building lines shown and dim.	[Complete <u>✓</u> Not Needed ___ Must be Completed ___]
All easements shown and dim.	[Complete <u>✓</u> Not Needed ___ Must be Completed ___]
No Build/No disturb Zones shown and dim.	[Complete <u>✓</u> Not Needed ___ Must be Completed ___]
Front Setback Confirmed or per Recorded Plat (Minimum <u>13'</u>)	[Complete <u>✓</u> Not Needed ___ Must be Completed ___]
Side Yards Verified (Minimum <u>6'</u> Combined <u>12'</u> Min Dis bet Struc <u>4</u>)	[Complete <u>✓</u> Not Needed ___ Must be Completed ___]
Rear Yard Confirmed or per Recorded Plat (Minimum <u>25'</u>)	[Complete <u>✓</u> Not Needed ___ Must be Completed ___]
Lot Frontage Confirmed or per recorded Plat (Minimum <u>80'</u>)	[Complete <u>✓</u> Not Needed ___ Must be Completed ___]
Recorded Plat Information Verified by <u>JF</u> Date <u>12/23/11</u>	[Complete <u>✓</u> Not Needed ___ Must be Completed ___]
Building Footprint shown and dim.	[Complete <u>✓</u> Not Needed ___ Must be Completed ___]
Decks, Patios, covered Porches and Overhangs shown and dim.	[Complete <u>✓</u> Not Needed ___ Must be Completed ___]
Mechanical equipment shown and dim.	[Complete <u>✓</u> Not Needed ___ Must be Completed ___]
Fence, wall or satellite dish shown	[Complete <u>✓</u> Not Needed ___ Must be Completed ___]
Driveway shown and dim.	[Complete <u>✓</u> Not Needed ___ Must be Completed ___]
Landscaping required and shown and detailed as necessary	[Complete <u>✓</u> Not Needed ___ Must be Completed ___]
Lot Coverage for proposed project	[Complete <u>✓</u> Not Needed ___ Must be Completed ___]



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

RECEIVED

Certificate of Zoning Plan Approval

DEC 21 2011

**CITY OF DUBLIN
LAND USE &
LONG RANGE PLANNING**

APPLICATION # 11-600726

DATE ISSUED _____

RESUBMISSION YES NO

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 and proposed land uses, structures, and other site improvements. Additional documentation may be required for various types of projects. Partial or incomplete applications and drawings cannot be processed and will be returned to the applicant by mail.

NAME OF BUSINESS/FACILITY (if applicable)	
SUBDIVISION (if applicable) <u>Oak Park</u>	LOT NUMBER <u>10</u>
ADDRESS OF SUBJECT PROPERTY <u>7071 Greenland Place</u>	
NAME OF APPLICANT/AUTHORIZED REPRESENTATIVE <u>Pharazyn Landscape and Consulting Inc</u>	
APPLICANT'S PHONE NUMBER <u>614-873-4098</u>	APPLICANT'S E-MAIL <u>graw1988@gmail.com</u>
ADDRESS OF APPLICANT/AUTHORIZED REPRESENTATIVE <u>10927 Jerome Rd</u>	
NAME OF PROPERTY OWNER <u>Denise + Nicklas McKay</u>	PHONE
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. (IE, RETAIL SPACE TO MEDICAL OFFICE SPACE, ETC.) <u>Placement of Patio and walk in Homeowners Back yard</u>	

PROPERTY OWNER AUTHORIZATION FOR REPRESENTATIVE

I, Nick McKay (Name of Current Property Owner), the owner and applicant, hereby authorize Pharazyn Landscape 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 <u>Nick McKay DS</u>	DATE <u>12-02-2011</u>	Signature of Authorized Representative <u>[Signature]</u>	DATE <u>12/02/2011</u>
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FOR OFFICE USE ONLY

APPROVED APPROVED AS NOTED
 DISAPPROVED AS NOTED (PLEASE REVISE THE DOCUMENTS AS REQUIRED AND 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: _____ DATE: _____

NOTES:

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

DISAPPROVED

**ENGINEERING
City of Dublin
DISAPPROVED**

JP 12/23/11

EPP 12.21.2011





Andrea L. Weaver

Auditor, Union County, Ohio



Links ▶ Office location ▶ Help

Click dropdown box for more search options: Address

Address : House No. Street Direction None · Street Name Greenland Place GO

Parcel/CAMA#	Map/GIS#	Owner	Address	City, State, Zip	Sale Date	DTE	House Photo	Map Available	Appraisal Info
390028014085	1460403019000	OAK PARK DUBLIN LLC	0 GREENLAND PLACE	DUBLIN OH 43017	1/29/2008	500	Photo	Yes	Appraisal Info
390028014086	1460403020000	OAK PARK DUBLIN LLC	0 GREENLAND PLACE	DUBLIN OH 43017	1/29/2008	500	Photo	Yes	Appraisal Info
390028014087	1460403021000	OAK PARK DUBLIN LLC	0 GREENLAND PLACE	DUBLIN OH 43017	1/29/2008	500	Photo	Yes	Appraisal Info
390028014109	1460404022000	CITY OF DUBLIN	0 GREENLAND PLACE	DUBLIN OH 43017	1/29/2008	640	Photo	Yes	Appraisal Info
390028014113	1460404026000	CITY OF DUBLIN	0 GREENLAND PLACE	DUBLIN OH 43017	1/29/2008	640	Photo	Yes	Appraisal Info
390028014114	1460404027000	OAK PARK DUBLIN LLC	0 GREENLAND PLACE	DUBLIN OH 43017	1/29/2008	500	Photo	Yes	Appraisal Info
390028014115	1460404028000	OAK PARK DUBLIN LLC	0 GREENLAND PLACE	DUBLIN OH 43017	1/29/2008	500	Photo	Yes	Appraisal Info
390028014116	1460404029000	OAK PARK DUBLIN LLC	0 GREENLAND PLACE	DUBLIN OH 43017	1/29/2008	500	Photo	Yes	Appraisal Info
390028014061	1460401001000	FLANDERS SEAN M & STARR M	0 GREENLAND PLACE	DUBLIN OH 43016	8/26/2011	500	Photo	Yes	Appraisal Info
390028014067	1460403001000	OAK PARK DUBLIN LLC	0 GREENLAND PLACE	DUBLIN OH 43016	1/29/2008	500	Photo	Yes	Appraisal Info
390028014118	1460404031000	ASADI MOHAMMAD & SHIRIN E	0 GREENLAND PLACE	DUBLIN OH 43017	10/25/2011	500	Photo	Yes	Appraisal Info
390028014119	1460404032000	OAK PARK DUBLIN LLC	0 GREENLAND PLACE	DUBLIN OH 43017	1/29/2008	500	Photo	Yes	Appraisal Info
390028014117	1460404030000	BECKMAN BRAD & EMILY WARRENBURG	7047 GREENLAND PLACE	PLAIN CITY OH 43064	7/7/2010	500	Photo	Yes	Appraisal Info
390028014120	1460404033000	MCKAY NICHOLAS L & DENISE L	7071 GREENLAND PLACE	DUBLIN OH 43017	8/11/2010	510	Photo	Yes	Appraisal Info
390028014068	1460403002000	OAK PARK DUBLIN LLC	0 PLEASANT DR OR GREENLAND PLACE	DUBLIN OH 43016	1/29/2008	500	Photo	Yes	Appraisal Info
390028014112	1460404025000	OAK PARK DUBLIN LLC	0 PRIMROSE CT OR GREENLAND PLACE	DUBLIN OH 43017	1/29/2008	500	Photo	Yes	Appraisal Info

Lot # 70

Sketch Page

place cursor here for information about this page

Payment Status	39-0028014.120/00	MCKAY NICHOLAS L & DENISE	1.00 /H,
Owner / Legal Desc	.28	20	
Soil Analysis		lePAT:260	
Notes / Sales	1	1..	1
Charge Basis	2	3	3
Prior Years' History			
Project File		.20	
House Info			
Land Info	4	4	
Bldg Info	2	3	7
Sketch			
Levy Information			6
Property Card			1
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EXIT / HOME			
RETURN TO SEARCH			
NEXT PAGE			
Previous Record			
Next Record			

DATA CHECK		i1STA/B:780	
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		8	0
	d2STM/B:1568	mOFP:32 _12	
	29	8	
Information reflects			
county records as of:	1	1	
8:31 pm 12/07/2011	5	5	
	ISTG:765		
	1	1	
	2	2	
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[Legal Disclaimer](#)

Andrea L. Weaver
Union County Auditor

Jeff Stauch
Union County Engineer

Union County GIS

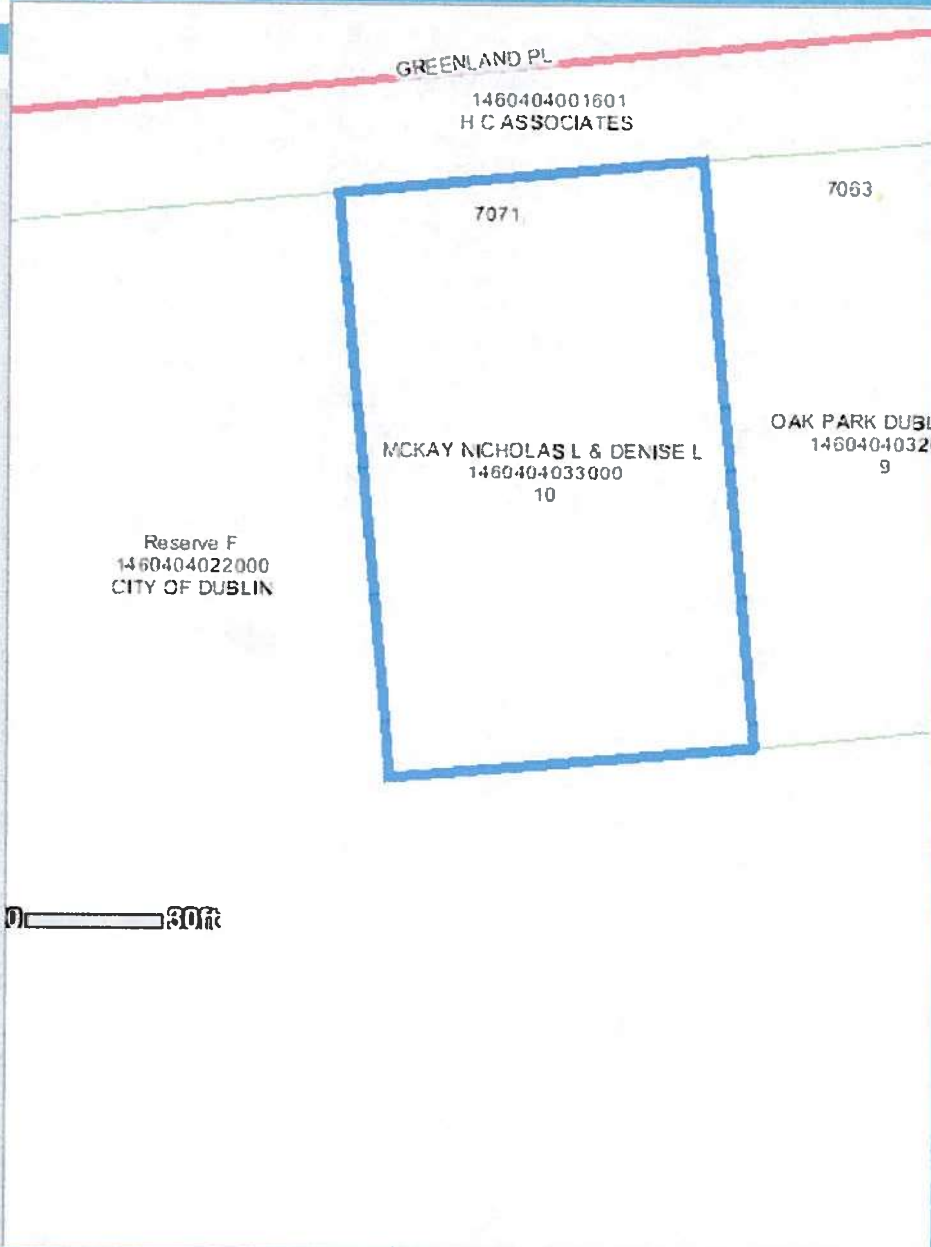
Home Auditor Engineer Other Search

Help ?

LEGEND

- Map Layers
- On Active
- Parcel
 - Parcel (CAMA) No.
 - Parcel (Map) No.
 - Owner Name
 - Subdivision
 - Lot No.
 - VMS
 - Parcel Acreage
 - III (Tax Increment Financing) Areas
 - Address
 - Municipality
 - Township
 - Tax District
 - Railroad
 - Road
 - School District
 - Floodway
 - 100-yr Flood Plain
 - Water
 - Soil
 - NBHood
 - Spot Elevations
 - Elevation Contours

- Photos/Background
- On
- None
 - 2009 Aerial Photo
 - 2006 Aerial Photo
 - 2003 Aerial Photo
 - 2000 Aerial Photo



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Search:

Welcome to Union County GIS mapping website.
 Please Note: If you have disabled or blocked pop-ups on your web browser, you may need to re-enable or allow pop-ups for this web site in order to use some of the map tools on this page.

New! Elevation Layers Now Available **New!**

READ ALL PERMIT CONDITIONS
AND/OR NOTES ON APPROVED PLANS
Prior to Construction

CITY OF DUBLIN, OHIO
ZONING PLAN REVIEW
APPROVED AS NOTED

DATE: 12/11/09

25' MINIMUM CLEARANCE
WILL LIMIT FUTURE DECKS
& PATIOS TO BACK YARD

CITY OF DUBLIN CONTACTS
INSPECTION LINE
BUILDING DIVISION 410-4680
ENGINEERING DIVISION 410-4600
PLANNING DIVISION 410-4600
CITY FORESTER 410-4773

SEPARATE OWNER/CIVIC ASSOCIATION REVIEW
AND APPROVAL MAY BE REQUIRED BY OED
APPLICANT IS RESPONSIBLE FOR COMPLIANCE
WITH ALL APPLICABLE RESTRICTIVE COVENANTS
AND DEED RESTRICTIONS REQUIRED BY TITLE

Screen All Mechanical Units
FROM PUBLIC R.O.W.
CALL PLANNING DIVISION

Street Trees Required
CALL CITY FORESTER BEFORE
ORDER AND INSTALLATION

Compact Granular Backfill Item 304
REQUIRED IN SANITARY LATERAL AND WATER
SERVICE TRENCHES UNDER PAVED DRIVEWAY

Call Planning Division
Zoning Inspection Required
Kearney Yard
K&S O Mid

ENGINEERING COMPLIANCE
City of Dublin
APPROVED AS NOTED
EPP 01.26.10

Tree Size and Quantity	Front Yard	Side Yard	Rear Yard
1 small tree	1	1	1
1 medium tree	1	1	1
1 large tree + 1 medium tree	1	1	1
1 large tree + 2 trees of any size	1	1	1
2 large trees	1	1	1

MINIMUM YARD TREES REQUIRED ON ALL STREET FRONTAGES

1/19/2010 11:25:58 AM FLINT

REVISIONS	DATE	DESCRIPTION
NEW HOUSE STYLE PER CLIENT - M.R.	12/21/09	
REVISE FOUNDATION - DFB	1/19/10	

DATE: 12/11/09
SCALE: 1" = 20'
CHECKED BY: [Signature]
DRAWN BY: M.R.
JOB NO.: 2008-2097
LOT NO.: 10

PREPARED BY: EMHT & [Signature]

PROFESSIONAL SURVEYOR
DATE: 1/19/10

APPROVED: [Signature]

THIS SPACE PROVIDED FOR ZONING OFFICER ONLY

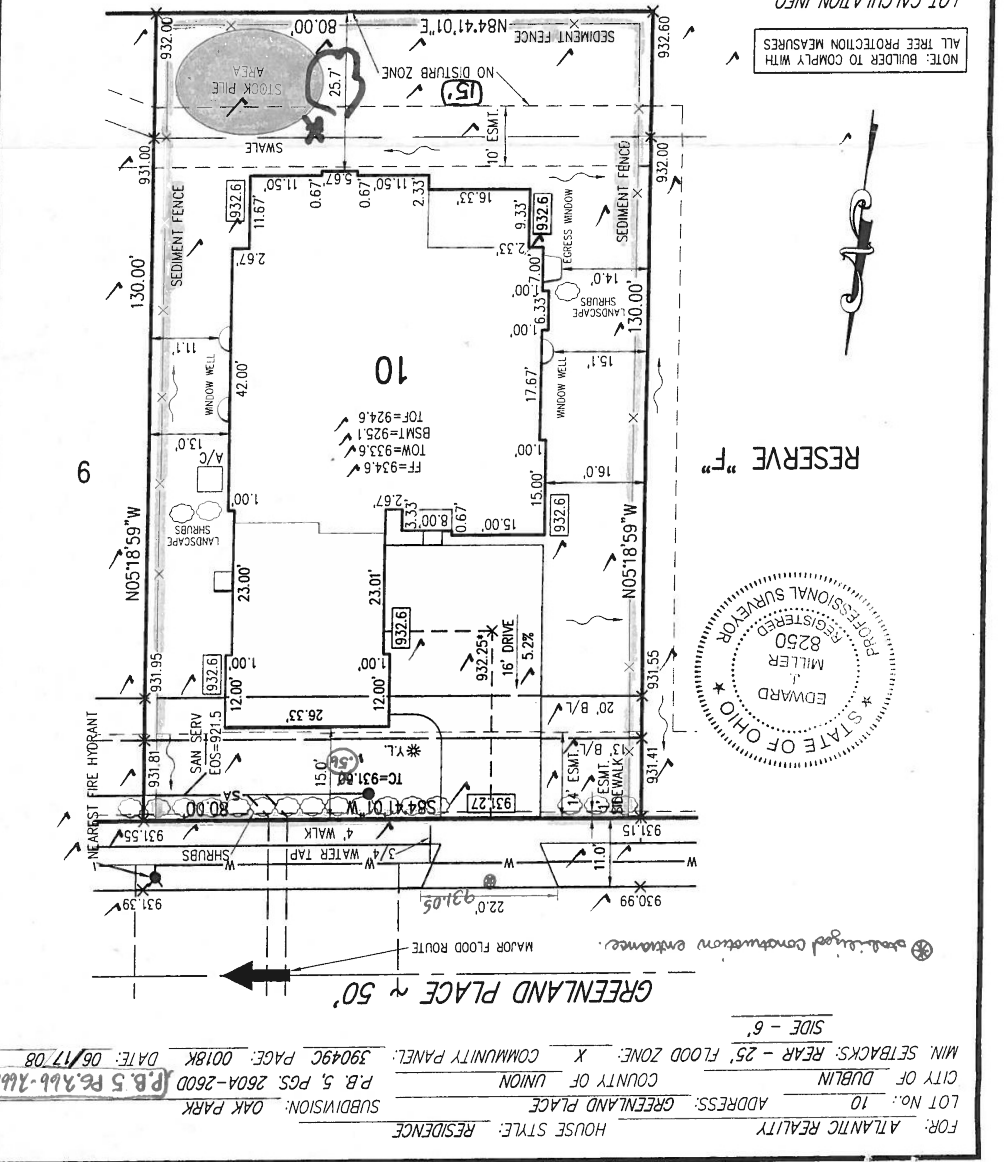
NOTE: BUILDER TO PROVIDE EROSION AND SEDIMENT CONTROL DURING ALL PHASE OF CONSTRUCTION. FIELD MODIFICATION MAY BE REQUIRED DURING CONSTRUCTION.

We hereby certify that the foregoing PLOT PLAN was obtained from information provided by the client and data prepared 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.

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

NOTE: BUILDER TO COMPLY WITH ALL TREE PROTECTION MEASURES

LOT CALCULATION INFO:
IMPERY AREA: 4,548 SQ. FT.
SOD: 697 SQ. YDS.
DRIVEWAY: 107 SQ. YDS.
APPROACH: 197 SQ. FT.
SIDEWALK: 256 SQ. FT.
LOT: 10,400 SQ. FT.
HOUSE: 3,571 SQ. FT.
COV: 34.0 %



STATE OF OHIO
EDWARD MILLER
REGISTERED PROFESSIONAL SURVEYOR
8250

FOR: ATLANTIC REALTY
HOUSE STYLE: RESIDENCE
ADDRESS: GREENLAND PLACE
SUBDIVISION: OAK PARK
CITY OF DUBLIN
COUNTY OF UNION
P.B. 5, PGS. 2604-2600
P.B. 5 PG. 2606-2608
MIN. SETBACKS: REAR - 25', FLOOD ZONE: X
COMMUNITY PANEL: 39049C PAGE: 0018K DATE: 06/17/08
SIDE - 6'



CITY OF DUBLIN.

Engineering
5800 Shier-Rings Road
Dublin, Ohio 43016-1236
Phone: 614-410-4600
Fax: 614-761-6506
Web Site: www.dublin.oh.us

Easement Encroachments

The City of Dublin regularly receives requests from landowners to place private improvements such as patios, decks, fences, and driveways, into City easements that are located on private property. Such encroachments may be acceptable in certain instances when the encroachments will not damage the City's infrastructure, and the landowner agrees to pay the cost of repair if the City or a utility company needs to enter into the easement.

Dublin City Code §150.055, Encroachments on Easement Areas; Encroachment Agreement, requires that a landowner file an encroachment agreement application with the City if private improvements are planned to be placed with City easements.

The following details the process that should be followed to obtain an easement encroachment.

1. A landowner should submit the appropriate permit for the proposed work to take place within the easement to the Building Department.
2. The landowner shall file an encroachment agreement application, along with a \$300 fee, with the City Engineer, via the Building Department. The City Engineer (or designee) shall review the application, and on a case-by-case basis determine if the proposed encroachment is acceptable.
3. If the request is permitted then an Encroachment Agreement will be sent to the landowner. This agreement shall be signed, notarized, and returned to the City.
4. The agreement will then be recorded with the applicable County Recorder's Office.
5. A copy of the recorded agreement will be returned to the landowner.

The landowner will be responsible for securing any additional permission from private utility companies or other rightful owners of easements on the landowner's property.

The landowner may appeal the decision of the City Engineer to the City Manager or the Manager's designee. Appeals shall be taken within 20 days after the decision by filing with the City Engineer a notice of appeal, specifying the grounds. The City Engineer shall transmit to the City Manager or the Manager's designee all the papers constituting the record upon which the action was taken.

A landowner who enters into an encroachment agreement with the city must adhere to all other Dublin Code sections, including but not limited to Chapter 98 regarding right-of-way management.

If you would have any questions please contact the City of Dublin Engineering at (614) 410-4600.



CITY OF DUBLIN.

EASE

PLICATION

I (We) the undersigned
encroachment into a Ci
Encroachments on Ease

*This is not the
actual encroachment.
This must be signed
3 returned with \$300
check to City of Dublin,
thanks,
Eric*

consider a request for an
Dublin City Code §150.055,

Name (print):

Property Address:

7071 Greenland Place

Telephone #:

Permit #: (if applicable)

11-600736

Landowners Signatures:

Below for office use only.

Easement Encroachment #:

Receipt #:

Approved:

CITY ENGINEER

DATE

Disapproved:

See attached documents