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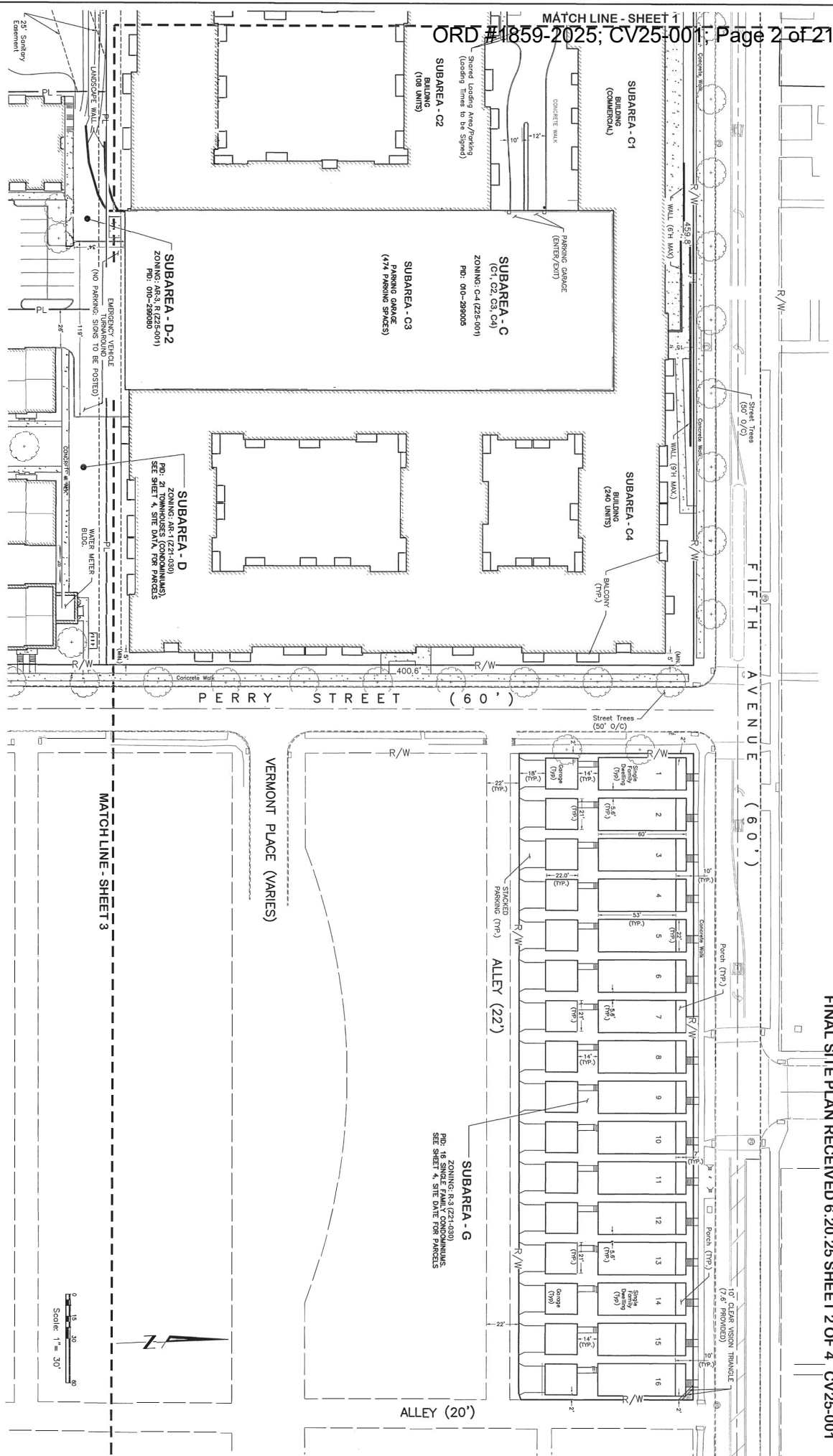
Consulting Civil Engineers and Surveyors

CITY OF COLUMBUS, OHIO
FOUNDERS PARK
THRIVE COMPANIES

JOB NO. 1008.024
DESIGNED BY: MEF
CHECKED BY: MEF
APPROVED BY: MEF
DATE: 6/17/25

ZONING VARIANCE SITE PLAN
631 WEST FIFTH AVE.
CV25-001

SCALE:
1" = 30'
SHEET NO. 2 OF 4





	CITY OF COLUMBUS, OHIO FOUNDERS PARK THRIVE COMPANIES
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JOB NO.	1005,024
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DATE:	6/12/25

SCALE: 1" = 30'

SHEET NO.

OF

3

4

ZONING VARIANCE SITE PLAN

531 WEST FIFTH AVE.

CV25-001

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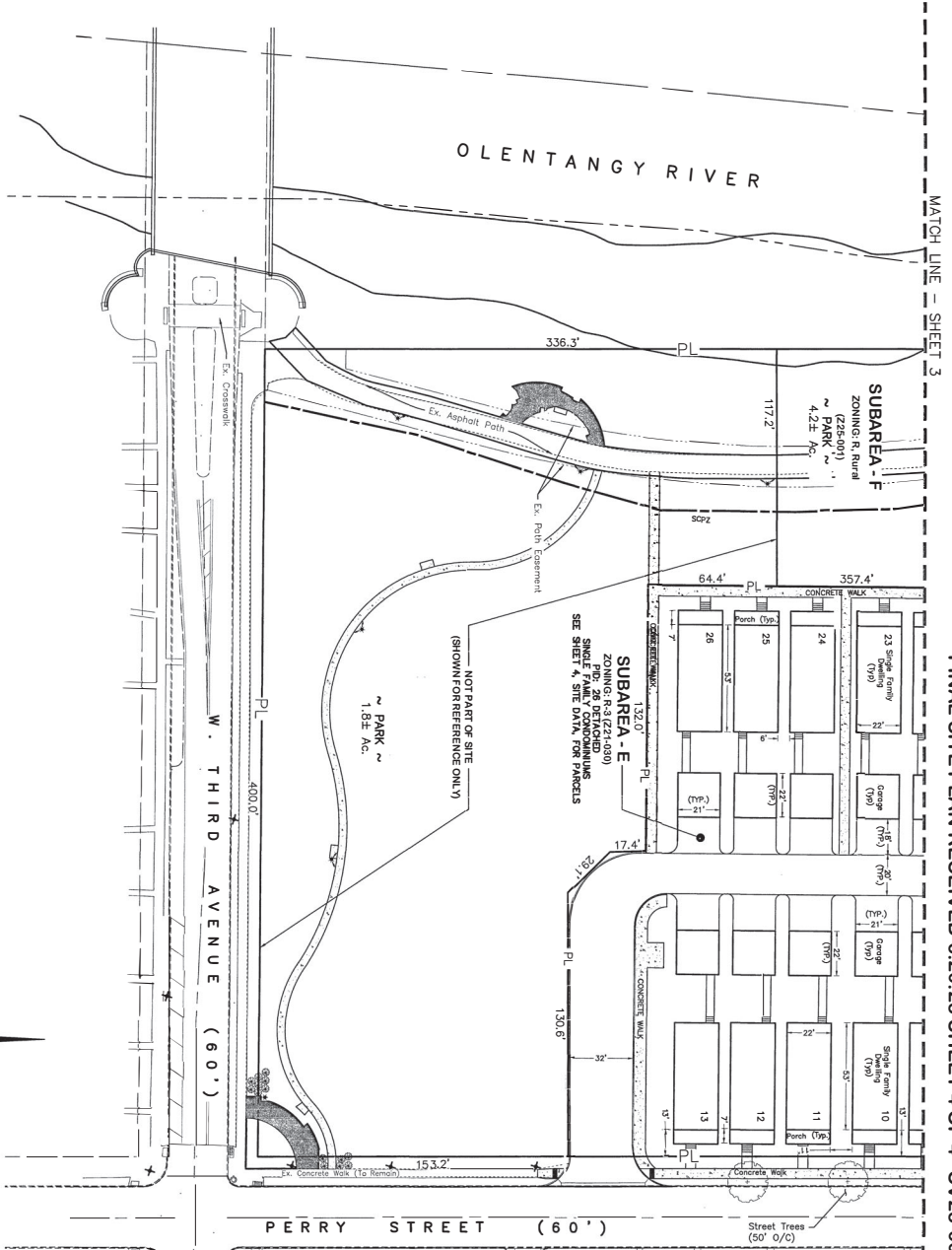
CITY OF COLUMBUS, OHIO
FOUNDERS PARK
THRIVE COMPANIES

JOB NO.	1005,024
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SHEET NO.	OF
4	4



FINAL SITE PLAN RECEIVED 6.20.25 SHEET 4 OF 4 CV25-001

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

APPLICATION: **CV25-001**
Location: **531 W. 5TH AVE. (43201)**, being 19.38± acres located primarily at the southeast and southwest corners of West Fifth Avenue and Perry Street (010-299005 and 68 others; Harrison West Society).
Pending Zoning: C-4. Commercial District, AR-3, Apartment Residential District, and R, Rural District.
Proposed Use: Mixed-use development.
Applicant(s): Thrive Companies; c/o Dave Perry, Agent; David Perry Company; 411 East Town Street, 1st Floor; Columbus, OH 43215, and Robert Castor, Atty.; Thrive Companies; 842 North Fourth Street, Suite 200; Columbus, OH 43215.
Property Owner(s): Founders Park Apartments, LLC, et al; c/o Robert Castor, Atty.; Thrive Companies; 842 North Fourth Street, Suite 200; Columbus, OH 43215
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

- The subject site, collectively known as Founder's Park, is a mixed-use development that consists of eight subareas and was mostly completed per Ordinance #1940-2021 (Z21-30) and Ordinance #1941-2021 (CV21-040), both passed July 26, 2021.
- The applicant requests the addition of a ninth subarea (Subarea D-2), to be developed with a 60-unit apartment building, which represents a significant enough change to the zoning language and site plan committed to with CV21-040 that a new Council variance is required. This request also reiterates previously approved variances for Subareas A, B, C, D, D-1, E, F, and G.
- North of the site is the Battelle campus in the L-UCRPD, Limited University-Collage Research-Park District. South of the site is a mix of residential uses in the R-2F, Residential District and a public park in the C-2, Commercial District. East of the site is a mix of single- and two-unit dwellings in the R-2F, Residential District. West of the site is the Olentangy River.
- The site is within the planning boundaries of the *Harrison West Plan* (2005), which recommends "Greenspace/Parkland," "Parkland Acquisition," and "Battelle" land uses at this location. The site is also subject to *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Harrison West Society, whose recommendation is for disapproval.
- Staff concurs with the applicant's analysis of the seven practical difficulties in achieving the new apartment building in Subarea D-2, and recognizes the other variances are reiterating those previously approved with CV21-040.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested Council variance reiterates previously approved variances that allowed Founder's Park to be developed. Additionally, the request includes variances to landscaping and screening, required parking, fronting, and rear yard, for a 60-unit apartment building in Subarea D-2. The newly requested variances are consistent with the existing development pattern at Founder's Park and with similar multi-unit residential developments in urban neighborhoods.

Council Variance Application

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A. Permit a variation in the yard, height or parking requirements of any district only 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.
- B. Permit a use of the property not permitted by the zoning district established on the property 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.

Before authorizing any variance from the Zoning Code in a specific case, city council shall first determine that such 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.

In granting a variance pursuant to this section, council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

The following factors shall be used in determining whether the applicant has encountered practical difficulties in the use of the property. Respond to the following statements:

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.

☐ Yes ☒ No

Rezoning Z25-001 is pending to create Subarea D-2 and make minor adjustments to the boundaries of Subareas C, D, and F. The changes with Z25-001 are consistent with the creation of Subarea D-2 for additional housing development. With passage of Z25-001, the variances are required for the development of Subarea D-2. The 20 acre, almost entirely built Founders Park and Subarea D-2 is consistent with urban development.

2. Whether the variance is substantial.

☐ Yes ☒ No

The variances aren't substantial and are consistent with urban development working within a suburban zoning code for development of multi-family housing.

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.

☐ Yes ☒ No

The essential character of the neighborhood will not be altered nor will there be substantial detriment to the neighborhood with a net gain of 25 dwelling units in a 20 acre mixed use development that is almost completely built-out. Subarea D-2 is the last phase of Founders Park

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
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4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).
☐ Yes ☒ No

The variances will not adversely affect the delivery of governmental services.

5. Whether the property owner purchased the property with knowledge of the zoning restriction.
☐ Yes ☒ No

The property was originally purchased in December 2018. Rezoning and variances for Founders Park were passed with 2017 and 2021 ordinances. The proposed Subarea D-2 multi-family development was evaluated much later (2024) as sales of townhouse for sale units were and are performing poorly.

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.
☐ Yes ☒ No

With the approval of the pending rezoning (Z25-001), which creates Subarea D-2, the variances are required to develop D-2 as depicted on the site plan referenced in CV25-001.

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
☒ Yes ☐ No

The spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance as CV25-001 repeats many variances that are already approved by CV21-040 and new variances applicable to certain Subarea (D, D-2) to incorporate all variances for Founders Park in a single ordinance. The variances applicable to D-2 in particular will permit the proposed 60 dwelling unit building on D-2, which is a net gain of a total of 25 dwelling units vs total units permitted

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners, and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

See Exhibit B

Signature of Applicant

Thrive Companies by David B. May, Agent

Date 06/12/2025

Signature of Attorney

[Signature]

Robert Carter

Date 06/12/2025

Exhibit B

Statement of Hardship

CV25-001, 531 West Fifth Avenue, Columbus, OH 43201

By Ordinance 2758-2018 (CV17-034), passed October 15, 2018, Columbus City Council approved hotel, senior housing, multi-family uses, commercial uses, single family dwellings, a parking structure, and public and private park in the C-2, C-4, M, and P-1 districts. The mixed-use development is known as “Founders Park”.

Rezoning application Z21-030 (Ordinance 1940-2021, passed 7/26/2021, established development Subareas A, B, C, D, D-1, E, F, G, as identified in Ordinance 2758-2018 to applicable zoning districts. Variance application CV21-040 (Ordinance 1941, passed 7/26/2021) granted applicable variances to the zoning districts established in Z21-030.

All of Founders Park has been built other than Area D-2 (0.662 ac), which is proposed for a 60 dwelling unit building. Application Z25-001 has been submitted to for minor changes in the legal descriptions of Areas C, D, D-2 and F, and also to rezone D-2 from AR-1 to AR-3.

This variance application is submitted for all of Founders Park to repeat variances already permitted for Areas A, B, D, D-1, E, F and G and address applicable variances for Area D and D-2. The site plan titled “Zoning Variance Site Plan, 531 West Fifth Ave.”, dated 6/12/2025, hereafter “Site Plan”, is submitted as the site development plan for Founders Park, Subareas A, B, C, D, D-1, D-2, E, F, G. Area F-2, 1.8 acres, as identified in Ordinance 2758-2018 (CV17-034) was not included in Z21-030 or Z25-001 because it has been conveyed to the City of Columbus as public parkland and is permitted as a public park in the C-2, Commercial District.

Most of the cited variances are repeated from CV21-040 to have all variances in one ordinance (CV25-001). Applicable variances for D, D-1 and D-2 are incorporated in this application. The variance requests are typical of many urban development projects. This variance request will not impair an adequate supply of light and air to adjacent properties, unreasonably increase congestion on public streets, increase the risk of fire, nor endanger the public health, safety or welfare of the inhabitants of the City of Columbus.

Applicant requests the following variances:

Subarea A: Zoning C-4, Commercial, 153 room hotel.

1). Section 3309.14, Height Districts, to permit an 80 foot hotel building in the H-60 Height District.

- 2). Section 3312.27(4), Parking Setback Line, to reduce the W. 5th Avenue parking setback line from 10' to 5'.
- 3). Section 3312.49(C), Minimum Numbers of Parking Spaces Required, to reduce required parking from 153 spaces (1 per hotel room) to 120 (min.) spaces.
- 4). Section 3312.53, to reduce loading spaces from one (1) to zero (0).

Subarea B: Zoning I, Institutional, Senior Housing (55+) and Care, 189 units with 9 independent living apartments and 180 assisted living/memory care units.

- 1). Section 3309.14, Height Districts, to permit a 70 foot building in the H-60 Height District.
- 2). Section 3312.49(C), Minimum Number of Parking Spaces Required, to reduce parking from 149 spaces (9 dwelling units at 1.5 spaces/per unit and 180 assisted living/memory care units at 0.75 spaces/unit) to 127 spaces on-site and shared use of 12 adjacent spaces to the east on Subarea C.
- 3). Section 3312.53, to reduce loading spaces from one (1) to zero (0).
- 4). Section 3349.04(a)(b)(c), Height, Area and Yard Regulations, to permit a 70 foot tall building, to increase lot coverage from 60% to 74%, to reduce the W. 5th Avenue building setback line from 50' to 15' and to reduce the east and west side yards from 20' to 6' and 14', respectively, and to reduce the rear yard from 50' to 9'.

Subarea C: Zoning C-4, Commercial, commercial uses, 108 dwelling unit apartment building and 240 dwelling unit apartment building, both including ground level residential use, and 474 space parking structure for both accessory and non-accessory parking.

- 1). Section 3356.03, Permitted Uses, to permit ground level dwelling units.
- 2). Section 3309.14, Height Districts, to permit a 70 foot building in the H-60 Height District.
- 3). Section 3312.21(A), Landscaping and screening, requires 3 shade trees for the proposed surface parking containing up to 24 spaces in Subarea C, while the applicant proposes providing 3 shade tree which may be on the perimeter of the parking lot rather than the interior;
- 4). Section 3312.49(C), Minimum Numbers of Parking Spaces Required, to reduce required parking from 646 spaces to 492 spaces for 348 dwelling units and commercial uses with 7,100 SF retail and/or fitness, 6,400 SF restaurant use(s) and 900 SF of accessory restaurant patio, or any combination of commercial uses for which calculated

parking doesn't exceed the calculated parking of the uses as itemized and to permit the use of the 474 parking space parking garage for non-accessory parking.

5). Section 3312.53, Minimum Number of Loading Spaces Required, to reduce required loading spaces to zero (0).

6). Section 3321.09B, to not provide screening along the south and southwest property lines of Subarea C where adjacent to Subareas D and E.

7). Section 3356.11, C-4 District Setback Lines, to reduce the West Fifth Avenue building setback line from 50' (Thoroughfare Plan) to 15' and to reduce the Perry Street building setback line from 25' to 5'.

Subarea D: Zoning AR-1, Apartment Residential, 21 dwelling units.

1). Section 3333.18(B), Building Lines, to reduce the Perry Street building setback line from 25' to 4'.

2). Section 3333.255, Perimeter Yard, to reduce the north, west and south perimeter yard from 24' to North: 0', West: 0' (pavement); South, 7' building).

3). Section 3312.21(D)(1)(a)(b), Landscaping and Screening, to reduce the west landscaped parking setback from 4' to 0' for a private drive to be located at the west property line and to not provide headlight screening along the west property line.

Subarea D-1: Zoning AR-1, Apartment Residential, Access drive and parking only, no dwelling units.

1). Section 3333.02, AR-12, ARLD and AR-1 Apartment Residential District Use, to permit a private driveway and parking as the use of Subarea D-1, to provide access to Subareas D, D-2 and E and for 11 parallel parking spaces.

2). Section 3312.21(D)(1)(a)(b), Landscaping and Screening, to reduce the north, west and south landscaped parking setback from 4' to 0' for a private drive and 11 parking spaces and to not provide headlight screening along any property line of Subarea D-1.

Subarea D-2: Zoning AR-3, Apartment Residential, 60 dwelling units.

1). Section 3312.21(D)(1)(a)(b), Landscaping and Screening, to reduce part of the east landscaped parking setback from 4' to 0' for a parking lot and to not provide headlight screening along the east property line.

2). Section 3312.49(C), Minimum Numbers of Parking Spaces Required, to reduce required parking for 60 dwelling units from 90 spaces to 16 spaces on Area D-2, subject to the use of 54 spaces in the Subarea C parking structure for Subarea D-2.

3). Section 3333.16, Fronting, to permit a principal building to not front on a public street.

4). Section 3333.24, Rear Yard, to reduce the rear yard based on Perry Street from 25% of lot area to 1% of lot area.

Subarea E: Zoning R-3, Residential District, 26 detached single family condominium dwellings (no lots).

1). Section 3332.035, R-3, Residential District, to permit 26 detached single family dwellings without lots, as condominiums.

2). Section 3309.14, Height Districts, to permit the 26 detached single family dwelling condominiums to be 40 feet in the H-35 Height District.

3). Section 3332.05(4), Area District Lot Width Requirements, to reduce lot width from 50' to 0' for 26 detached single family dwellings without lots, as condominiums.

4). Section 3332.13, R-3 Area District Requirements to reduce individual lot area per detached single family dwelling from 5,000 SF to 0 SF of lot area per detached single family dwelling because each detached single family dwelling is a condominium and doesn't have a separate lot.

5). Section 3332.19, Fronting, to permit the west 13 detached single family dwelling condominiums without fronting on a public street while Subarea E fronts on Perry Street.

6). Section 3332.21(D), to reduce the Perry Street building setback line from 25' to 13'.

7). Section 3332.27, Rear Yard, to reduce rear yard from 25% of lot area to 0% with 26 detached condominium single family dwelling without lots.

8). Section 3332.38, Private Garage, to increase maximum detached garage ridge height from 15' to 20'.

Subarea F: Zoning R, Rural District, 4.2 acres private park.

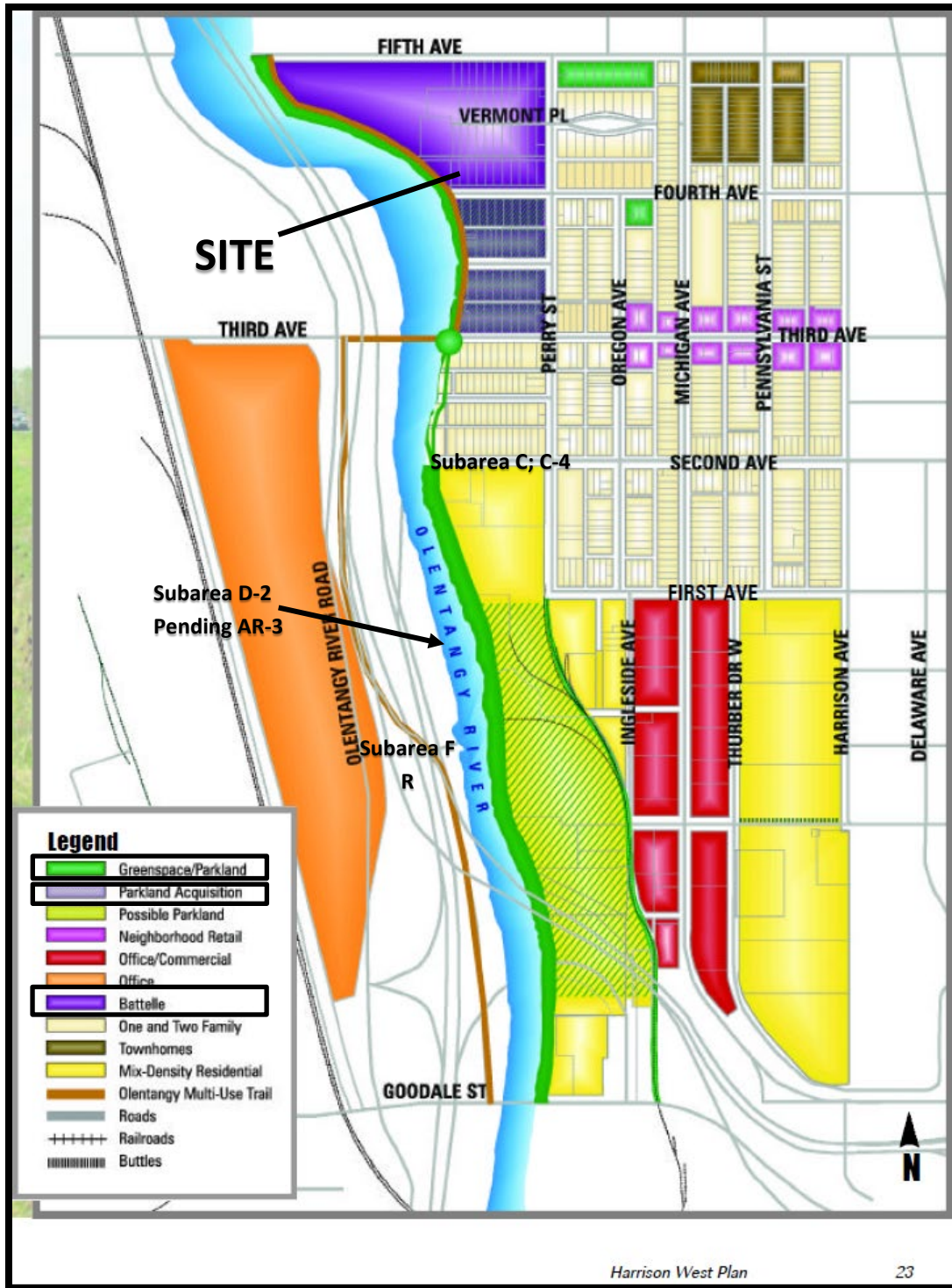
1). Section 3332.02, R, Rural District, to permit a privately owned (The Harrison Market Community Authority) park and accessory and customary uses of a park, including bike path, open space and recreational use, while Subarea F is designated as park by this ordinance and includes public use.

2). Section 3332.06, R, Rural Area District Requirements, to reduce lot area from 5.0 acres to 4.2 acres.

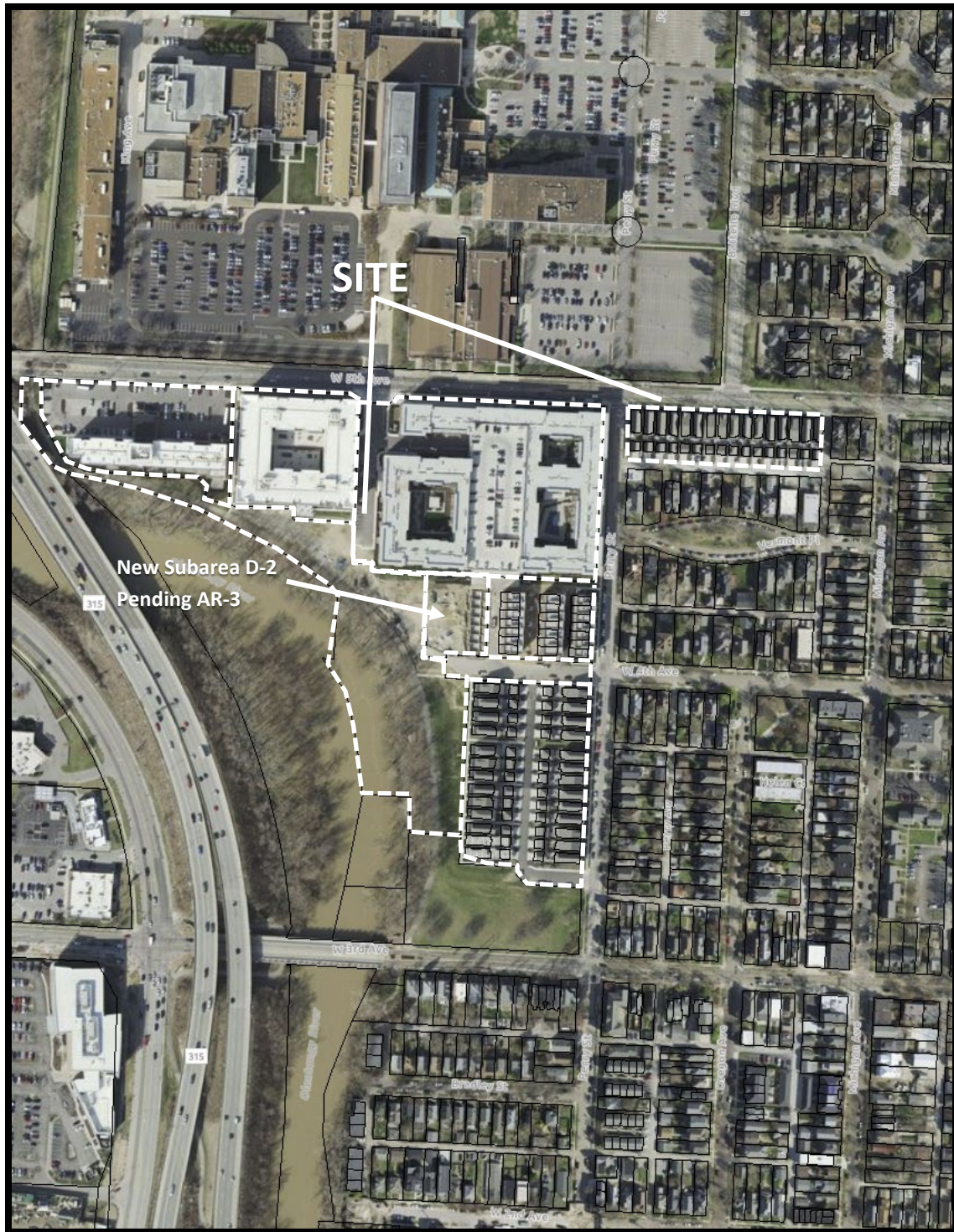
Subarea G: Zoning R-3, Residential District, 16 detached single family condominium dwellings (no lots).

- 1). Section 3332.035, R-3, Residential District, to permit 16 detached single family dwellings without lots, as condominiums.
- 2). Section 3309.14, Height Districts, to permit the 16 detached single family dwelling condominiums to be 40 feet in the H-35 Height District.
- 3). Section 3321.05(B)(1, 2), Vision Clearance, to reduce the 10'x10' clear vision triangle at the southwest corner of W. 5th Avenue and the unnamed alley on the east side of Subarea G to 7'x7', and to reduce the 30'x30' clear vision triangle at the southeast corner of Perry Street and W. 5th Avenue to 5'x5'.
- 4). Section 3332.05(4), Area District Lot Width Requirements, to reduce lot width from 50' to 0' for 16 detached single family dwellings without lots, as condominiums.
- 5). Section 3332.13, R-3 Area District Requirements to reduce individual lot area per detached single family dwelling from 5,000 SF to 0 SF of lot area per detached single family dwelling because each detached single family dwelling is a condominium and doesn't have a separate lot.
- 6). Section 3332.18(D), Basis of Computing Area to increase total lot coverage (building) for 16 detached single family condominiums and 16 detached garages from 50% to 54%.
- 7). Section 3332.21(D), to reduce the Perry Street building setback line from 10' to 2' and to reduce the W. 5th Avenue building setback line from 16' to 10'.
- 8). Section 3332.25, Maximum Side Yard Required, to reduce the sum of the east and west side yards from 16' to 4'.
- 9). Section 3332.26, Minimum Side Yard Required, to reduce the east and west side yard from 5' to 2'.
- 10). Section 3332.27, Rear Yard, to reduce rear yard from 25% of lot area to 0% with 16 detached condominium single family dwellings without lots.
- 11). Section 3332.38, Private Garage, to increase maximum detached garage ridge height from 15' to 20'.

Approximately 19.38 acres



CV25-001
 531 W. 5th Ave.
 Approximately 19.38 acres



CV25-001
531 W. 5th Ave.
Approximately 19.38 acres

Standardized Recommendation Form

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	<u>Z25-001 & CV25-001</u>
Address	<u>531 W. 5th Ave. (43201)</u>
Group Name	<u>Harrison West Society</u>
Meeting Date	<u>4-16-2025</u>
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input type="checkbox"/> Approval <input checked="" type="checkbox"/> Disapproval

LIST BASIS FOR RECOMMENDATION:

HWS reviewed the application for Council Variance & Rezoning and unanimously voted in opposition. The primary concerns are that the applicant further compounds the concessions that were originally made which allowed for a well balanced, mixed use of commercial & residential development, comprised of both rented & owned residences. It was a plan that was comprehensive in nature & balanced the needs of the developer with the desires of the existing neighborhood. The proposed changes pose significant economic impacts upon property owners both within Founders Park & in the surrounding area in exchange solely for financial gains for the developer. Public interests including traffic flow & pedestrian and fire safety are likely negatively impacted by a plan which inadequately accounts for additional parking demand. The surrounding streets have already been impacted a # of residents, of the development, that sought to avoid paying for parking in a private garage, thereby causing neighboring residents to seek remedy by way of a new permit parking zone (HW) for which they now incur an additional annual expense. The net gain in additional housing units in terms of the # of bedrooms & affordable units is marginal. Granting the requested variances unfairly benefits only the developer.

Vote	<u>Opposed 35 - 0</u>
Signature of Authorized Representative	<u>Michael A Metz</u> <small>Digitally signed by Michael A Metz Date: 2025.04.22 15:18:16 -04'00'</small>
Recommending Group Title	<u>Harrison West Society</u>
Daytime Phone Number	<u>614-496-o214</u>

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.

PROJECT DISCLOSURE STATEMENT**June 13, 2025**Application No.: CV25-001STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn Robert Castor, Attorney, of Thrive Companies, 842 North 4th Street, Suite 200, Columbus, Ohio 43215 deposes and states that he is the 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:

Founders Park Apartments, LLC 842 North 4 th St, Ste 200, Columbus, OH 43215 PID 010-299005	Laura Williams 439 West 5th Avenue, Columbus, OH 43201 PID 010-301830
Perry Street Hotel Acquisitions, LLC 3434 Peachtree Road NE, Suite 200 Atlanta, GA 30326 PID 010-299078	Bradley Thomas McCord, TTEE 352 Spruce Street, San Francisco, CA 94118 PID 010-301954
Harrison West Senior Living, LLC 811 South Main Street, North Canton, OH 44720 PID 010-299079	Ronald H., Sr., Tamara L. Davies 451 West Fifth Avenue, Columbus, OH 43201 PID 010-301955
Townhomes on Perry, LLC 842 North 4 th St, Ste 200, Columbus, OH 43215 PID 010-299080	Richard, Julie Wagner 447 West 5th Avenue, Columbus, OH 43201 PID 010-301956
The Harrison Market Community Authority 842 North 4th St, Columbus, OH 43215 PID 010-299081	Mark R., Carol S. Gordon 467 West Fifth Avenue, Columbus, OH 43201 PID 010-302531
Victoria Schunemann 435 West Fifth Avenue, Columbus, OH 43201 PID 010-301713	Brian C. Washington 463 West 5 th Avenue, Columbus, OH 43201 PID 010-302532
Michael P. Wilt 431 West Fifth Avenue, Columbus, OH 43201 PID 010-301714	Madhvi V. Patel 459 West Fifth Avenue, Columbus, OH 43201 PID 010-302533
Sam W. Martin 443 W Fifth Avenue W, Columbus, OH 43201 PID 010-301829	James A., Susan K. Edison 1195 Perry Street, Columbus, OH 43201 PID 010-302554

CV25-001**June 13, 2025****531 West Fifth Avenue****PROJECT DISCLOSURE STATEMENT AFFIDAVIT**

(in numerical order by PID number)

Amy E. Baumann 1193 Perry Street, Columbus, OH 43201 PID 010-302555	Johuan Han Cheng, et al. 1165 Perry Street, Columbus, OH 43201 PID 010-302847
Bruce D. Pecci 1191 Perry Street, Columbus, OH 43201 PID 010-302556	Harrison Market Community Authority 842 N Fourth St, Ste 200, Columbus, OH 43215 PID 010-303682
Anita Yalamanchi, Bryan McDaniel 1189 Perry Street, Columbus, OH 43201 PID 010-302557	Nisha Shah, Max A. Grosel 1171 Perry Street, Columbus, OH 43201 PID 010-303978
Andres F., Brooke E. Morales 475 West Fifth Avenue, Columbus, OH 43201 PID 010-302597	Adam, Allison Milliken 1169 Perry Street, Columbus, OH 43201 PID 010-303979
Derek J., Amy K. Elbaor 471 West Fifth Avenue, Columbus, OH 43201 PID 010-302598	Beth E. Collier 479 West Fifth Avenue, Columbus, OH 43201 PID 010-305855
1163 Perry, LLC 1163 Perry Street, Columbus, OH 43201 PID 010-302599	Steven M., Jessica D. Loborec 1201 Perry Street, Columbus, OH 43201 PID 010-305856
Christina M. Hall, Tr 1161 Perry Street, Columbus, OH 43201 PID 010-302600	Joseph, Amber Perrault 491 West Fifth Avenue, Columbus, OH 43201 PID 010-306026
Joseph Meola, Julianne Brown 1199 Perry Street, Columbus, OH 43201 PID 010-302844	Gokhan E. Ozoglu, Shawn M. Austin-Ozoglu 487 West Fifth Avenue, Columbus, OH 43201 PID 010-306027
David A. Haley 1197 Perry Street, Columbus, OH 43201 PID 010-302845	Jane P., Robin E. Roth 483 West Fifth Avenue, Columbus, OH 43201 PID 010-306028
Joshua T. Cox 1167 Perry Street, Columbus, OH 43201 PID 010-302846	Brian J. Fornadel, Scott C. Monnin 1205 Perry Street, Columbus, OH 43201 PID 010-306029

CV25-001

June 13, 2025

531 West Fifth Avenue

PROJECT DISCLOSURE STATEMENT AFFIDAVIT

(in numerical order by PID number)

Andrew G. Keaster 1203 Perry Street, Columbus, OH 43201 PID 010-306030	Sebastian Giraldo, Mariana Garcia Robles McCabe 1215 Perry Street, Columbus, OH 43201 PID 010-307086
Robert D. Cooper, Abigail G. Oberla 1175 Perry Street, Columbus, OH 43201 PID 010-306031	Amer Rajab, Renata Fabia 1211 Perry Street, Columbus, OH 43201 PID 010-307087
Joseph Curcio 1173 Perry Street, Columbus, OH 43201 PID 010-306032	Matthew D. Kennon 1209 Perry Street, Columbus, OH 43201 PID 010-307088
Wendy Kimryn, Jeffrey C. Rathmell 1239 Perry Street, Columbus, OH 43201 PID 010-306789	Kathryn A. Burns-Hill, William H. Hill 1207 Perry Street, Columbus, OH 43201 PID 010-307089
Alexander Joseph Slack 1241 Perry Street, Columbus, OH 43201 PID 010-306790	Kristin Koenig, Andrew Stiff 1185 Perry Street, Columbus, OH 43201 PID 010-307090
Darryl Hood, Karol Prescott-Hood 1245 Perry Street, Columbus, OH 43201 PID 010-306791	Jammu Balpreet, Jashun Singh Jammu 1179 Perry Street, Columbus, OH 43201 PID 010-307091
Vikas Aggarwal, Supriya Shore 1198 Warrington Drive, Ann Arbor, MI 48103 PID 010-306792	Samiha M. Nasser 1177 Perry Street, Columbus, OH 43201 PID 010-307092
Allison C. Lure, Austin J. Sim 1251 Perry Street, Columbus, OH 43201 PID 010-306793	David K., Gretchen A. Tinnerman, Ttees 1183 Perry Street, Columbus, OH 43201 PID 010-307848
Vikas Aggarwal, Supriya Shore 1198 Warrington Drive, Ann Arbor, MI 48103 PID 010-306794	1181 Perry, LLC 1181 Perry Street, Columbus, OH 43201 PID 010-307849
Kristen A. McKee, Nicolas M. Golubitsky 1257 Perry Street, Columbus, OH 43201 PID 010-306795	Carter Coons, Ttee 3225 McLeod Drive, Ste #777, Las Vegas, NV 89121 PID 010-318507

CV25-001

June 13, 2025

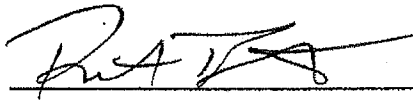
531 West Fifth Avenue

PROJECT DISCLOSURE STATEMENT AFFIDAVIT

(in numerical order by PID number)

Townhomes on Perry, LLC 842 N Fourth St, Ste 200, Columbus, OH 43215 PID 010-318508	Townhomes on Perry, LLC 842 N 4 th St, Ste 200, Columbus, OH 43215 PID 010-319446
Ryan Willis 504 Riverfront Lane, Columbus, OH 43201 PID 010-318509	Jeremy Dominik 520 Riverfront Lane, Columbus, OH 43201 PID 010-319447
Townhomes on Perry, LLC 842 N Fourth St, Ste 200, Columbus, OH 43215 PID 010-318510	Townhomes on Perry, LLC 842 N Fourth St, Ste 200, Columbus, OH 43215 PID 010-319448
Courtney, Erik Young 508 Riverfront Lane, Columbus, OH 43201 PID 010-318511	Charlotte Forshay, Derrick James 524 Riverfront Lane, Columbus, OH 43201 PID 010-319449
Townhomes on Perry, LLC 842 N Fourth St, Ste 200, Columbus, OH 43215 PID 010-318512	Jimmy Kennerly 3010 Eaker Dr, Cherryville, NC 28021 PID 010-319450
Townhomes on Perry, LLC 842 N Fourth St, Ste 200, Columbus, OH 43215 PID 010-318513	Courtney Nicole James, Justin Keith Hall 528 Riverfront Lane, Columbus, OH 43201 PID 010-319451
Townhomes on Perry, LLC 842 N Fourth St, Ste 200, Columbus, OH 43215 PID 010-319445	<i>This space intentionally left blank</i>

SIGNATURE OF AFFIANT


Subscribed to me in my presence and before me this 18th day of June, in the year 2025

SIGNATURE OF NOTARY PUBLIC



My Commission Expires:

7/06/26
This Project Disclosure Statement expires six months after date of notarization.

Notary Seal Here



Kellie L Banyay
Notary Public, State of Ohio
My Commission Expires 07/06/26