



REZONING APPLICATION

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

OFFICIAL USE ONLY

Application #: 213-046
Date Received: 7/16/13
Application Accepted By: S. Pine Fee: \$2035
Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 3553 Refugee Rd. COL. OH Zip 43232

Is this application being annexed into the City of Columbus ☐ Yes ☐ No (circle one)

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address 530-158222

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) C2 Requested Zoning District(s) C4

Area Commission Area Commission or Civic Association: South Eastern Community Commission Coalition

Proposed Use or reason for rezoning request: CONSTRUCT A NEW 2500 sqft AUTOMOBILE MAINTENANCE BUILDING (continue on separate page if necessary)

Proposed Height District: H35 Acreage 1.22 Acres

(Columbus City Code Section 3309.14)

APPLICANT:

Name Anna Krupovylanskaya
Address 30 North Drexel Street City/State Bexley, OH Zip 43209
Phone # 614-483-2441 Fax # 614-231-9242 Email ihcave@mail.com

PROPERTY OWNER(S):

Name Anna Krupovylanskaya
Address 30 North Drexel Street City/State Bexley, OH Zip 43209
Phone # _____ Fax # 614-231-9242 Email ihcave@mail.com
☐ Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney

☒ Agent

Name John McKay AIA
Address Suite 230 1250 Chambers Rd City/State Columbus OH Zip 43212
Phone # 614-560-1051 Fax # _____ Email: johnmckay@jmacarchitects.com

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

APPLICANT SIGNATURE [Signature]
PROPERTY OWNER SIGNATURE [Signature]
ATTORNEY / AGENT SIGNATURE [Signature]

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

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

(See instruction sheet)

APPLICATION # 213-046

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME ANNA KREPOVLYANSKAYA

of (1) MAILING ADDRESS 30 N. Drexel Ave Columbus OH 43209

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) CERTIFIED ADDRESS FOR ZONING PURPOSES

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) 7/16/13

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

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

(4) 3553 Refugee Rd, Cols OH 43235
owned by ANNA KREPOVLYANSKAYA

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

ANNA KREPOVLYANSKAYA
614-483-2441

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Southeast Community Coalition
Judy White 740-927-1173

and that the attached document (6) 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(7)

SIGNATURE OF AFFIANT

(8)

Subscribed to me in my presence and before me this

11th day of July in the year 2013

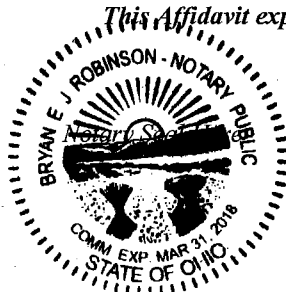
SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires:

03/2018

This Affidavit expires six months after date of notarization.



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213-046

SOUTH EAST COMMUNITY COLATION
PO BOX 16 BRICE
COLUMBUS, OHIO 43109

THOMAS A MCDOWELL
5742 DUBLIN RD
DUBLIN. OH 43017

MCTHAI PROPERITIES
479 BRIARWOOD
COLUMBUS OH 43213

NEW BIRTH MINISTRIES
3475 REFUGEE RD
COLUMBUS, OH 43232

ANNA KRUPOVLYANSKAYA
3553 REFUGEE RD
COLUMBUS, OH 43232

EMPIRE SQUARE LLC
3509 REFUGEE RD
COLUMBUS, OH 43232

PERKINS PLAYHOUSE \$
LEARNING CENTER
3425 REFUGEE RD
COLUMBUS, OH 43232

TERRANCE LETZELTER
3541 REFUGEE RD
COLUMBUS, OH 43232

ANNA KRUPOVLYANSKYA
30 N DREXEL STREET
BEXLEY, OH 43209

JAMES FRYE
3411 REFUGEE RD
COLUMBUS, OH 43232

LANCE SANDLIAN
3613 REFUGEE RD
COLUMBUS OH 43232

CAROL BERG
MICHEAL FEYES
3599 REFUGEE RD
COLUMBUS, OH 43232

JOHN MCKAY AIA
JMAC ARCHITECTS
SUITE 230
1250 CHAMBERS RD
COLUMBUS, OH 43212



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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 # 213-046

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) ANNA KrupovLYANSKAYA
of (COMPLETE ADDRESS) 30 N. Drexel Ave Columbus OH 43209
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 in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. <u>Anna KrupovLYANSKAYA</u> <u>30 N Drexel AVE</u> <u>Columbus, Ohio 43209</u>	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 11th day of July, in the year 2013

SIGNATURE OF NOTARY PUBLIC

[Signature]
03/2018

My Commission Expires:

This Project Disclosure Statement expires six months after date of notarization.



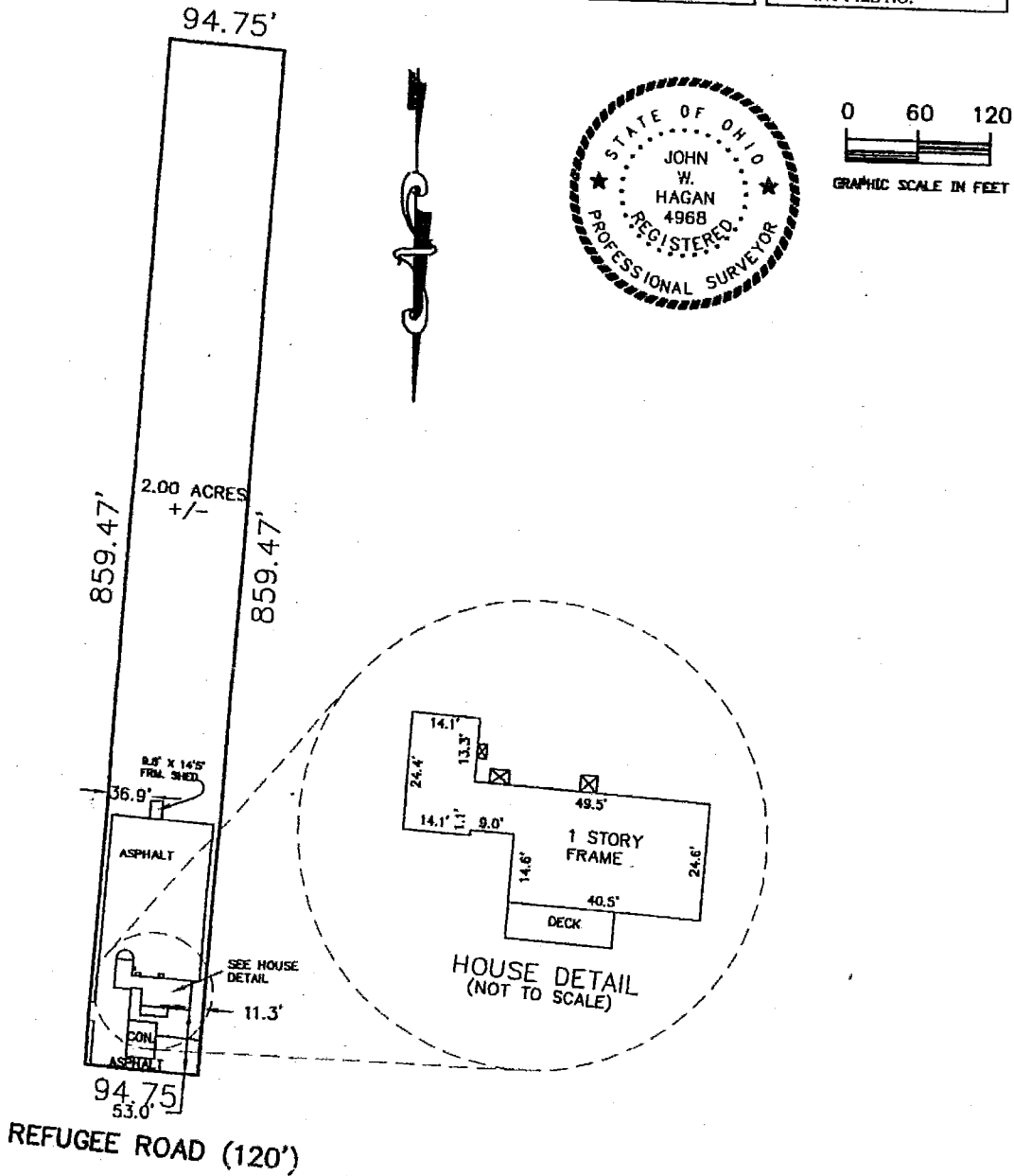
PLEASE NOTE: incomplete information will result in the rejection of this submittal.
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OWNER: VIRGINIA & SUVIT SAEJIM
BUYER: ANNA KRUPOLYANSKAYA
ADDRESS: 3553 REFUGEE ROAD
COLUMBUS, OHIO 43232

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN,
CITY OF COLUMBUS, BEING PART OF SECTION 5, TOWNSHIP 11,
RANGE 21, MATTEWS SURVEY, CONTAINING 2.00 ACRES, MORE
OR LESS.
PPN: 530-158222-00.

INVOICE NO. 05121201

CLIENT FILE NO.



CERTIFICATION: WE HEREBY CERTIFY THAT THE FOREGOING MORTGAGE LOCATION SURVEY WAS PREPARED FROM ACTUAL FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER 4733-38, OHIO ADMINISTRATIVE CODE, AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37 OF SAID CODE.

DATED 12-16-05

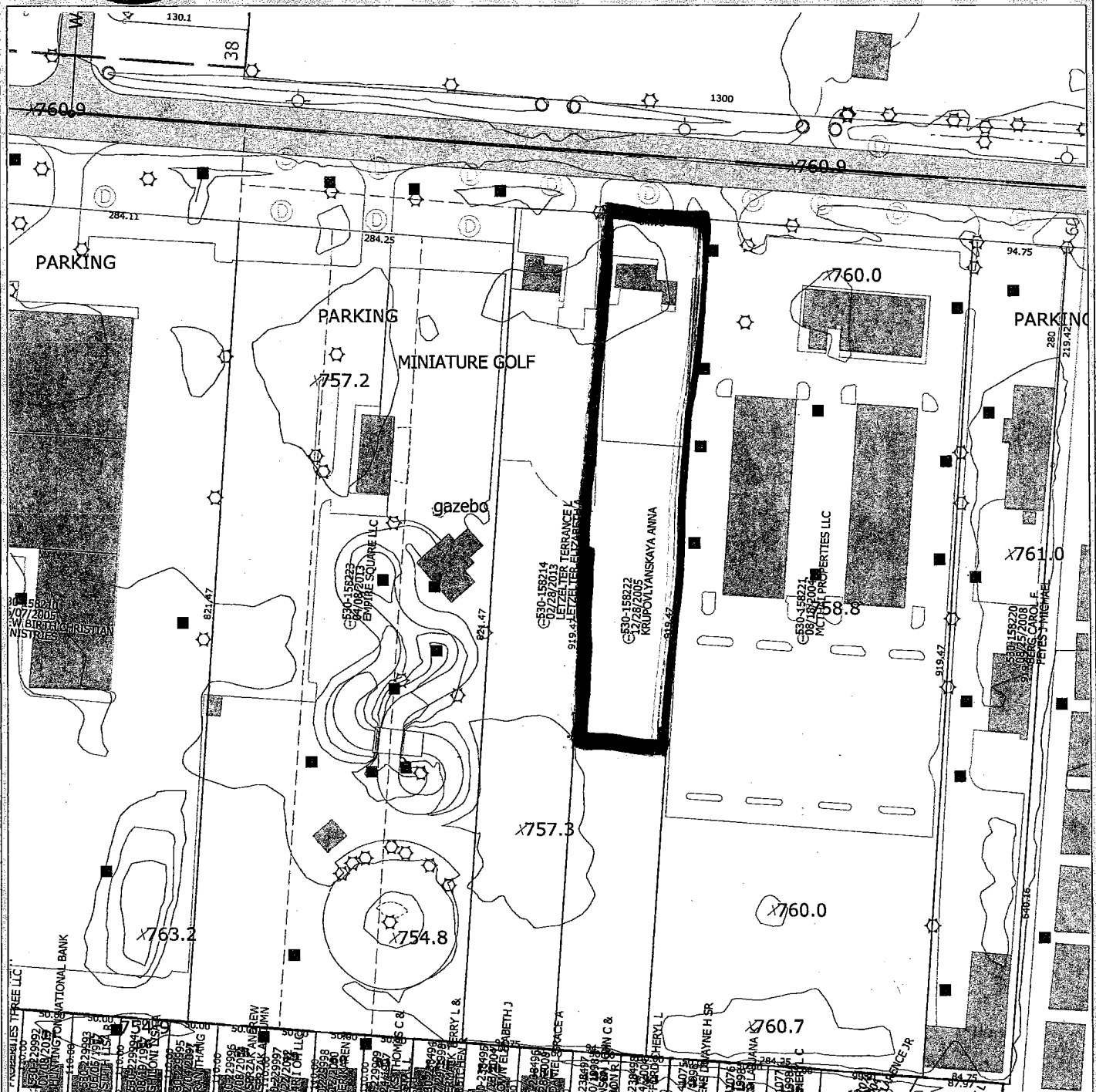
BY

JOHN W. HAGAN, P.E., P.S.
OHIO REGISTERED SURVEYOR #4968

213-046

MAP ID: C

DATE: 6/24/13



Scale = 150



This map 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 map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

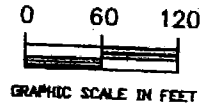
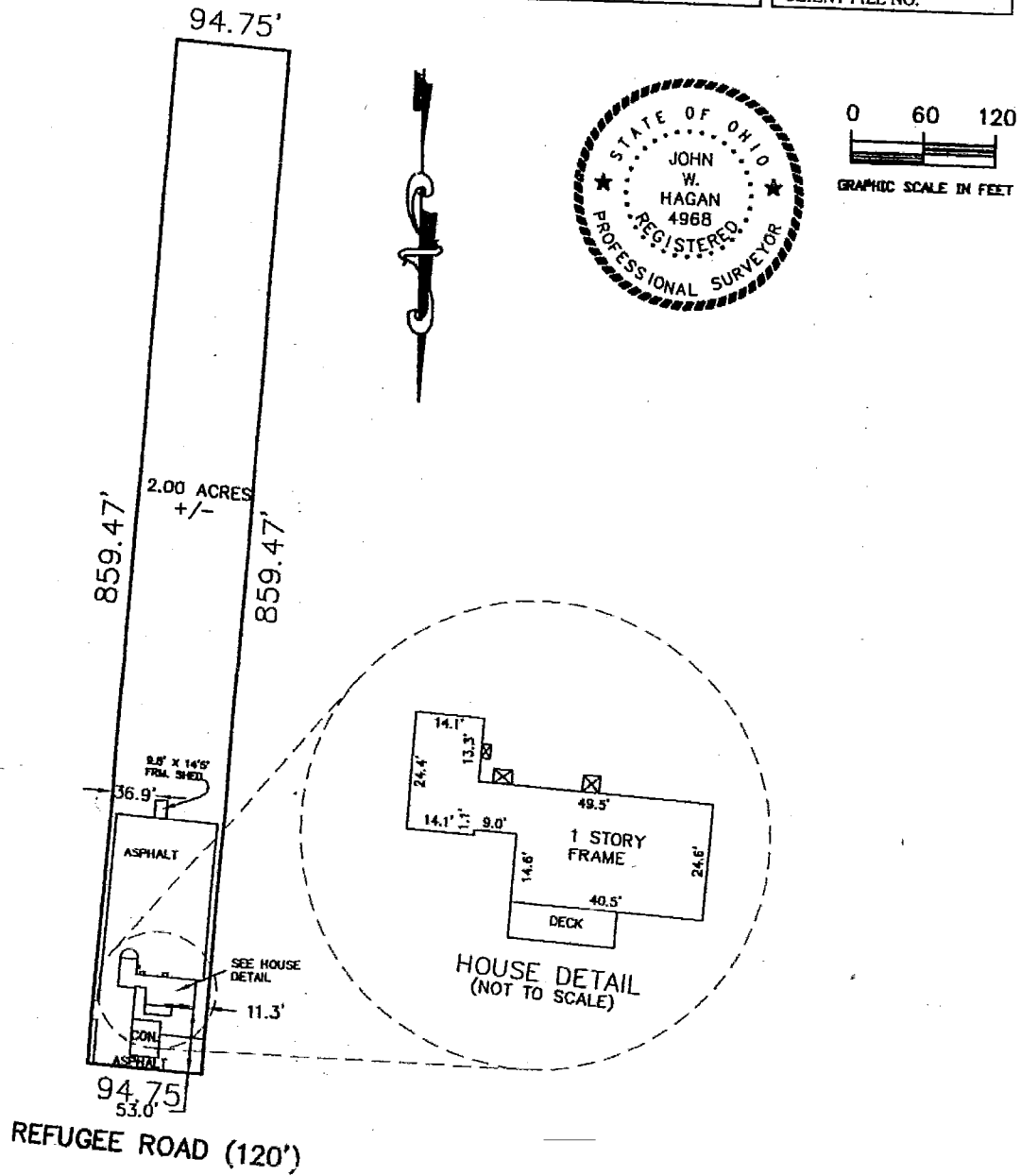
FRANKLIN COUNTY TITLE AGENCY & KEY BANK

OWNER: VIRGINIA & SUVIT SAEIM
 BUYER: ANNA KRUPOLYANSKAYA
 ADDRESS: 3553 REFUGEE ROAD
 COLUMBUS, OHIO 43232

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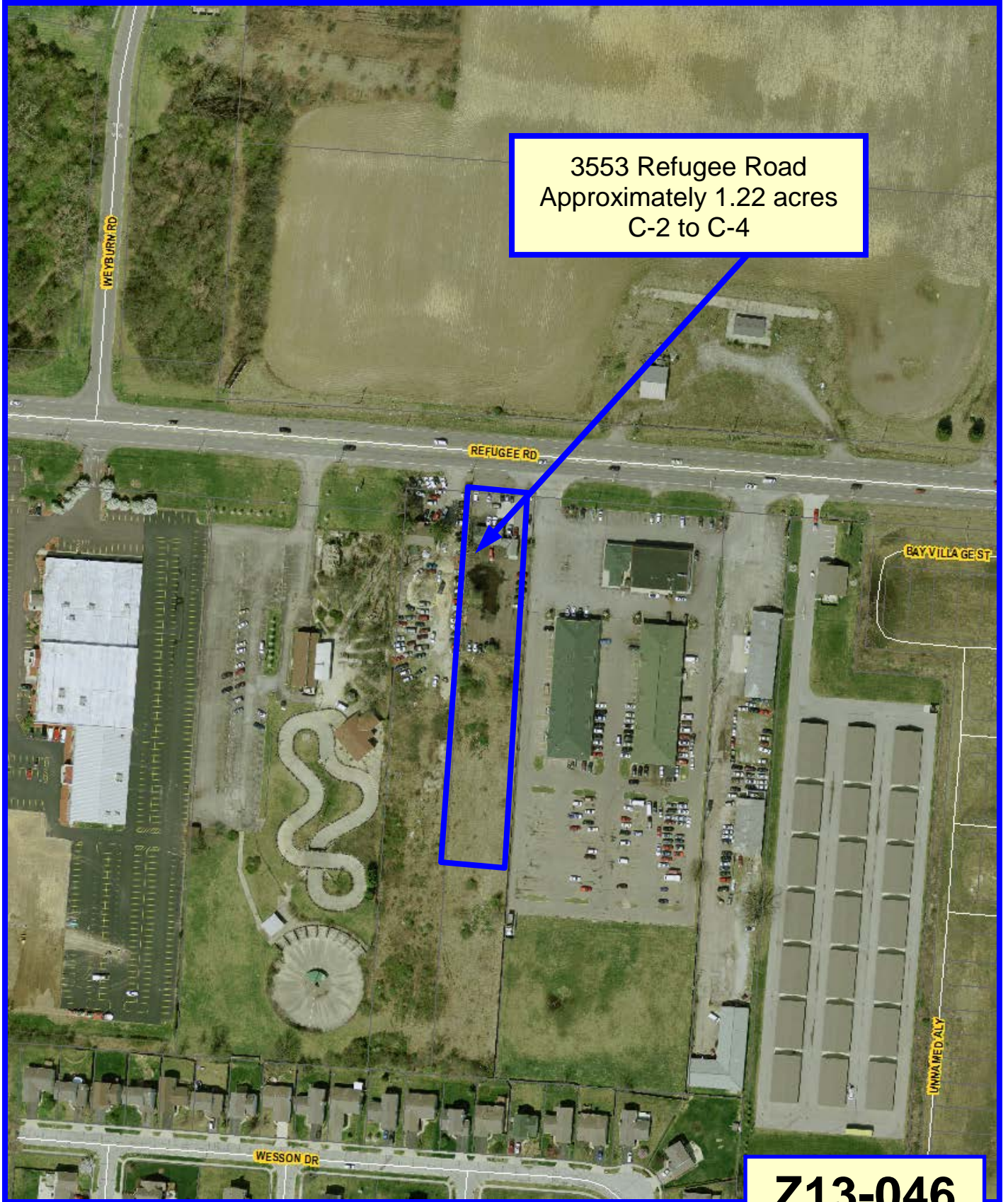
DATED 12-16-05

BY

JOHN W. HAGAN, P.E., P.S.
 OHIO REGISTERED SURVEYOR #4968

213-046





3553 Refugee Road
Approximately 1.22 acres
C-2 to C-4

Z13-046