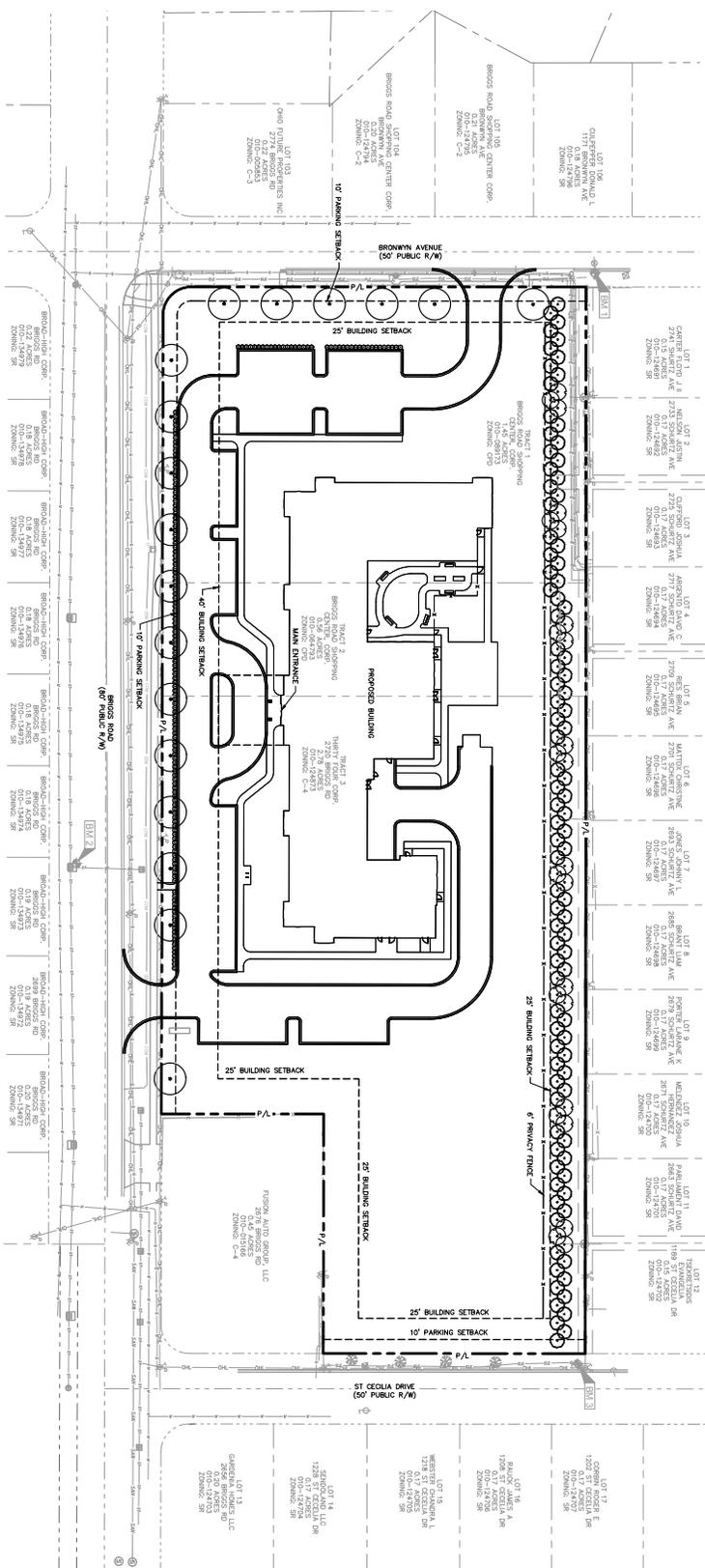


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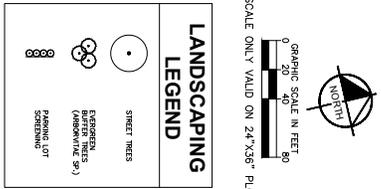
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Review of and reliance on this document without written authorization and signature by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SITE DATA	
JURISDICTION	CITY OF COLUMBUS
EXISTING ZONING	C-4 / CPD
PROPOSED ZONING	C-4 / AMENDED CPD
USE	INSTITUTIONAL HOUSING
SITE AREA	4.77 AC.
BUILDING HEIGHT	4 STORIES
PARKING PROVIDED	80 SPACES
BICYCLE RACKS PROVIDED	2 RACKS
SETBACK DATA	
NORTH BUILDING SETBACK	REQUIRED
WEST BUILDING SETBACK	REQUIRED
SOUTH BUILDING SETBACK	REQUIRED
EAST BUILDING SETBACK	REQUIRED
WEST PARKING SETBACK	10 FEET
SOUTH PARKING SETBACK	10 FEET
EAST PARKING SETBACK	10 FEET



PLAN NOTES:
 1. REQUIREMENT BASED ON CITY OF COLUMBUS ZONING RESOLUTION SECTION 13.12.09F
 2. ASSIGNED LIVING USE (0.25/UNIT)
 3. ENHANCED LANDSCAPING AND PARKING LOT SCREENING SHALL BE PROVIDED ADJACENT TO THE STREET 1/4"

David L. Boyers DATE: 10.9.25
 DEVELOPER DATE



Final Site Plan Received 10.9.2025; CV25-083; Sheet 1 of 1

	NOT FOR CONSTRUCTION	SCALE: AS NOTED		© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 2965 N. HIGH STREET, SUITE 200, COLUMBUS, OH 43219 PHONE: 614-454-6699 WWW.KIMLEY-HORN.COM	No. REVISIONS DATE BY
		DESIGNED BY: WDS DRAWN BY: KKB CHECKED BY: WDS			
ORIGINAL ISSUE 10/09/2025 KHA PROJECT NO. 19330401 SHEET NUMBER SP-1	VIVERA BROOKSHIRE 2720 BRIGGS ROAD COLUMBUS, OH 43204	ZONING SITE PLAN			

**CITY COUNCIL – ZONING COMMITTEE
STAFF REPORT
COUNCIL VARIANCE**

APPLICATION: CV25-083
Location: 2720-2732 BRIGGS RD. (43204), being 4.78± acres located on the north side of Briggs Road; between Bronwyn Avenue and St. Cecelia Drive (010089173, 010064793 and 010124873; Greater Hilltop Area Commission).
Existing Zoning: CPD, Commercial Planned Development District and C-4, Commercial District.
Proposed Use: Assisted living facility.
Applicant(s): Marian Development Group; c/o Michael A. Huber, Atty.; 255 East Fifth Street, Suite 1900; Cincinnati, OH 45202.
Owner(s): THIRTY FOUR CORP.; 34 North High Street; Columbus, OH 43215.
Planner: Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

BACKGROUND:

- The site consists of three undeveloped parcels, two in the CPD, Commercial Planned Development District, and the other in the C-4, Commercial District. The requested Council variance will allow an assisted living facility with up to 118 units. Variances for an increase in building height from 35 feet to 60 feet; a parking reduction from 89 required to 60 provided spaces; and to not conform with the approved and binding Development Plan are also included in this request.
- A Council variance is required because the C-4 district, and this particular CPD district do not allow assisted living facilities. The current CPD district only allows convenience stores with gasoline sales and limited C-4 commercial uses.
- North, south and east of the site are single-unit dwellings in the SR, Suburban Residential District. West of the site is a convenience store in the C-3, Commercial District and three undeveloped parcels in the C-2, Commercial District. Southeast of the site is a used automobile dealership in the C-4, Commercial District.
- The site is located within the planning boundaries of *Hilltop Land Use Plan* (2019), which recommends “Mixed Use 1 (<24 du/ac)” land uses for this location. Additionally, the Plan includes complete adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Greater Hilltop Area Commission, whose recommendation is for disapproval.
- Staff concurs with the applicant’s analysis of the seven practical difficulties in achieving this request, and supports the variances for increased building height, reduced parking spaces, and nonconformance with the approved and binding Development Plan.

CITY DEPARTMENTS' RECOMMENDATION: Approval

Staff notes that the proposal is generally consistent with the land use recommendation of the *Hilltop Land Use Plan*, and includes C2P2 Design Guidelines recommendations providing landscaped buffering and screening for the adjacent residential development, parking lot screening, and street trees. This proposed assisted living facility is anticipated to provide affordable housing and will be subject to a competitive funding process from the Ohio Housing Finance Agency (OHFA) which requires certain land attributes including compliant zoning. Staff supports the Council variance process to assist in this OHFA funding application process.

Legal Counsel.

DINSMORE & SHOHL LLP
255 E. Fifth St., Suite 1900
Cincinnati, OH 45202
www.dinsmore.com

Michael A. Huber
(513) 639-9212 (direct) · (513) 977-8141 (fax)
Michael.Huber@Dinsmore.com



October 8, 2025

City of Columbus
c/o Department of Building and Zoning Services
111 N. Front Street
Columbus, Ohio 43215

Re: Narrative Letter – Council Variance Application

2720-2732 Briggs Road, City of Columbus (the “City”), Ohio, Franklin County Auditor’s Parcel ID No’s 010089173, 010064793 & 010124873 (collectively, the “Property”)

To Whom It May Concern:

This letter accompanies a Council Variance Application submitted on behalf of our client, Marian Development Group (“Marian”). Marian is seeking a Council Variance from certain use and area standards found in the City of Columbus Zoning Code (the “Code”) to develop the Property as a 118-unit affordable assisted senior living facility (the “Development”), as set forth in the application and associated documents that accompany this application (collectively, the “Application”).

This letter will explain the Development and Marian’s justifications for seeking a Council Variance from City Council (“Council”).

Developer Overview

At its core, Marian is a team of thinkers, developers, and builders striving to improve the communities in which they develop. Marian’s mission is to create quality multi-family and senior living options for its residents, and they strive to ensure that every development they undertake embodies Marian’s Core Values: Purpose Driven, Innovation, Compassion, and Teamwork.

As rental rates continue to rise across the country, more seniors are in urgent need of affordable housing than ever before. Marian has a rich history of developing high-end, beautiful developments that any senior would be happy to call home and any child would be proud to place their parents in. Over the last twenty years, Marian has developed dozens of developments utilizing tools like 4% and 9% affordable housing tax credits, low-income housing tax credits (LIHTCs) and Medicare/Medicaid waivers. As a vertically integrated company, Marian guides its developments from inception through construction completion and beyond as the primary overseer of the contractors, architects, engineers, property managers and various other stakeholders associated with each development. Upon completion, Marian partners with the top

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operators in the senior living space to ensure that their product line features top of market facilities, care and lifestyle.

Marian launched the Vivera line of affordable assisted senior living facilities in 2021 with the opening of Vivera Columbus in Columbus, Indiana. As populations age, many seniors are forced to decide between living at home alone or moving into a traditional senior home, even if neither outcome sounds particularly pleasant. Vivera provides seniors with the best of both worlds: giving them the independence of living alone while also providing access to much-needed affordable medical and communal resources. A Vivera community allows seniors to transition to a safe and community-driven environment and enjoy their golden years to their fullest. The affordability aspect of a Vivera community ensures that no senior citizen is limited by their financial situation when it comes to being able to age into a top-of-the-line facility located within their community.

Development Overview

Marian's proposed development will include 118 studio and one-bedroom units in a single, four-story building. This community will be known as Vivera Brookshire, will be owned by Vivera Brookshire, LLC, an affiliate of Marian, and will be operated by Gardant Management Solutions ("Gardant"), an experienced and respected senior living community management organization. The use category that most closely aligns with the Development is assisted living as permitted in Section 3349.03 of the City of Columbus Zoning Code ("Code") under "Home for the Aging, Nursing Home, Rest Home".

Vivera communities are high-quality developments, and Vivera Brookshire will provide numerous amenities for its residents including community dining, community television rooms, a theater room, fitness center and other recreation facilities, terrace and patio areas, landscaped garden area, beauty salon/barber shop, and laundry facilities. Vivera Brookshire will also be fully staffed, with 55 total employees when counting all shifts. The building design will be attractive, including a high level of interior and exterior design. For reference, a rezoning for another Vivera facility located in the City of Dayton, Ohio was recently unanimously approved by their City Commission upon the likewise unanimous recommendation for approval by the City of Dayton Planning Commission.

Gardant will provide supportive services to seniors in the Vivera Brookshire community, allowing them to age in a pleasant, communal environment. These services include assistance with bathing, grooming, dressing, toileting, personal hygiene, ambulating, meals, shopping, medication delivery and reminders, transportation, housekeeping and laundry. Memory care services are also anticipated to be provided by Gardant within a dedicated wing of the building, pending receipt of regulatory approval.

Seniors whose income is at or below 60% of the Area Median Income will be eligible for occupancy in the Vivera Brookshire community, in addition to those individuals qualifying for a Medicare waiver. In addition to Medicare, the Development is expected to qualify for a LIHTC through the State of Ohio's Office of Financial Housing Assistance ("OFHA"). **In order to qualify for a LIHTC in the year 2025, and provide this much needed use to the City, the Development must receive zoning approval by the end of October 2025. This deadline is critical, as LIHTC funding will not be available for affordable assisted living in the Hilltop area past 2025, due to updates in demographic requirements.**

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Requested Variances.

The Property is currently zoned as follows: PINS 010-089173 & 010-064793 are zoned CPD (Z95-133) and PIN 010-124873 is zoned C4 (Case #848). Section 3307.10 of the Code permits City Council to grant variances when certain criteria are met. The Development's adherence to those criteria is outlined herein.

For clarity, Marian is requesting the following specific variances from the Code to permit the Development:

i. Use Variances

Neither of the Property's current zoning districts permit assisted living facilities by right. Thus, Marian is requesting two use variances from Sections 3356.03 and 3361.02 of the Code to permit an assisted living use, as defined under Code Section 3349.03 Home for the Aging, Nursing Home, Rest Home", on the Property (collectively, the "Use Variances").

As stated in Section 3307.10(B) of the Code, Council may grant a use variance "if such use will not adversely affect the surrounding property or surrounding neighborhood and if council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the comprehensive plan". Further, Council must determine that the requested use variance will "not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city."

Marian believes that the requested Use Variances should be granted for the foregoing reasons:

- The permitted uses under the Property's current zoning regime are not economically feasible, creating a hardship or difficulty for the Property owner. As identified herein, the Property has remained vacant since 2015, when the former convenience store occupying the portion of the Property zoned CPD was demolished. The portion of the site zoned C4 has remained vacant and undeveloped since at least 2000. This vacancy is evidence that there is no viable commercial market for this Property to be developed in accordance with the uses currently permitted on site. If either portion of the Property – the C4 or CPD zoned areas – were economically viable for the development of the currently permitted uses, they would not be sitting vacant, and the approved convenience store would not have been demolished. As opposed to the uses currently permitted on the Property, assisted senior living, and, in particular affordable senior living, is the only economically viable use for the Property, as evidenced by Marian's proposal of the Development, a development which is only economically feasible due to LIHTC and Medicare/Medicaid funding. By granting the Use Variances, Council will alleviate the unnecessary hardship or difficulty created by a strict application of the Code and permit the Property owner to take advantage of the market that does exist for the land – affordable senior assisted living.
- The Development will enhance and not detract from the surrounding property and neighborhood. Affordable senior housing is critically needed in the Greater Hilltop area and the City generally. Marian's typical Vivera development is comprised of residents

living within a 3-5 miles of the Development. This means that the Development will directly serve area residents by giving them an affordable option for aging in place within their existing neighborhood. Further, the high-quality nature of the Development will activate and infill a vacant site that has remained unused for nearly a decade since the demolition of the prior convenience store, signaling progress and economic vitality for the neighborhood.

- The City's Hilltop Land Use Plan's (the "Plan") Recommended Land Use Map designates the Property for Mixed Use 1 (16-24 du/ac) development in the future. Per the Plan, Mixed Use 1 development allows for residential uses. Thus, the Development is generally in compliance with the intent of the Plan's Recommended Land Use Map.
- The Development will not impair the availability of light and air to the adjacent properties. In response to concerns raised by residents at the Greater Hilltop Area Commission, Marian has re-engineered the Development to move the building 15' closer to Briggs Road and away from the rear property owners, and add taller *arbor vitae* to produce higher screening. Although the existing zoning would allow a 35'-tall building to be constructed 25' from the property line shared with the adjacent homes, the Development will be approximately 55' at its maximum height but 67' from the north property line. This increase in distance from the rear property line mitigates any impact on the rear properties, which will experience a less intense change in height when viewing an approximately 55' building (proposed) vs. a 35' building (currently permitted).
- The Development will not unreasonably increase the congestion of public streets, increase the danger of fires, or endanger the public safety. A traffic study is underway for the Development, and Marian is committed to working with the appropriate traffic authorities to ensure that any impact may be addressed in conformance with Code. In other assisted living locations, traffic generation is significantly lower than unrestricted or independent living units. Likewise, Marian will work with public safety officials throughout the site compliance process to ensure that the Development will not result in any negative public safety impacts.
- The Development will not unreasonably diminish or impair established property values within the surrounding area. As stated, the Property is currently vacant and unused. The Development represents a positive investment in both the Property and Greater Hilltop neighborhood, with multiple positive externalities including the activation of a vacant site, the provision of affordable senior housing for local residents and approximately 55 new jobs for the community. Upon completion of construction, the Development will represent a multi-million dollar capital investment in the community.
- The Development will not impair the public health, safety, comfort, morals or welfare of the inhabitants of the city. Affordable senior housing is a dire need in the City of Columbus. By providing this critical housing, the Development will enhance, not impair, the public health, safety, comfort, morals and welfare of City residents. Unlike other potential uses of the Property that are permitted by right, the Development will activate the site with a use that serves the public welfare.
- OFHA funding is required to permit the Development. The deadline for obtaining such funding is the end of October, 2025. A council variance is the only means by which the

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Development will be able to meet such deadline. If the OFHA deadline cannot be met, then the Development will not be able to move forward, and the Hilltop neighborhood will be denied a much-needed affordable housing development. By granting the requested variances, the Council will continue their good work in removing barriers to the development of affordable senior housing in the City.

ii. Area Variances

Given the split zoned nature of the Property, Marian is requesting area variances from the development standards contained in the current CPD text for PINS 010-089173 & 010-064793 and the C-4 zoning district for PIN 010-124873. As stated in Section 3307.10(A) of the Code, Council may grant area variances “in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare”.

Per the enclosed Site Plan, the Development will feature certain area variances, including the following, which are area variances from the current CPD text and base C-4 zoning district:

- i. Variance from Code Section 3361.03 to modify the Development Plan approved for CPD (Z95-133), with the modifications being those shown on the Site Plan and the area variances shown thereon and listed herein;
- ii. Reduction in the number of required parking spaces from eighty-nine (89) spaces (.75/unit per Code Section 3312.49) to sixty (60) spaces; and
- iii. Establishment of a H-60 height district to permit a four (4) story structure on the Property, which is a variance from the current H-35 height district established under Code Section 3361.04 (as to the CPD portion of the Property) and 3309.14 (as to the C-4 portion of the Property).

In addition to the reasoning explained below in the Statement of Hardship portion of this letter, Marian believes that the above area variances should be granted for the foregoing reasons:

- The fact that the Property is currently split-zoned, with one half governed by a defunct CPD plan and the other half being a base zoning district creates a condition on the Property necessitating the requested area variances. Without these variances, Marian would be required to take multiple steps to combine the site, assuming the same can be successfully accomplished, and go through a time intensive rezoning process. The result is a delay and uncertainty that would jeopardize Marian’s ability to deliver this much needed use to the City and risk the loss of this use for the Hilltop area due to impending changes to OFHA’s eligibility criteria.
- As explained above, the granting of the requested area variances will not seriously affect any adjoining property or the general welfare of the community. The Development has been thoughtfully designed to ensure that any impact of the Development on adjacent properties is minimized. This is demonstrated through Marian’s commitment to moving the building as far from the rear property line as practical and their fencing and substantial landscaping along the rear property line in response to resident comments. Further, the

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requested parking variance is being made to ensure adequate open space is left on site. Marian's peak working shift features approximately 25 employees, and the majority of Marian's residents do not drive. Marian believes that the requested parking count is more than adequate to service the Development based on their experience at other Vivera facilities.

Statement of Hardship – Area Variances.

The Council Variance application enclosed with this letter asks applicants to complete a Statement of Hardship to respond to certain factors that Council uses when determining whether a Council Variance is warranted. For convenience, those factors and Marian's responses to same are listed here:

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.

The requested area variances are needed to obtain a reasonable return and beneficial use of the Property. The current height and parking restrictions on the Property act to limit any prospective developer on what they can build, resulting in a lower ceiling on what can be built on the Property.

Here, the height variance is needed to ensure that Marian's design, which was created to allow for all residents to have easy access to all of the property's amenities and staff, can be implemented. Without the height variance, residents of Vivera Brookshire might have difficulty accessing these amenities and services on an equal basis.

Regarding parking, the number of spaces needed is driven by the use, not the current property zoning. The vast majority of assisted living residents in other Vivera communities do not drive and utilize Marian's shuttle service. Further, Marian's employee parking need is projected at 25-30 spaces during peak shifts. The post-variance parking count is sufficient to meet this need while permitting guests and residences to comfortably park onsite. This parking reduction also allows a reduction in impervious surface area, should the Development had to include unnecessary parking to meet the applicable Code requirement.

2. Whether the variance is substantial.

The parking and height variances are not substantial and are necessary to accommodate the proposed Vivera Brookshire design, centered around the operational needs of the residents. When designing the Vivera product, Marian intentionally utilized a four-story building in order to aggregate residents around essential services and keep them from having to travel across a diffused, horizontal site to congregate. The additional building height permits residents to safely move through the site while staying close to amenities and community services.

Marian's requested parking variance is not substantial when viewed against the reality of the Development's residents. As stated, the majority of Vivera residents do not drive cars, and prefer to use Vivera's shuttling system, reducing the need for excess parking. Further, the reduction in parking allows for more amenities and landscaping to exist

on the Property, allowing for a higher standard of living for City residents and more attractive development for the City.

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

The height variance sought herein will not substantially alter the character of the community or create a substantial detriment on adjoining properties. The Development will feature a high level of site design, including landscaping and quality building materials to present a building that will be compatible with the Briggs Road corridor. As discussed, the Development has been designed to maintain a safe setback from the rear property lines. The rear property line of the Development will feature a substantial landscape buffer (double row of arbor vitae) and a 6' wooden fence to help maintain privacy for rear property owners. Further, the Development has been modified to ensure that the building will remain at least 67' from the north property line. These features will mitigate the impact of the building height on adjacent properties.

Similarly, Marian is confident that the requested parking variance will not result in a detriment to the character. As discussed, Marian's residents do not often bring cars to their residences and will almost exclusively utilize the Vivera shuttle system. By aggregating trips via the shuttle, the Development will not result in a substantial increase in the number of trips seen on site, especially when compared to a traditional commercial use.

4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).

The area variances sought by Marian will not adversely impact the delivery of governmental services. Drive aisles and utility appurtenances on the Development will be designed to City standards. An increase in the height of the structure and a reduction in the parking requirements will not have an impact on such compliance.

5. Whether the property owner purchased the property with knowledge of the zoning restriction.

As stated above, the Property is currently split zoned, meaning that different development standards apply to each parcel. Thus, as with the use variance, any developer seeking to build on the Property would need to rezone the Property in order to have the same development standards apply to each parcel. While Marian knew of the development limitations on each parcel, City action is still required to permit coherent development standards to exist on the entire Property. Applicant has not purchased the Property and will not absent the requested approvals. In today's regulatory environment almost every property owner is subject to some site constraint, minimizing the significant of this fact.

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.

City of Columbus
c/o Department of Building and Zoning Services
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OFHA funding is required to permit the Development. The deadline for obtaining such funding is the end of October, 2025. A council variance is the only means by which the Development will be able to meet such deadline. If the OFHA deadline cannot be met, then the Development will not be able to move forward, and the Hilltop neighborhood will be denied a much-needed affordable housing development. By granting the requested variances, the Council will be continuing their good work in removing barriers to the development of affordable senior housing in the City.

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

The spirit and intent of the area development variances ensures orderly redevelopment occurs, while considering any impacts on adjacent properties. As discussed herein, the Development has been designed to mitigate the impacts of the requested area variances on adjacent properties and to provide for an orderly development featuring high-level site design and landscaping. Thus, the Development achieves the laudable goal of economic development and affordable housing, without compromising community interest.

Conclusion

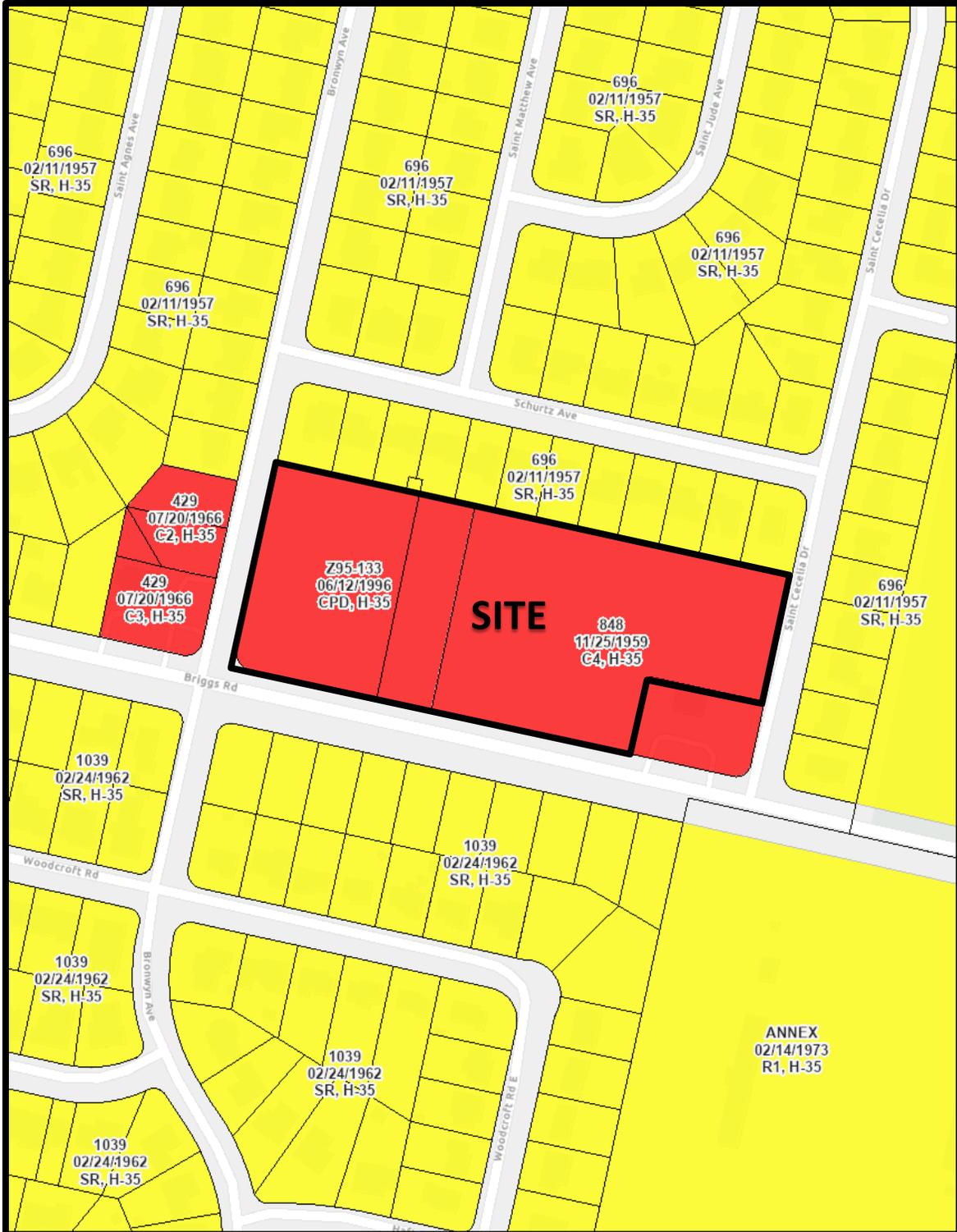
As explained above, Marian's request for a Council Variance to permit the construction of the Development on the Property is appropriate for multiple reasons. The Development will provide a much-needed affordable housing option for City seniors in a facility that is akin to market-rate assisted living facilities. Thought has been put into the design of the Development and Marian has taken resident concerns into account where feasible to mitigate any impact of the Development on adjacent uses. We respectfully request approval of this application to facilitate the development of this exciting Development.

Very Truly Yours,

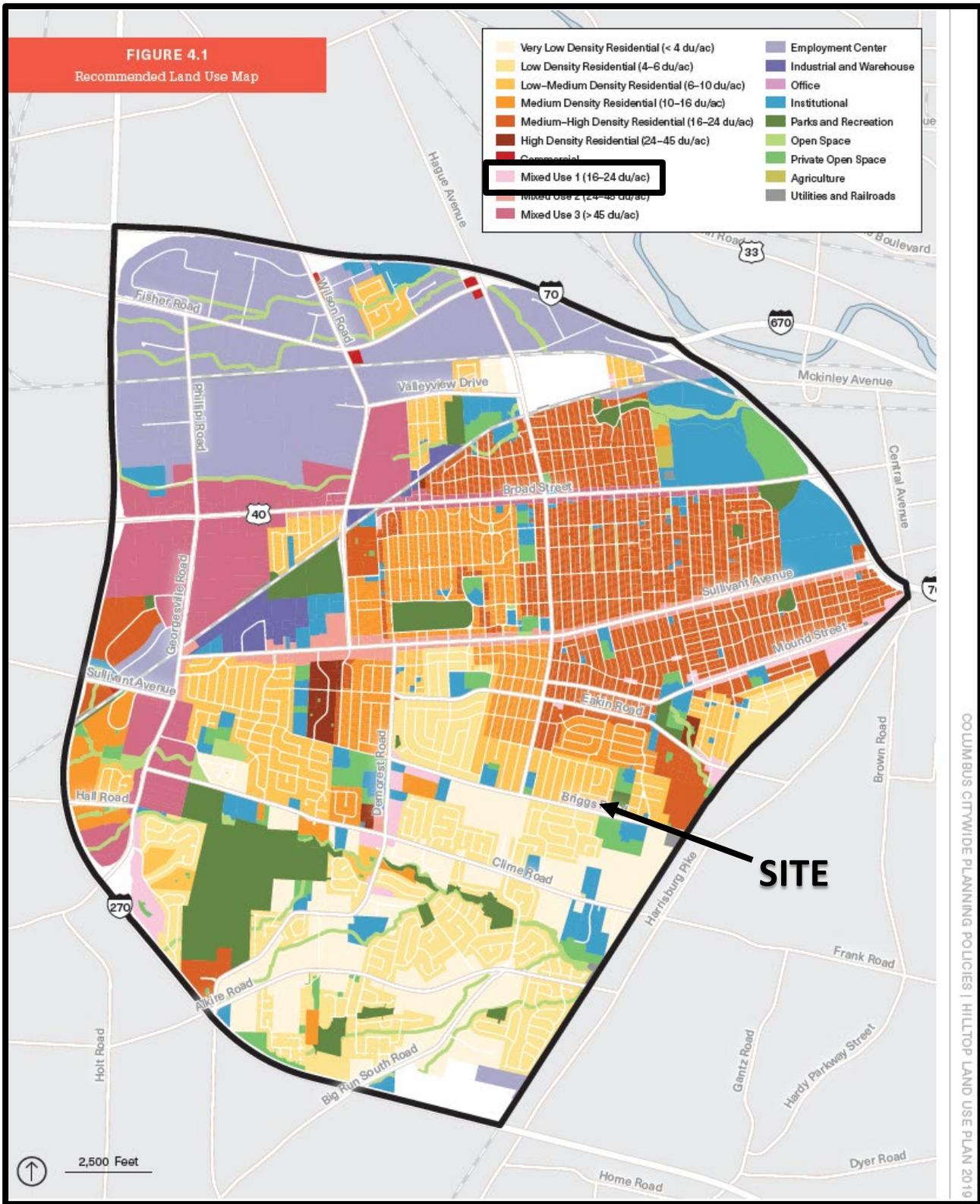


Michael A. Huber
Attorney for Marian Development Group

MAH
enclosures
62728552



CV25-083
2720-2732 Briggs Road
Approximately 4.78 acres



CV25-083
2720-2732 Briggs Road
Approximately 4.78 acres



CV25-083
2720-2732 Briggs Road
Approximately 4.78 acres

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number CV25-083

Address _____

Group Name _____

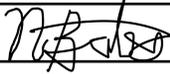
Meeting Date _____

Specify Case Type
x **BZA Variance / Special Permit**
Council Variance
Rezoning
Graphics Variance / Plan / Special Permit

Recommendation
(Check only one) **Approval**
 Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote _____

Signature of Authorized Representative 

Recommending Group Title _____

Daytime Phone Number _____

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.



Council Variance Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
 Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV25-083

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.

STATE OF OHIO
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Marian Development Group, LLC
 of (COMPLETE ADDRESS) 11701 Commonwealth Drive, Louisville, KY 40299
 deposes and states that they are 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:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

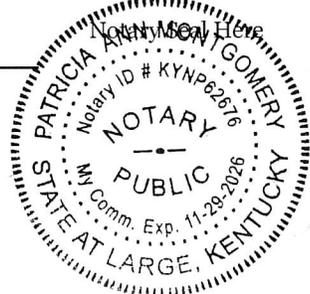
1. Marian Development Group Katherine Smith - (502) 297-8130 11701 Commonwealth Dr. Louisville, KY 40299 Zero employees in City of Columbus	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *[Signature]*

Sworn to before me and signed in my presence this 2 day of October, in the year 2025

Patricia Ann Montgomery
 SIGNATURE OF NOTARY PUBLIC My Commission Expires 11.29.2026



This Project Disclosure Statement expires six (6) months after date of notarization.