



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: 13310-0-00177
Date Received: 3/15/13
Commission/Group: Hilltop
Existing Zoning: C-4 Application Accepted by: L.D. Reiss Fee: \$1,900.00
Comments: 5/28/13

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

CZ 3342.28 requires (34) parking spaces. Propose (6) on-site parking spaces. 25 to 6

CZ 3342.18 requires 10 ft. parking setback (East R/W). Propose 0 ft. setback East R/W

LOCATION

1. Certified Address Number and Street Name 2573 Sullivant Avenue

City Columbus

State Ohio

Zip 43204

Parcel Number (only one required) 010-51292-00

APPLICANT: (IF DIFFERENT FROM OWNER)

Name _____

Address _____ City/State _____ Zip _____

Phone # _____ Fax # _____ Email _____

PROPERTY OWNER(S):

Name Ohio Valley District of the Christian & Missionary Alliance (Jeff Rowe, Pastor)

Address 7537 Burton Drive City/State Liberty Township Zip 45044

Phone # 513-755-5950 Fax # _____ Email ovd@cmaohiovalley.org

☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney

☒ Agent

Name Rev. Jeffrey L. Rowe

Address 663 S. Burgess

City/State Columbus

Zip 43204

Phone # 614-329-0481

Fax # _____

Email: jeffsuerowe@yahoo.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE _____

PROPERTY OWNER SIGNATURE Jeffrey L. Rowe

ATTORNEY / AGENT SIGNATURE Jeffrey L. Rowe

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make all checks payable to the Columbus City Treasurer



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AFFIDAVIT

13310-00177
2572 Sullivant Ave.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Rowe

of (1) MAILING ADDRESS 663 South Burgess, Columbus, Ohio 43204

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

AND MAILING ADDRESS

(4) Ohio Valley District of the Christian & Missionary Alliance

7537 Burton Drive

Liberty Township, Ohio 45044

APPLICANT'S NAME AND PHONE #

(same as listed on front of application)

Jeffrey L. Rowe

614-329-0481

AREA COMMISSION OR CIVIC GROUP

AREA COMMISSION ZONING CHAIR OR

CONTACT PERSON AND ADDRESS

(5) Greater Hilltop Area Commission

Greg Large, Zoning Chair, P.O. Box 28052, Columbus, Ohio

43228

and that the following is a list of the **names** and **complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS
See Attachment

☒ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 15th day of March, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8)

David J. Reiss

DAVID J. REISS
NOTARY PUBLIC - STATE OF OHIO
MY COMMISSION EXPIRES MAY 30, 2015

Notary Seal Here

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Property Owner
Ohio Valley District of
Christian Missionary
7537 Burton Dr.
Liberty Twp, OH 45044

Agent
Jeff Rowe
663 S. Burgess Ave.
Columbus, OH 43204

Area Commission
Greater Hilltop Area Commission
PO Box 28052
Columbus, OH 43228

Maggie Andrews
483 S. Richardson Ave.
Columbus, OH 43204

Raymond Baker
2561 Sullivant Ave.
Columbus, OH 43204

Board of Education
551 S. Richardson Ave.
Columbus, OH 43204

Scott Bond
480 S. Richardson Ave.
Columbus, OH 43204

Anthony Carter
476 S. Richardson Ave.
Columbus, OH 43204

James Johnston
492 S. Burgess Ave.
Columbus, OH 43204

Yhezkel Levi
141 Stanberry Ave.
Columbus, OH 43209

Phong Ly
2608 Sullivant Ave.
Columbus, OH 43204

Frank Policaro
2560 Sullivant Ave.
Columbus, OH 43204

Peter Pollandt
479 S. Richardson Ave.
Columbus, OH 43204

Silverton LLC
475 S. Richardson Ave.
Columbus, OH 43204

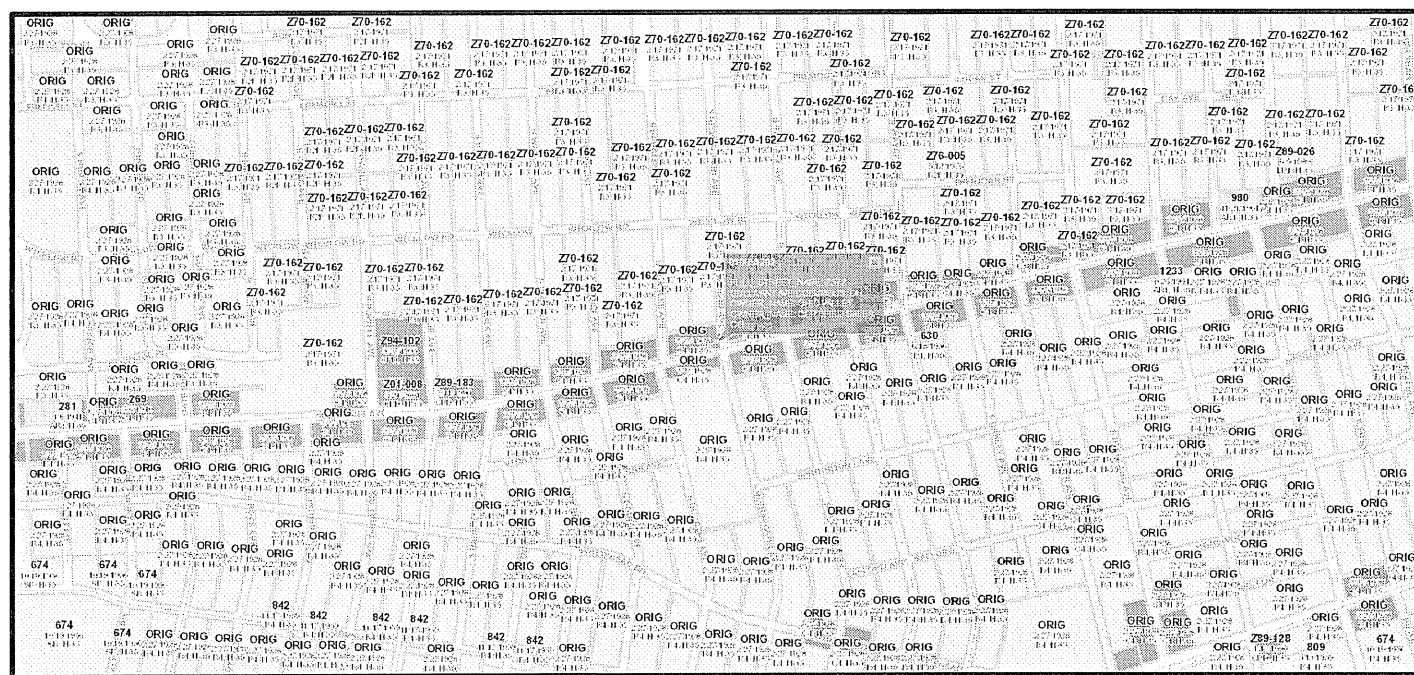
St. Matthews Fire Baptized
Holiness
2558 Sullivant Ave.
Columbus, OH 43204

Chhlam SY
2594 Sullivant Ave.
Columbus, OH 43204

Tula Investments LLC
2555 Sullivant Ave.
Columbus, OH 43204

Juan Ulloa
2590 Sullivant Ave.
Columbus, OH 43204

Susanna Warren
2582 W. Sullivant Ave.
Columbus, OH 43204





BOARD OF ZONING ADJUSTMENT APPLICATION

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STATEMENT OF HARDSHIP

13310-00177
2572 Sullivant Ave.

APPLICATION # _____

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

1. Faith Community Alliance Church is seeking a parking variance for 2752 Sullivant Ave. to be able to use the building for assembly. Currently 34 parking spaces are required. We are able to provide 6 onsite and 20 offsite through relationship with nearby Burroughs School. This represents a shared parking arrangement.
2. The variance is needed so that Faith Community can maintain a property in proximity to Burroughs School to provide afterschool homework help/children's club program and a place for Sunday worship. The afterschool program does not require additional parking as children walk from the school to the property. During Sunday worship, parishioners can park at the nearby school parking lot. In addition to afterschool tutoring, the church provides youth programs, job readiness classes, smoking cessation classes, and other community benefits.
3. (See Statement of Hardship Addendum)

Signature of Applicant _____ Date _____

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Statement of Hardship Addendum

3. The requested variance is necessary to allow for the proposed Religious Assembly (C4 District allowed use). "Storefront" churches serving the needs of local neighborhoods are traditionally crucial parts of urban neighborhood culture. A similar situation exists approximately 100 feet to the east at 2546-2558 Sullivant Avenue at the St. Matthew Fire Baptized Holiness Church of God, also in the C4 zoning district and with little on-site parking (only two (2) spaces).

4. The proposed church is intended to serve the local area within walking distance. As a consideration, the Owner has arranged off-site parking in the area thereby avoiding any parking impact injurious to the neighboring properties. By providing community services with faith based adult and youth activities, this proposed project will preserve the immediate neighborhood character and prevent deterioration of the Sullivant corridor, both in keeping with goals of the September 2001 "Greater Hilltop Plan". This is especially important with the property location being directly across from a public school building.

13310-00177
2572 Sullivant Ave.

ATTN: David Reiss
Planner II
City of Columbus



RE: 2572 Sullivant Ave
Columbus, OH 43204
010-051292-00
Zoning Variance Calculation

$$\begin{array}{l} \boxed{\text{Sanctuary}} \\ (887.88) \\ \text{Sq Ft} \end{array} = \begin{array}{l} 24'4'' \times 36 = 875.88 \\ 1 \times 12 \quad 12.00 \\ \hline 887.88 \text{ Sq Ft} \end{array} \quad \left. \begin{array}{l} \text{Total Sanctuary} \\ \text{Area} \end{array} \right\}$$

$$\begin{array}{l} \boxed{\text{Other Space}} \\ (1,166.26) \\ \text{Sq Ft} \end{array}$$

$$\begin{array}{l} 24'4'' \times 36 = 875.88 \\ 7'8'' \times 38' = 291.46 \\ \hline 1166.26 \text{ Sq Ft} \end{array} \quad \left. \begin{array}{l} \text{Total other} \\ \text{Areas} \end{array} \right\}$$

$$\begin{array}{l} \boxed{\text{Total Space}} \\ (2054.14) \\ \text{Sq Ft} \end{array}$$

$$\begin{array}{r} 887.88 \\ + 1,166.26 \\ \hline 2054.14 \text{ Sq Ft} \end{array}$$

Sanctuary = 1 parking / 30 Sq Ft

Everything else = 1 parking / 250 Sq Ft

General offices = 1 parking / 450 Sq Ft

$$\begin{array}{l} \text{Total Sq Ft} \\ 2054.14 \end{array} \quad \left(\begin{array}{l} \text{General office space} \\ \div 450 \text{ Sq Ft} \end{array} \right) = 4.56 = 5 \text{ spaces}$$

$$\text{Total \# of Parking spaces on Site} = 6 \text{ spaces}$$

Required:

$$\text{Sanctuary} = 887.88 \div 30 = 29.6 = 30 \text{ spaces}$$

$$\text{Other Areas} = 1,166.26 \text{ Sq Ft} \div 250 = 4.67 = 5 \text{ spaces.}$$

$$35 \text{ spaces less } 11 = 24$$

[Signature]

3-16-2013

**MAP(GIS)**

Generated on 03/13/13 at 09:27:04 AM

Parcel ID
010-051292-00Map Routing No
010-D062 -048-00Card No
1Location
2572-576 SULLIVANT AV

GIS

**Disclaimer**

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

13310-00177
2572 Sullivant Ave

— 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680,

Jack D. Walters & Associates

From: Jeff & Sue Rowe [jeffsuerowe@yahoo.com]
Sent: Tuesday, November 17, 2009 9:51 PM
To: Freeman Jerry; Joseph Borghese
Subject: Fw: PARKING LOT AT BURROUGHS ELEMENTARY

----- Forwarded Message -----

From: "kmcnamee@columbus.k12.oh.us" <kmcnamee@columbus.k12.oh.us>
To: jeffsuerowe@yahoo.com
Cc: sholland@columbus.k12.oh.us
Sent: Tue, November 17, 2009 2:56:30 PM
Subject: PARKING LOT AT BURROUGHS ELEMENTARY

Sue,

In regards to the parking lot at Burroughs Elementary School located at 551 S. Richardson Avenue, Columbus, OH 43204 permission has been granted to the Faith Community Church to access (20) parking spaces as needed.

Let me know if you need anything else.

Kathy McNamee
Columbus City Schools
Buildings and Grounds
889 E. 17th Avenue
Columbus, OH 43211
614-365-5611 (phone)
614-365-5817 (fax)

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12/9/2009

13310-00177
2572 Sullivant Ave.

BOARD ORDER
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
DECEMBER 15, 2009

2. **Application No.:** **09310-00281**
 Location: **2572 SULLIVANT AVENUE (43204)**, located at the northwest
 corner of S. Richardson & Sullivant Aves.
 Area Comm./Civic: Greater Hilltop Area Commission
 Existing Zoning: C-4, Commercial District
 Request: Variance(s) to Section(s):
 3342.28, Minimum number of parking spaces required.
 To reduce the minimum number of parking spaces from
 34 to 3 (31 spaces).
 3342.18, Parking setback line.
 To reduce the minimum parking setback for a parking lot
 from 10 ft. to 0 ft.
 Proposal: To convert the ground floor of a commercial & apartment building
 into a church.
 Applicant(s): Joseph P. Borghese; c/o Jack D. Walters & Assoc., Inc.;
 Architects & Engineers
 5166 Blazer Pkwy.
 Dublin, Ohio 43017
 Property Owner(s): Ohio Valley District of Christian Missionary; c/o Jeff Rowe,
 Pastor
 7537 Burton Dr.
 Liberty Twp., Ohio 45044

RESULTS: APPROVED in consideration of the following **CONDITION(S)**:

1. The church shall maintain a parking lease agreement for at least 20 off-site parking spaces within 750 ft. of the building at all times.

VOTE: 3-0

MEMBER

James V. Maniace (Chair)	yes
John Behal	absent
Jim Bubutiev	yes
John Haytas	yes
Paul Love	absent

Signature of **STAFF MEMBER** in attendance, certifying that the outcome of this case was as reported above:

Name	Date
------	------

This ruling pertains to the above referenced section(s) of the Zoning Code. It does not modify any other obligation you may have under other existing City or State codes, nor does it nullify your responsibility to obtain all proper permits. Contact the Building Services Division plans examination staff at (614) 645-7816 or (614) 645-6079 for preliminary review of all applicable requirements.

13310-00177
2572 Sullivant Ave.



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #

13310-00177

STATE OF OHIO
COUNTY OF FRANKLIN

2572 Sullivant Ave.

Being first duly cautioned and sworn (NAME) Rev. Jeffrey L. Rowe
of (COMPLETE ADDRESS) 663 s. Burgess, Columbus, Ohio 43204

deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

Ohio Valley District of the Christian & Missionary Alliance, 7537 Burton Dr., Liberty Township,
Ohio 45044

SIGNATURE OF AFFIANT

Jeffrey L. Rowe

Subscribed to me in my presence and before me this 15th day of March, in the year 2013

SIGNATURE OF NOTARY PUBLIC

David J. Reiss

My Commission Expires:

DAVID J. REISS
NOTARY PUBLIC - STATE OF OHIO
MY COMMISSION EXPIRES MAY 30, 2015

Notary Seal Here

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Revised 05/9/12