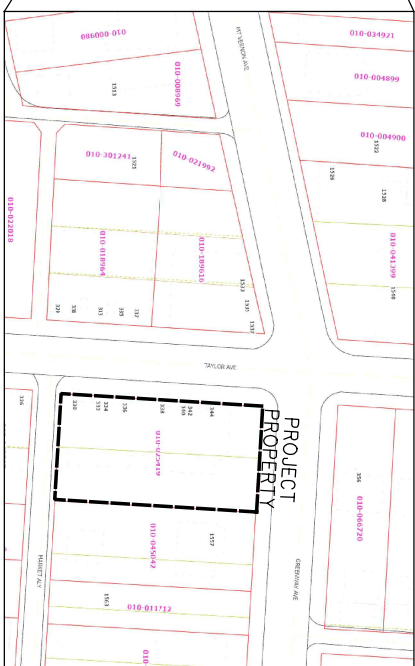




VICINITY MAP (NOT TO SCALE)

GENERAL PROPERTY ZONING AND CODE INFORMATION

PARCEL NUMBER	010-025419
OWNER	GREENWAY HOLDINGS LLC
SIZE OF SITE	0.2271 ACRES
LEGAL DESCRIPTION	330 TO 344 TAYLOR AVE WOODLAND PK LOT 63-64
ZONING CLASS	R-3
HEIGHT DISTRICT	H-35
FLOOD INSURANCE RATE MAP NUMBER (FIRM)/DATE	39049C0327K; 06/17/2008
BASE FLOOD INFORMATION (DFE)	NOT APPLICABLE (ZONE X)
FLOOD ZONE	FLOOD ZONE X
EXISTING USE GROUP	401 - APARTMENTS 4 TO 19 FAMILY
NEW USE GROUP	NO CHANGE OF USE
OCCUPANT LOAD	
BUILDING CODE USED	
CONST. CLASSIFICATION	
SPRINKLER	
BUILDING HEIGHT	UNKNOWN
NUMBER OF FLOORS	TWO
AREA OF BUILDING	7,690 SF
AREA TO BE ALTERED	NONE PER THIS PLAN
PROPERTY CLASS	C - Commercial
TAX DISTRICT	010 - CITY OF COLUMBUS
SCHOOL DISTRICT	2503 - COLUMBUS CSD
LAND USE	RESIDENTIAL/OTHER
NEIGHBORHOOD	NEAR EAST
COMMERCIAL OVERLAY	N/A
AREA COMMISSION	NEAR EAST AREA COMMISSION



PROJECT DESCRIPTION

THE PROPERTY AT 330-344 TAYLOR AVE. IS AN EXISTING 8 UNIT RESIDENTIAL PROPERTY, AND WILL REMAIN AN 8 UNIT RESIDENTIAL PROPERTY AFTER THIS PROJECT. THE PURPOSE IF THIS PLAN IS TO ADD A PARKING PAD BEHIND THE BUILDING TO PROVIDE PARKING FOR THE RESIDENTS. NO DESIGNATED PARKING SPOTS OR AREA CURRENTLY EXISTS ON THE PROPERTY.

CITY OF COLUMBUS CODES

THE PROPOSED PROJECT, AS SHOWN ON THIS PLAN,

WILL COMPLY WITH:

- 3312.15 & 3321.01 DUMPSTER AREA
- 3312.21 LANDSCAPING AND SCREENING
- 3312.19 & 3312.03 LIGHTING
- 3312.39 STRIPING AND MARKING
- 3312.43 REQUIRED SURFACE PARKING
- 3312.45 WHEEL STOP DEVICE

RIGHT-OF-WAY ENCROACHMENT NOTE:

NO PRIVATE ELEMENTS ARE PERMITTED TO ENCROACH INTO THE RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO STAIRS, RAILINGS, FOUNDATIONS, DOORS, OVERHEAD ELEMENTS OR WALLS. ALL PROPOSED WORK IN THIS PLAN IS INTENDED TO BE COMPLETED WITHIN THE PROPERTY LIMITS AND SHALL NOT MAKE ANY CHANGES TO EXISTING FEATURES WITHIN PUBLIC RIGHT OF WAY.

SITE DATA INFORMATION

TOTAL SITE AREA: 0.2271 ACRES  
TOTAL DISTURBED AREA: 0.0508 ACRES (2212.0 SF)  
PRE-DEVELOPED IMPERVIOUS: 0.0063 ACRES (277.5 SF)  
POST-DEVELOPED IMPERVIOUS: 0.0508 ACRES (2212.0 SF)  
NEW IMPERVIOUS AREA: 0.0445 ACRES (1938.42 SF)

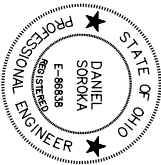
SEE PAGE 2 FOR ADDITIONAL NOTES

**UNDERGROUND UTILITIES**  
**Contact Two Working Days**  
**Before You Dig**



**OHIO811, 8-1-1, or 1-800-362-2764**  
(Non-members must be called directly)

ENGINEER'S SEAL:



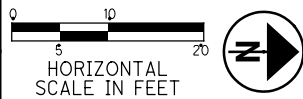
SIGNED: *Daniel Soroka*  
DATE: 02/15/2022

EXPIRATION NOTE:  
DATE OF EXPIRATION: PLAN IS VALID FOR ONE (1) YEAR  
FROM DATE OF APPROVAL

FINAL SITE COMPLIANCE PLAN #21601-00211		
DPS IMPROVEMENTS IN THE RIGHT-OF-WAY	NO DPS IMPROVEMENTS IN THE RIGHT-OF-WAY	OTHER ASSOCIATED PLANS
DRAWER E #	or STORM CC #	or R/W PERMIT
		N/A



**330-344 TAYLOR AVE.**  
**NEW DRIVEWAY/PARKING PAD**  
**FINAL SITE COMPLIANCE PLAN**  
**(02 / 15 / 2022)**



ENGINEER OF RECORD:  
DANIEL SOROKA  
PHONE: (440) 897-0881  
EMAIL: dan.soroka@outlook.com

PROPERTY OWNER:  
CHRIS MARTIN  
GREENWAY HOLDINGS, LLC  
PHONE: (614) 565-9664  
EMAIL: chrismartinrentals@yahoo.com





EXISTING UTILITIES AND RIGHT-OF-WAY

LOCATION OF ALL EXISTING FEATURES, INCLUDING PROPERTY LINES AND UTILITIES, ARE APPROXIMATE BASED ON GIS MAPPING AND FIELD MEASUREMENTS. DETAILED SURVEY WAS NOT COMPLETED FOR THE PURPOSE OF THIS PLAN.

IT IS NOT ANTICIPATED THAT PUBLIC OR PRIVATE UNDERGROUND OR OVERHEAD UTILITIES WILL BE IMPACTED BY THE WORK PROPOSED ON THIS PLAN. SUPPORT AND PROTECTION OF ALL UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COSTS FOR THE REPAIR AND RESTORATION OF EXISTING UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CITY OF COLUMBUS UTILITIES WILL ONLY LOCATE AND MARK MAIN LINE FACILITIES. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL SERVICE LATERAL AND LINES.

NO EXCAVATION OF GREATER THAN 8" SHALL BE ALLOWED PER THIS PLAN WITHOUT APPROVAL OF THE ENGINEER. CONTRACTOR SHALL PRACTICE CAUTION WHEN PERFORMING ANY EXCAVATION OR MOVING EQUIPMENT AS TO NOT IMPACT AND PRIVATE OR PUBLIC UTILITIES. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL GIVE A 48-HOUR NOTICE TO THE OHIO UTILITIES PROTECTION SERVICE (OUPS) BY CALLING (800) 362-2764. A 48-HOUR NOTICE SHALL BE GIVEN TO THE OWNERS OF UNDERGROUND UTILITIES SHOWN ON THE PLANS WHO ARE NOT MEMBERS OF A REGISTERED UNDERGROUND PROTECTION SERVICE.

EROSION AND SEDIMENT CONTROL

LAND DISTURBANCE AREAS LESS THAN ONE ACRE AND NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT ARE NOT REQUIRED TO SUBMIT TO THE CITY OF COLUMBUS A FULL SCALE EROSION AND SEDIMENT CONTROL PLAN FOR APPROVAL. HOWEVER, THE PROPOSED LAND DISTURBING ACTIVITIES MUST COMPLY WITH ALL OF THE PROVISIONS OF THE DIVISION OF SEWERAGE AND DRAINAGE EROSION AND SEDIMENT CONTROL REGULATION. ALL LAND DISTURBING ACTIVITIES SHALL BE SUBJECT TO INSPECTION AND SITE INVESTIGATION BY THE CITY OF COLUMBUS TO DETERMINE COMPLIANCE WITH CITY STANDARDS AND REGULATIONS. FAILURE TO COMPLY WITH THESE REGULATIONS MAY SUBJECT THE SITE TO ENFORCEMENT ACTION BY THE CITY. QUESTIONS REGARDING EROSION AND SEDIMENT CONTROL MAY BE REFERRED TO THE STORMWATER MANAGEMENT OFFICE AT 645-6311.

ON-SITE CONTACT: DANIEL SOROKA  
PHONE: (440) 897-0881  
E-MAIL: dan.soroka@outlook.com  
SITE IS TRIBUTARY TO: ALUM CREEK

PUBLIC TREE PRESERVATION NOTE

ALL PUBLIC TREES AND THE GROUND BELOW THEIR RESPECTIVE DRIP LINES, WHETHER SHOWN OR NOT SHOWN ON THE PLANS, ARE TO BE PRESERVED UNLESS APPROVAL TO REMOVE OR PRUNE IS GIVEN IN WRITING BY COLUMBUS RECREATION & PARKS (CRPD)/CITY FORESTER OR IF THE PUBLIC TREE REMOVAL HAS BEEN DESIGNATED ON THE APPROVED FINAL SITE COMPLIANCE PLAN. TREES APPROVED FOR REMOVAL BY EITHER OF THE CRPD/CITY FORESTER SHALL BE PAID FOR UNDER CMSC ITEM 201, CLEARING AND GRUBBING, UNLESS OTHERWISE PROVIDED FOR BY UNIT PRICE BID UNDER ITEM 201. THE CONTRACTOR SHALL PROTECT TREES NEAR OR ADJACENT TO THE WORK AREA TO AVOID DAMAGE TO ALL TREES THAT ARE TO REMAIN. ALL TREES REMOVED SHALL INCLUDE STUMP REMOVAL TO EIGHTEEN (18) INCHES BELOW GRADE. ALL CLEARING AND GRUBBING DONE ON CRPD PROPERTY, RIGHT-OF-WAY, OR ANY CITY OF COLUMBUS PROPERTY SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR. HEAVY EQUIPMENT WILL NOT BE ALLOWED TO COMPACT THE SOIL OVER THE ROOT ZONE OF EXISTING PUBLIC TREES. RESTRICTED EQUIPMENT ACCESS ROUTES SHALL BE COORDINATED WITH CRPD INSPECTOR, KEITH MAY, AT (614) 645-3014 OR [kamay@columbus.gov](mailto:kamay@columbus.gov) BEFORE WORK IS BEGINS. TEMPORARY PAVING MATERIALS, SUCH AS PLYWOOD, LUMBER OR RUBBER MATTING, SPREAD OVER THE ROOT ZONE OF PUBLIC TREES MAY BE REQUIRED TO PREVENT COMPACTON. IF A PUBLIC TREE NEEDS TO BE REMOVED, THE CONTRACTOR SHALL PROVIDE A TREE MITIGATION PLAN TO JIM LONG AT (614) 645-2864 OR [jalong@columbus.gov](mailto:jalong@columbus.gov) AND EMAIL AND REFER TO THE CRPD TREE MITIGATION PLAN GUIDANCE, ANSI A300 AND/OR CITY OF COLUMBUS EXECUTIVE ORDER 2015-01 FOR TREE REPLACEMENT STANDARDS.

EXISTING PUBLIC SIDEWALK REPAIRS

PROPERTY OWNER SHALL REPAIR, OR WORK WITH THE CITY OF COLUMBUS TO HAVE REPAIRED, THE EXISTING SIDEWALK ON THE NORTH SIDE OF THE PROPERTY TO ENSURE IT IS IN A CONDITION THAT MEETS CITY OF COLUMBUS STANDARDS AND APPLICABLE ADA GUIDELINES. THIS WORK IS NOT PROPOSED AS A PART OF THIS PLAN, BUT IS A CONDITION THAT IS REQUIRED TO BE COMPLETED WITHIN 6 MONTHS OF THE COMPLETION OF THIS PLAN.

COLUMBUS DIVISION OF POWER

THE DIVISION OF POWER (DOP) MAY HAVE OVERHEAD AND UNDERGROUND PRIMARY, SECONDARY, AND STREET LIGHTING AT THIS WORK LOCATION. THE CONTRACTOR IS HEREBY REQUIRED TO CONTACT OUPS AT 811 OR 1-800-362-2764 FORTY- EIGHT HOURS PRIOR TO CONDUCTING ANY ACTIVITY WITHIN THE CONSTRUCTION AREA.

ANY REQUIRED RELOCATION, SUPPORT, PROTECTION, OR ANY OTHER ACTIVITY CONCERNED WITH THE CITY'S ELECTRICAL FACILITIES IN THE CONSTRUCTION AREA IS TO BE PERFORMED BY THE CONTRACTOR UNDER THE DIRECTION OF DOP PERSONNEL AND AT THE EXPENSE OF THE PROJECT. DOP SHALL MAKE ALL FINAL CONNECTIONS TO DOP'S EXISTING ELECTRICAL SYSTEM AT THE EXPENSE OF THE PROJECT. THE CONTRACTOR SHALL USE MATERIALS AND MAKE REPAIRS TO A CITY OF COLUMBUS STREET LIGHTING SYSTEM BY FOLLOWING DOP'S MATERIALS AND INSTALLATION SPECIFICATIONS" (MIS) AND THE CITY OF COLUMBUS "CONSTRUCTION AND MATERIALS SPECIFICATIONS" (CMSC). ANY NEW OR RE-INSTALLED UNDERGROUND STRETLIGHT SYSTEM SHALL REQUIRE TESTING AS REFERRED TO IN SECTION 1000.18 OF THE CMSC MANUAL. THE CONTRACTOR SHALL CONFORM TO DOP'S EXISTING STREET LIGHTING LOCKOUT/TAGOUT (LOTO) PROCEDURE, MIS-1, COPIES OF WHICH ARE AVAILABLE FROM DOP.

IF ANY ELECTRICAL FACILITY BELONGING TO DOP IS DAMAGED IN ANY MANNER BY THE CONTRACTOR, ITS AGENTS, SERVANTS, OR EMPLOYEES, AND REQUIRED EMERGENCY REPAIRS, THE DOP DISPATCH OFFICE SHOULD BE CONTACTED IMMEDIATELY AT (614) 645-7627. DOP SHALL MAKE ALL NECESSARY REPAIRS, AND THE EXPENSE OF SUCH REPAIRS AND OTHER RELATED COSTS SHALL BE PAID BY THE CONTRACTOR TO THE DIVISION OF POWER, CITY OF COLUMBUS, OHIO.

PARKING LOT SCREENING/FENCING

SCREENING SHALL BE PROVIDED AS SHOWN ON PLAN. SCREENING BUFFER SHALL CONFORM TO THE FOLLOWING REQUIREMENTS AND BE IMPLEMENTED WITHIN 30-DAYS OF PARKING PAD INSTALLATION.

SCREENING SHALL BE PROVIDED IN A LANDSCAPED AREA AT LEAST FOUR FEET IN WIDTH AND SHALL CONSIST OF A WOOD OR VINYL PRIVACY FENCE (EXCEPT A CHAIN LINK FENCE) THAT IS A MINIMUM HEIGHT OF 6- FEET, LANDSCAPED EARTH MOUND OF 3:1 (HORIZONTAL:VERTICAL) SLOPE, WALL, PLANTING OR COMBINATION THEREOF INSTALLED, REPAIRED, REPLACED AND MAINTAINED TO A TOTAL HEIGHT OF NO LESS THAN THREE FEET ABOVE THE PARKING LOT GRADE AND TO AN OPACITY OF NOT LESS THAN 75 PERCENT. FOR SCREENING WITH PLANTINGS, THE OPACITY SHALL BE DETERMINED WHEN PLANTS ARE IN LEAF. FOR BUFFERING RESIDENTIALLY ZONED PROPERTY, SCREENING SHALL BE PROVIDED IN A LANDSCAPED AREA AT LEAST FOUR FEET IN WIDTH AND SHALL CONSIST OF A WOOD OR VINYL PRIVACY FENCE (EXCEPT A CHAIN LINK FENCE) THAT IS A MINIMUM HEIGHT OF 6- FEET, LANDSCAPED EARTH MOUND OF 3:1 (HORIZONTAL:VERTICAL) SLOPE, WALL, PLANTING OR COMBINATION THEREOF INSTALLED, REPAIRED, REPLACED AND MAINTAINED TO A TOTAL HEIGHT OF NO LESS THAN FIVE FEET ABOVE THE PARKING LOT GRADE AND TO A YEAR-ROUND OPACITY OF NOT LESS THAN 75 PERCENT.

ABBREVIATIONS

COC - CITY OF COLUMBUS  
DOP - DIVISION OF POWER  
WM - WATER MAIN  
WS - WATER SERVICE  
STM - STOR  
SAN - SANITARY  
R/W - RIGHT-OF-WAY  
APPROX. - APPROXIMATELY  
EX. - EXISTING  
N/A - NOT APPLICABLE

LEGEND

--- -- W --- WATER LINE  
--- -- -- SAN --- SANITARY LINE  
----- STORM LINE  
--- -- -- OH-E- OVERHEAD ELECTRIC  
--- x --- EXISTING FENCE  
---      --- PROPERTY LINE



## 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

### **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.

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

**PLEASE 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 attached document for list of Code sections to be varied and explanations for request.

Signature of Applicant

Date December 16, 2021

# Statement of Hardship

Council Variance Application for 330-344 Taylor Ave

## **3312.09 - Aisle**

In order to provide adequate parking spot dimensions and access, the entire space between the building/stairs and the adjacent residential property to the east will need to be used. This allows for a driveway, or aisle, width of 11-feet. It is assumed that since there are only 5 parking spots and this is a residential building, there will rarely be 2 vehicles utilizing the aisle at the same time, and in that case, there is room for one to wait while the other uses the alley/driveway. It is assumed that this will act more like a driveway as described in section 3312.13 which requires a minimum width of ten feet for residential parking containing one to eight spots. This proposed parking pad provides an 11-foot-wide aisle/driveway which will be enough space for vehicles to pull in and out and park in the spots as detailed in this plan.

## **3312.21 - Landscaping and Screening**

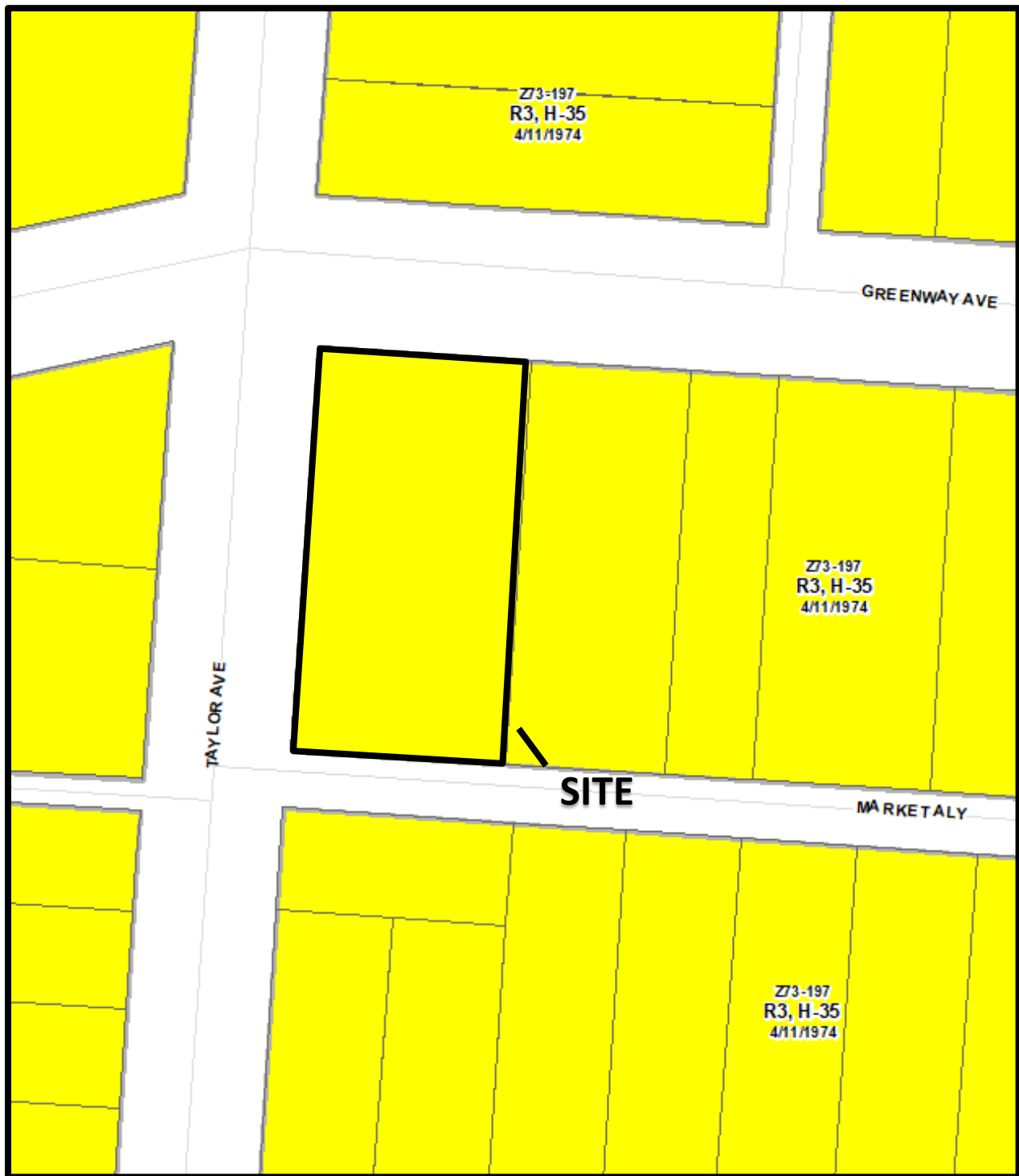
In order to provide adequate parking spot dimensions and access, the entire space between the building/stairs and the adjacent residential property to the east will need to be used. This does not allow for a 4-foot-wide buffer along the east side of the parking lot as required by zoning code 3312.21. A buffer will be provided on the north side to screen headlights from Greenway Ave. Instead of the 4-foot-wide landscaped buffer, a privacy fence can be installed to screen the parking lot from the residential property to the east. Additionally, due to the orientation of the parallel spots, headlights (pointing to the north) should not be an issue for the residential property to the east.

## **3312.49 - Minimum number of parking spaces required**

In order to provide adequate parking spot dimensions and access, the entire space between the building/stairs and the adjacent residential property to the east will need to be used. This only allowed for a total of 5 parking spaces. Per 3312.49, 1.5 parking spaces per unit are required for residential building with 4 or more dwelling units. That would mean in this case 12 total parking spaces would be needed for the 8-unit building. Since the lot size is not large enough to provide that, the 5 parking spaces being proposed is the maximum possible based on the usable lot size and other requirements (i.e. parking setback and space dimensions).

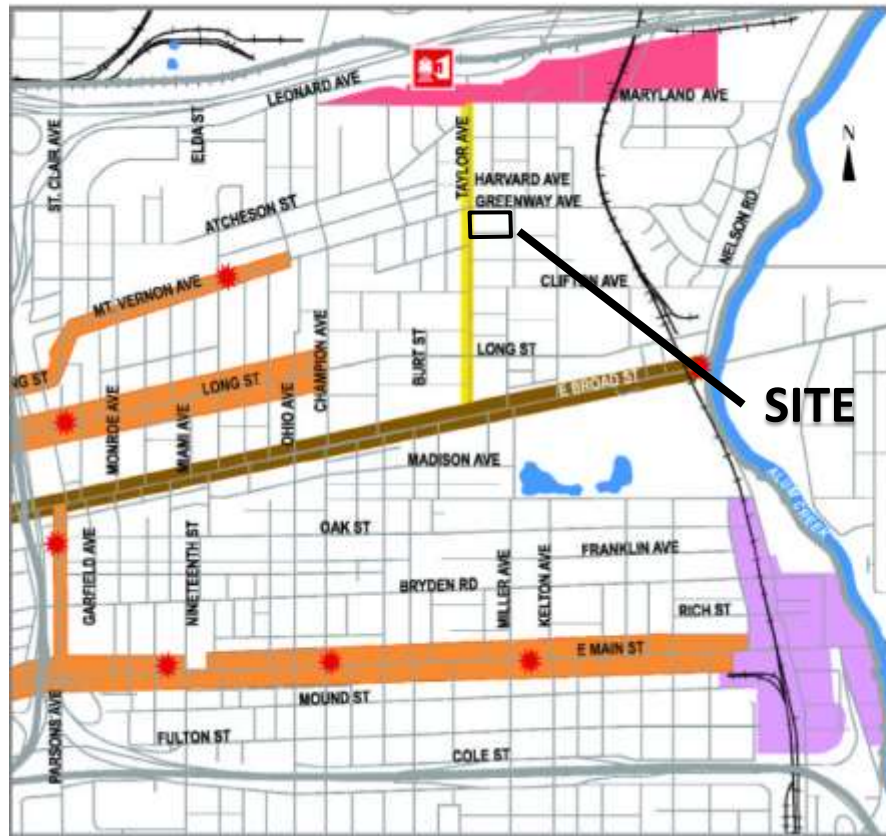
## **3332.03 - R-3 residential district**

The requested variance will remove the nonconforming status, thereby allowing for continued improvement.



CV21-147  
330-344 Taylor Ave.  
Approximately 0.23 acres

## DEVELOPMENT STRATEGY



» **Light Industrial/Commercial:** This area consists largely of light industrial development. Future development should reinforce this land use. Development standards should be utilized to ensure high quality development.

» **Potential Light Rail Station:** A site in this area should be reserved for a potential light rail station. COTA's Vision 2020 plan anticipates the development of light rail within this corridor and this area could provide a convenient rail station and spur/accommodate commercial and higher density residential development.

- Lower and Medium Density Residential
- East Broad Street:
- Higher Density Residential/Mixed Use Development:
- Commercial District Nodes
- Office/Light Industrial/Mixed Uses
- Light Industrial/Commercial
- 1 Potential Light Rail Station

CV21-147  
330-344 Taylor Ave.  
Approximately 0.23 acres





CV21-147  
330-344 Taylor Ave.  
Approximately 0.23 acres

THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

# Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

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

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW  
(PLEASE PRINT)

Case Number:

CV21-147

Address:

330-344 Taylor Avenue

Group Name:

Near East Area Commission

Meeting Date:

7/14/2022

Specify Case Type:

- ☐ BZA Variance / Special Permit  
☒ Council Variance  
☐ Rezoning  
☐ Graphics Variance / Plan / Special Permit

Recommendation:

(Check only one and list basis  
for recommendation below)

- ☒ Approval  
☐ Disapproval

**NOTE. :**

\* approval with stipulation that sidewalk on  
north side of property be repaired to  
be safe for pedestrian traffic.

Vote:

Signature of Authorized Representative:

SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of  
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 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 #: CV21-147

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) Chris Martin  
of (COMPLETE ADDRESS) PO Box 1024, Powell, Ohio 43065

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 (including contact name and number)  
Business or individual's address; City, State, Zip Code  
Number of Columbus-based employees  
(Limited to 3 lines per box)

1. Greenway Holdings, LLC c/o Chris Martin PO Box 1024, Powell, Ohio 43065 (614) 565-9664	2.
3.	4.

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

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 22nd day of December, in the year 2021.

Ashling Clavin Evano  
SIGNATURE OF NOTARY PUBLIC

9/14/25  
My Commission Expires

Notary Seal Here



ASHLING CLAVIN EVANO  
Notary Public, State of Ohio  
My Commission Expires 9/14/25

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