



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

PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)

I. PLEASE CHECK THE TYPE OF APPLICATION:

<input type="checkbox"/> Informal Review	<input type="checkbox"/> Final Plat (Section 152.085)
<input type="checkbox"/> Concept Plan (Section 153.056(A)(1))	<input checked="" type="checkbox"/> Conditional Use (Section 153.236)
<input type="checkbox"/> Preliminary Development Plan / Rezoning (Section 153.053)	<input type="checkbox"/> Corridor Development District (CDD) (Section 153.115)
<input type="checkbox"/> Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Corridor Development District (CDD) Sign (Section 153.115)
<input checked="" type="checkbox"/> Amended Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Minor Subdivision
<input type="checkbox"/> Standard District Rezoning (Section 153.018)	<input type="checkbox"/> Right-of-Way Encroachment
<input type="checkbox"/> Preliminary Plat (Section 152.015)	<input type="checkbox"/> Other (Please Specify): _____

Please utilize the applicable *Supplemental Application Requirements* sheet for additional submittal requirements that will need to accompany this application form.

II. PROPERTY INFORMATION: This section must be completed.

Property Address(es): 211 BRADENTON AVE DUBLIN OH 43017	
Tax ID/Parcel Number(s): 273-003164	Parcel Size(s) (Acres): 0.889
Existing Land Use/Development:	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: TUTORING SERVICES
Total acres affected by application:

III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed.

Name (Individual or Organization): PARAG & MEENAL SINGHAL	
Mailing Address: (Street, City, State, Zip Code) 9814 GLASGOW CT DUBLIN OH 43017	
Daytime Telephone: 614-799-9818	Fax: 775-719-3836
Email or Alternate Contact Information: p.singhal@mathwizard.net	

IV. APPLICANT(S): This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

Name:	Applicant is also property owner: yes <input type="checkbox"/> no <input type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER: This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

Name:	
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

VI. AUTHORIZATION FOR OWNER'S APPLICANT or REPRESENTATIVE(S): If the applicant is not the property owner, this section must be completed and notarized.

I _____, the owner, hereby authorize _____ to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.	
Signature of Current Property Owner:	Date:

Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

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

State of _____

County of _____ Notary Public _____

VII. 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 visit, photograph and post a notice on the property described in this application.

I <u>PARAG SINGHAL</u> , the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.	
Signature of applicant or authorized representative: <u>Parag Singhal</u>	Date: <u>1/2/2014</u>

VIII. UTILITY DISCLAIMER: The Owner/Applicant acknowledges the approval of this request for review by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

I, <u>PARAG SINGHAL</u> , the owner or authorized representative, acknowledge that approval of this request does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.	
Signature of applicant or authorized representative: <u>Parimphal</u>	Date: <u>1/2/2014</u>

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

I, <u>PARAG SINGHAL</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 applicant or authorized representative: <u>Parimphal</u>	Date: <u>1/9/2014</u>

Subscribed and sworn to before me this 9th day of JANUARY, 20 14
 State of OHIO
 County of DELAWARE Notary Public Fm


 FRED M. MERKICH
 Notary Public, State of Ohio
 My Comm. Expires 11-05-2014

FOR OFFICE USE ONLY			
Amount Received:	Application No:	P&Z Date(s):	P&Z Action:
Receipt No:	Map Zone:	Date Received:	Received By:
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request:			
N, S, E, W (Circle) Side of:			
N, S, E, W (Circle) Side of Nearest Intersection:			
Distance from Nearest Intersection:			
Existing Zoning District:		Requested Zoning District:	



Application Statement

A. Describe the property and its intended use.

The property is a single-story office condominium covering approximately 6100 sq. ft. The property will be used for tutoring students in grades PreK-12 in the subject areas of math, English, and Science. The tutoring will happen between 4:30 PM and 8 PM during weekdays and in the morning on Saturday.

B. State the necessity or desirability of the proposed use to the neighborhood or community.

Tutoring PreK-12 students in math, English, and Science is for the overall academic development of young children of the community. Young students are the future of the nation and our role in tutoring them is vital in their academic and professional success. At a local level, these students will help to maintain the high academic standards of Dublin schools.

C. State the relationship of the proposed use to adjacent properties and land uses.

Our tutoring services are similar to childcare services that are offered by a neighboring facility.

D. State how the proposed use will relate to the Dublin Community Plan and any other development standards applicable to the property.

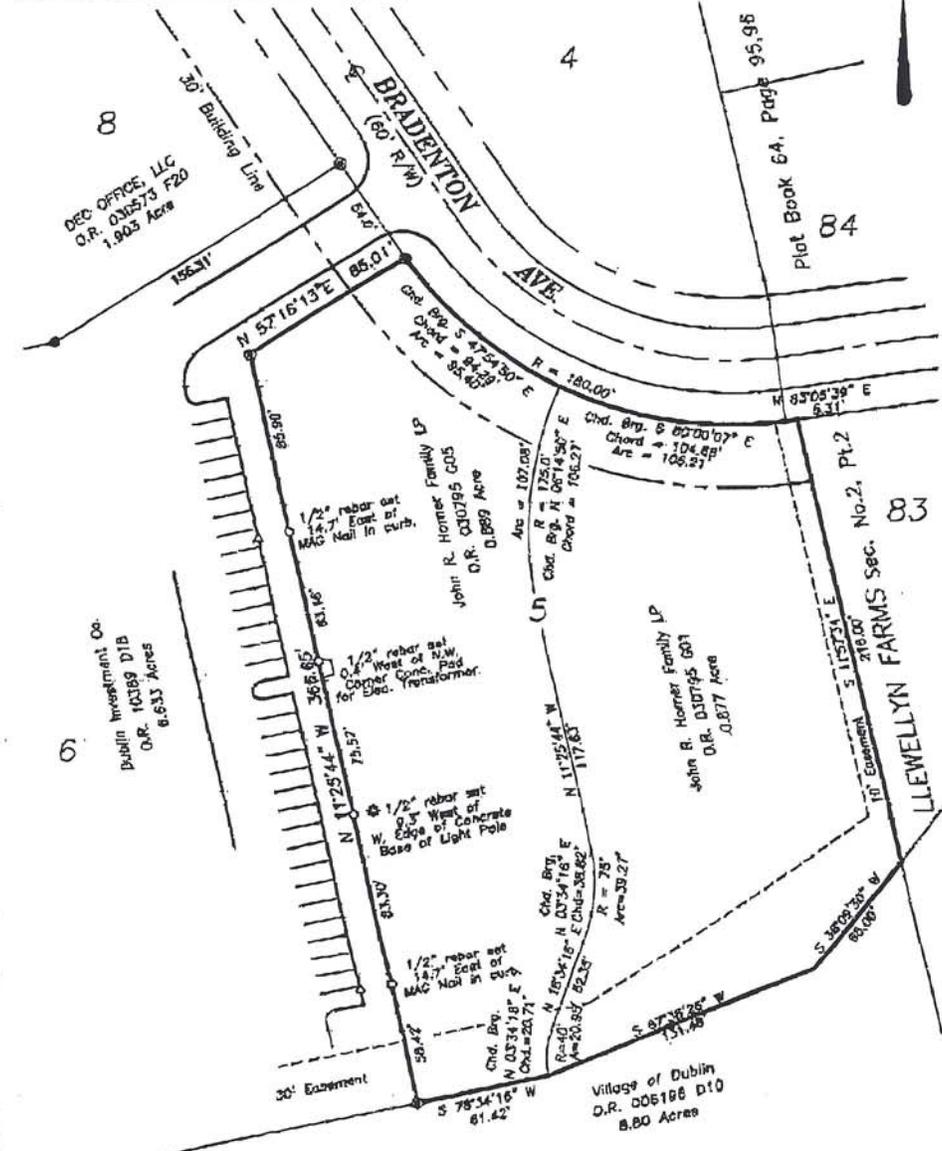
In support of the Dublin Community Plan, we offer private educational opportunities to Dublin residents. We provide early learning up through high school level remedial and enrichment programs in math, English, and Science to ensure our future generations are prepared for academic success and have the tools necessary to meet future challenges. The services we offer widen the scope of services offered in the city of Dublin. Our services have negligible carbon footprint or construction needs, but meet a vital basic need of any community, including Dublin.

We are an established small business in Dublin having opened our first learning center in 2005. We recently moved from 240 Bradenton Ave. just a few doors East to 211 Bradenton Ave. as it offered an office space that would better meet our needs and allow us to consolidate space. We are utilizing existing office space with plans to remodel only the interior space which is outdated. Remodeling construction will provide a higher level of quality office building within this existing neighborhood office setting.

My M. Lla

SURVEY & MONUMENTATION OF THE WEST LINE OF LOT 5 FRANTZ ROAD CORPORATE CENTER

Plat Book 64, Page 54
John R. Horner Family Limited Partnership
Official Record 0300795 G01. 205



DEC OFFICE, LLC
O.R. 0305573 F20
1.903 Acres

Plat Book 64, Page 95, 96
84

Dublin Investment Co.
O.R. 10369 D1B
6.633 Acres

John R. Horner Family
O.R. 030795 G05
0.889 Acres

John R. Horner Family LP
O.R. 030795 G07
0.877 Acres

Village of Dublin
O.R. 006186 D10
8.80 Acres

LLEWELLYN FARMS Sec. No. 2, Pt. 2
83

Anthony R. Sheak

Anthony R. Sheak, P.S. 6954
8750 Refugee Road, Pickerington, Ohio 43147-9125
614-837-6805



LEGEND

- ◻ Rebar Found
- △ MAG Nail Set
- Rebar Set
- 3/4" Iron Pipe Found

November 24, 2003
Surveyed September 19, 2003

