



---

**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 We are utilizing existing office space with plans to remodel only the interior space which is outdated.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.

# Applicant Correspondence

**Jordan N. Fromm**

---

**From:** Parag Singhal <p.singhal@mathwizard.net>  
**Sent:** Thursday, January 30, 2014 8:54 AM  
**To:** Jordan N. Fromm  
**Subject:** RE: From MathWizard

Hello Jordan,

Here is the information that you have requested:

1. The maximum number of students that we have at any given time on any day is: 37. This happens on only one day at one time slot.
2. Most parents drop their kids off before the start of their student's class and come to pick up at the end of class. Since the students are all young, they do not drive themselves and are always brought to the center by the parents. MathWizard does not provide any transportation for its students.
3. The classes are 40 minutes long – from 4:45 PM to 7:55 PM with 10-minute breaks in between. The schedule looks like:
  - a. 4:45 PM – 5:25 PM
  - b. 5:35 PM – 6:15 PM
  - c. 6:25 PM – 7:05 PM
  - d. 7:15 PM – 7:55 PM

The students come to the center for their class and leave at the end of it.

Our student base has remained fairly constant in the last one year, as we have new students joining and old ones terminating the program.

Hope this information is helpful for you.

Sincerely

Parag Singhal  
**MathWizard, Inc.**  
[www.mathwizard.net](http://www.mathwizard.net)  
**Ph: (614) 389-3830**

---

**From:** Jordan N. Fromm [<mailto:jfromm@dublin.oh.us>]  
**Sent:** Wednesday, January 29, 2014 3:28 PM  
**To:** Parag Singhal  
**Subject:** RE: From MathWizard

Parag,

One last set of details I need ironed out in your email to me tomorrow:

I need a better understanding of “drop off” and “pick up” traffic. Will all students be dropped off by parents? Will some be driving themselves? Is there a MathWizard charter bus, or school arranged transportation?

# Applicant Correspondence

Also, will all classes start and end together? Or by what schedule do class appointments stagger? Finally, how long are these appointments?

Thank you for working with me on getting this all taken care of!

**Jordan Fromm**  
Planning Assistant

**City of Dublin**  
**Land Use and Long Range Planning**  
5800 Shier Rings Road  
Dublin, Ohio 43017  
phone 614.410.4654

Availability:  
T: 8:00-1:30pm  
W: 1:30-5:00pm  
Th: 8:00-1:30pm  
F: 1:30-5:00pm

[jfromm@dublin.oh.us](mailto:jfromm@dublin.oh.us)  
[www.dublinohiousa.gov](http://www.dublinohiousa.gov)

[www.twitter.com/dublinohio](http://www.twitter.com/dublinohio)  
[www.facebook.com/dublinohio](http://www.facebook.com/dublinohio)

---

**From:** Parag Singhal [<mailto:p.singhal@mathwizard.net>]  
**Sent:** Tuesday, January 28, 2014 3:07 PM  
**To:** Jordan N. Fromm  
**Subject:** From MathWizard

Hello Jordan,

As per your request, the information of 211 Bradenton Ave is given below:

1. Median Student count at any given time: 25  
(This is also the mean or average number of students that are at the location at any time.)
2. Number of teachers at any given time: Between 5 and 8. Median number is 6
3. Saturday hours are 11:00 AM to 3 PM.

Let me know if you need any more information.

Sincerely

Parag Singhal  
**MathWizard, Inc.**  
[www.mathwizard.net](http://www.mathwizard.net)

### Proximity Report Results

2195129/1034850

The selection distance was **150 feet**.  
The selected parcel was **273-003164**.

To view a table showing the [11 parcels](#) within the displayed proximity, scroll down.

- [Get Report](#)
- [Print Window](#)
- [Back to Proximity Report](#)

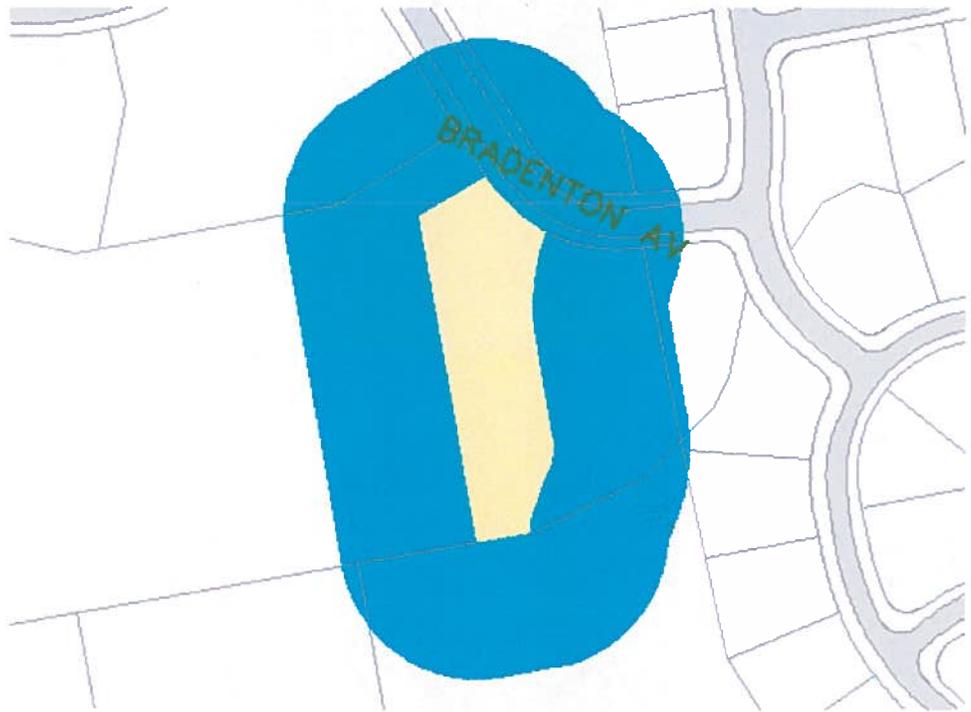


Image Date: Wed Jan 22 15:04:14 2014

### Proximity Parcels

**Hint:** To copy this report to another program:

1. Hold down the left mouse button over the top-left corner of the area you want to get.
  2. Drag the mouse to the bottom-left corner of the desired area.
  3. Let go of the mouse button.
  4. Select Edit Copy from the menu bar.
- You can then Paste the report into another application.

Parcel	Owner Name	Address
273-004293	200 BRADENTON GROUP	00200 BRADENTON
273-003167	255 BRADENTON LLC	255 BRADENTON
273-003165	5626 FRANTZ VENTURE LLC	5626 FRANTZ
273-003229	BERNHOLT CHRISTOPHER	5858 CHATTERFIELD
273-003204	FRANKLIN OHIO INVESTORS LTD	4880 TUTTLE
273-005003	HORNER JOHN R LLC	201 BRADENTON
273-003228	KRUPA CHRISTOPHER L SMITH MICHAEL D	5864 CHATTERFIELD
273-003164	MATHWIZARD PROPERTIES LLC	211 BRADENTON
273-003925	MITCHELL MICHEAL A @(2)	4748 BELFIELD
273-003924	SNYDER JERRY W TR SNYDER NANCY A TR	5872 CHATTERFIELD
273-002898	VILLAGE OF DUBLIN <i>City</i>	TUTTLE <i>5200 Emerald Pkwy</i>

ZIP  
43017



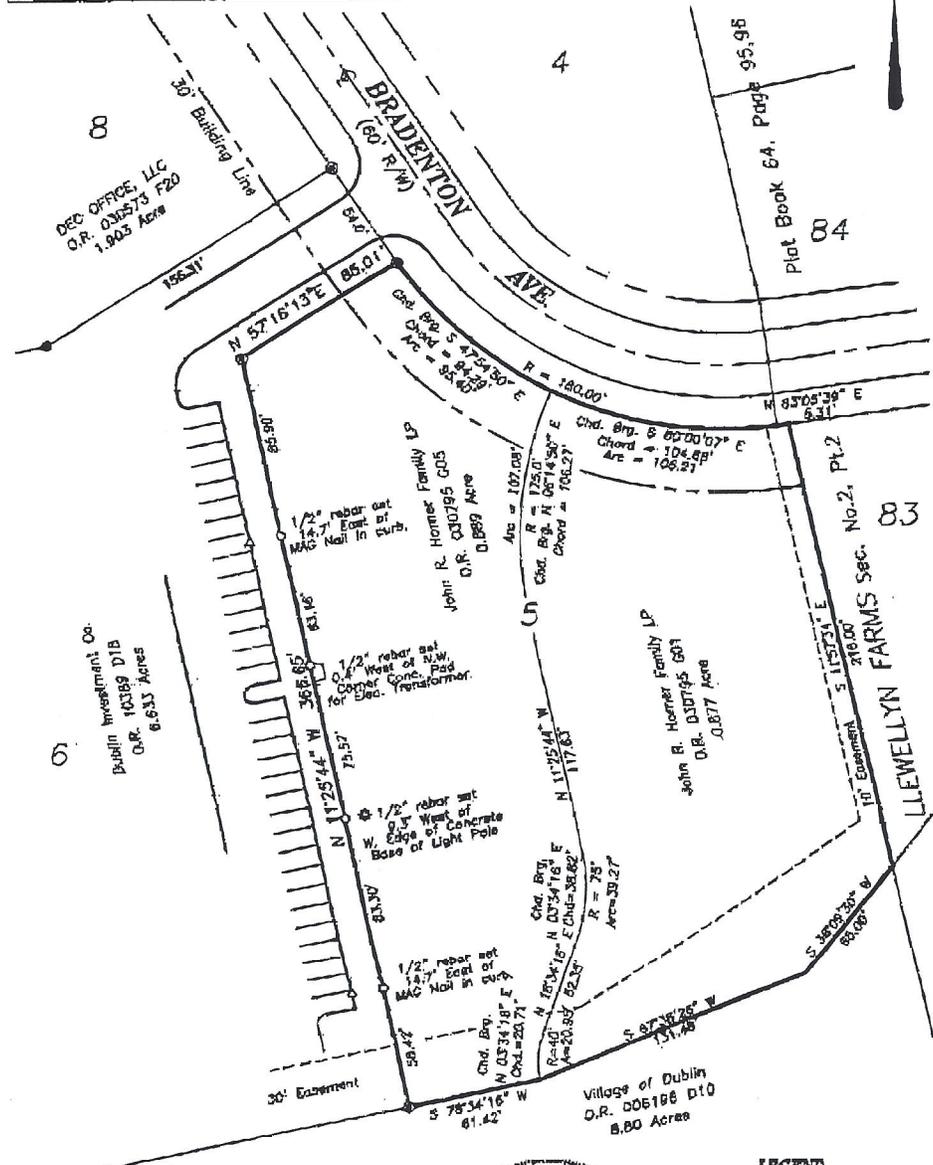




*My M. L. Co*

# 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

Dublin Investment Co.  
O.R. 10389 D1B  
6.613 Acres

John R. Horner Family LP  
O.R. 030795 G05  
0.0989 Acres

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

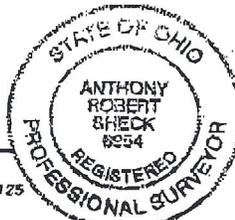
Village of Dublin  
O.R. 006186 D10  
8.80 Acres

### LEGEND

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

*Anthony R. Sheak*

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



November 24, 2003  
Surveyed September 19, 2003