ORD #1895-2022; CV22-011; Page 1 of 11

SITE PLAN
FOR
840 MICHIGAN AVENUE
2022

SITE INFORMATION

PROPOSED ADDRESS	840 MICHIGAN AVENUE
PARCEL #	840 MICHIGAN AVENUE
ACREAGE	010-140800
ZONING	0.624 AC
	AR-3, H-60 (CV20-105)

SITE STATISTICS TABLE

TOTAL SITE AREA:	0.624	AC
SITE DISTURBED AREA:	0.624	AC
OFF-SITE DISTURBED AREA:	0.000	AC
R/W DISTURBED AREA:	0.080	AC
IMPERVIOUS DISTURBED AREA:	0.410	AC
TOTAL DISTURBED AREA:	0.704	AC
PRE-DEVELOPED IMPERVIOUS:	0.410 AC (17,860 SF)	AC
POST-DEVELOPED IMPERVIOUS:	0.519 AC (22,607 SF)	AC
POST-DEVELOPED LOT COVERAGE:	0.83%	

SANITARY SEWER NOTE

CONTACT SEWER PERMIT OFFICE 111 N. FRONT STREET, 1ST FLOOR, 614-645-7490 FOR ANY WORK INVOLVING THE EXISTING SANITARY SERVICE LATERAL(S) OUTSIDE OF THE BUILDINGS, AND IF ANY NEW CONNECTIONS TO THE SANITARY SEWER MAINLINE ARE REQUIRED.

PRIOR TO DEMOLITION PERMIT, A PERMIT FOR SANITARY LATERALS TO BE CAPPED OFF MUST BE OBTAINED FROM 111 N. FRONT STREET, 1ST FLOOR, 614-645-7490.

SANITARY SERVICES ARE SHOWN ON THIS PLAN FOR REFERENCE ONLY. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF THE SANITARY SERVICES, THER LOCATIONS. CONTACT THE DPU PERMIT OFFICE AT 111 N. FRONT ST FOR SANITARY SERVICE APPROVAL

GENERAL NOTES

ALL PROPOSED ASPECTS OF THIS DEVELOPMENT SHALL CONFORM TO THE CITY OF COLUMBUS ZONING CODE.

ALL SITE ROADS, DRIVES, RADII AND MEANS OF ACCESS SHALL CONFORM TO THE RULES AND REGULATIONS OF THE DIVISION OF FIRE PUBLISHED NOVEMBER 21, 1992.

SIGNAGE AND GRAPHICS SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE

ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF BUILDING UNLESS OTHERWISE NOTED.

SITE PLAN REQUIREMENTS

A. SITE PLAN, DRAWN AND PLOTTED TO A STANDARD ENGINEERING SCALE.
REFERENCE THIS SHEET

B. SITE LOCATION MAP.
REFERENCE THIS SHEET

C. ZONING DISTRICT OF THE SUBJECT SITE.
SITE ZONING: AR-3, H-60 (CV22-011)

D. TOTAL AREA OF THE SITE IN SQUARE FEET, OR FOR RESIDENTIAL PROJECTS, LIST THE SITE AREA IN ACRES AND DENSITY IN UNITS PER ACRE.
ACREAGE 0.624 AC 27,181.44 SF

E. SQUARE FOOTAGE BREAKDOWN FOR EACH USE AND THE REQUIRED AND PROVIDED PARKING BREAKDOWN. WHERE PROVIDED PARKING CONTAINS TEN (10) OR MORE SPACES, INDICATE THE REQUIRED AND PROVIDED NUMBER OF SHADE TREES.

REQUIRED PARKING @ 1.5 PER UNIT = 81 SPACES (54 UNITS)
TOTAL SPACES REQUIRED: 41 SPACES (CV20-105)
TOTAL SPACES PROVIDED: 43 SPACES (2 W/ H.C. ACCESS)

SHADE TREES SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE, SECTION 3312.21.
1 SHADE TREE PER 10 PARKING SPACES.
SHADE TREES REQUIRED: 2
SHADE TREES PROVIDED: 2

DWELLING UNIT SHADE TREES SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE, SECTION 3312.07. 1 SHADE TREE PER 10 DWELLING UNITS.
SHADE TREES REQUIRED: 6
SHADE TREES PROVIDED: 6

BICYCLE PARKING AT 1 SPACE FOR 1ST 20 SPACES + 1 SPACE/ 20 ADDITIONAL SPACES
BICYCLE PARKING REQUIRED: 3
BICYCLE PARKING PROVIDED: 36 (18 ~ U-SHAPED BIKE RACKS)

F. HEIGHT OF BUILDING(S) AND/OR STRUCTURE(S).
60 FEET MAXIMUM PER CODE, THE PROPOSED MAX BUILDING HEIGHT IS 59'-6".

G. FLOOD DESIGNATION, MAP NUMBER, AND EFFECTIVE DATE. AND, WHERE THEY OCCUR ON THE SITE, SHOW THE 100-YEAR FLOOD PLAIN AND FLOODWAY BOUNDARIES, AND BASE FLOOD ELEVATIONS.
THE PROPERTIES ARE LOCATED WITHIN ZONE X ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAP #39049C0307K (EFFECTIVE DATE: JUNE 17, 2008).

H. DUMPSTER SCREENING DETAILS.
NOT APPLICABLE.

I. A NOTE THAT THE PROPOSED PROJECT WILL COMPLY WITH SECTIONS 3312.21 SCREENING; 3312.39 STRIPING/MARKING; 3312.43 SURFACE; 3312.45 WHEEL STOPS/CURBS; CHAPTER 3321, AND SECTIONS 3321.05 VISION CLEARANCE AND 3312.21 SCREENING.
THE PROJECT SHALL CONFORM WITH SECTION 3312.21 SCREENING AND THE SITE LIMITATION TEXT, REFERENCE THIS SHEET. PARKING SPACE STRIPING/MARKING SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE, SECTION 3312.39. PAVEMENT SURFACES SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE, SECTION 3312.43. WHEEL STOPS AND CURB SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE 3312.45. VISION CLEARANCES SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE, SECTION 3321.05. PARKING LOT SCREENING SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE, SECTION 3312.21.

J. ALL APPLICABLE REZONING LIMITATION TEXT, CPD OR PUD TEXT, AND/OR VARIANCE TEXT PRINTED ON SITE PLAN SHEET.
SEE THIS SHEET.

K. ILLUSTRATIONS OF ALL BUILDING FACADE MATERIALS AND TREATMENT, LANDSCAPING DETAILS AND/OR LIGHTING DETAILS REQUIRED BY ALL APPLICABLE CERTIFICATE(S) OF APPROPRIATENESS, REZONING, VARIANCE, OR OTHER ORDINANCE.
REFERENCE THIS PLAN SET FOR ARCHITECTURAL ELEVATIONS, AND LANDSCAPE DETAILS.

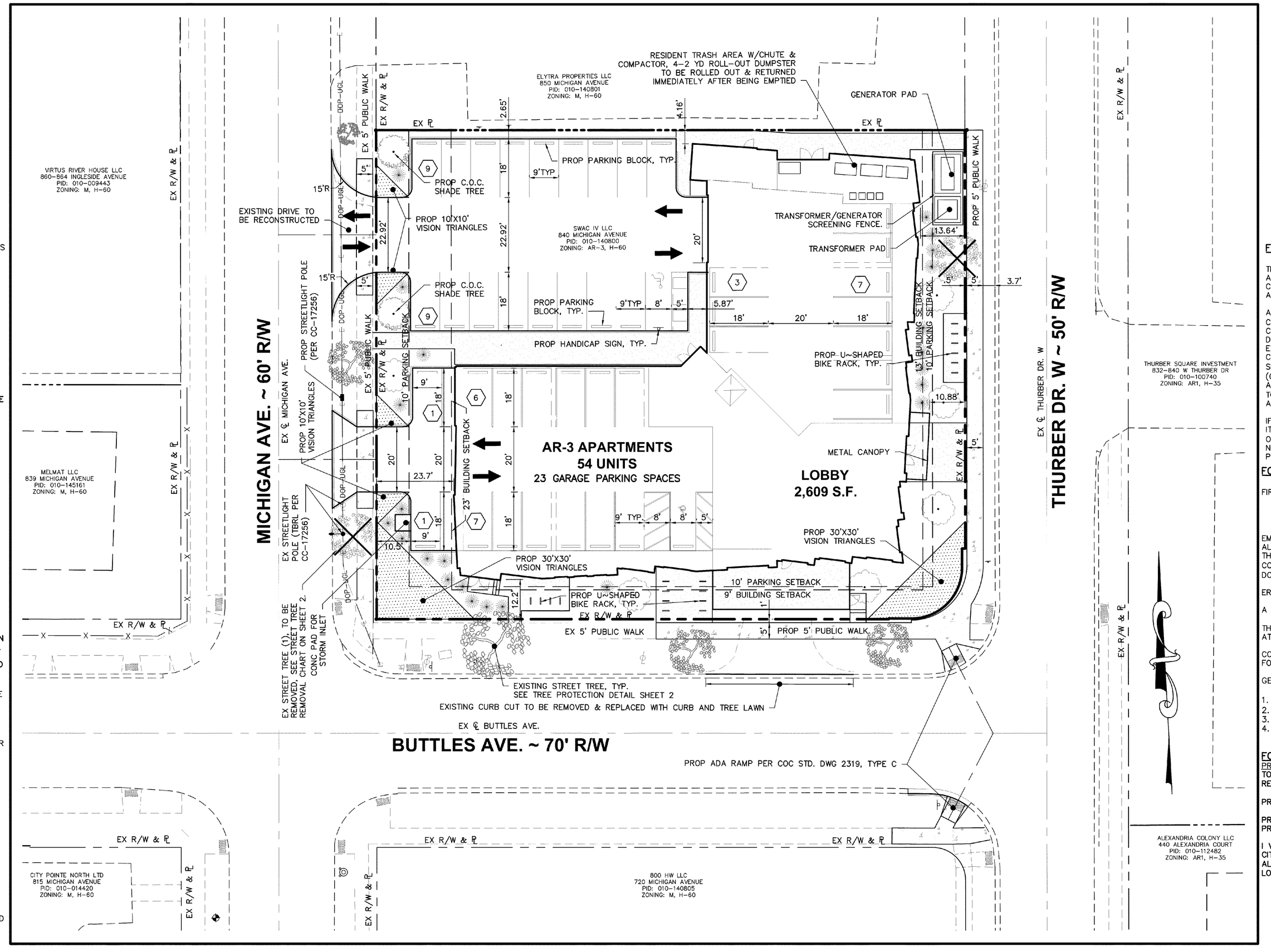
L. ATTACH ARCHITECTURAL REVIEW, HISTORIC RESOURCES OR DOWNTOWN COMMISSION'S CERTIFICATE OF APPROPRIATENESS LETTER TO EACH (ZONING CLEARANCE) SITE PLAN SET. ALL SHEETS STAMPED AS PART OF CERTIFICATE OF APPROPRIATENESS MUST BE INCLUDED IN THE FULL PLAN SETS; EACH SITE PLAN SHEET IS ALSO TO BE STAMPED AND SIGNED.
ARCHITECTURAL REVIEW, HISTORIC RESOURCES OR DOWNTOWN COMMISSION'S CERTIFICATE NOT APPLICABLE.

M. FOR PROJECTS WITHIN THE UNIVERSITY PLANNING OVERLAY AREA - LIST AND CERTIFY ALL REQUIRED CALCULATIONS. SUBMIT STAMPED PLANS, ALONG WITH CERTIFICATE OF APPROVAL.
NOT APPLICABLE

N. FOR PROJECTS WITHIN ANY OTHER PLANNING OVERLAY AREA INCLUDING AN URBAN COMMERCIAL OVERLAY AREA - SHOW HOW AND CERTIFY THAT THE PROPOSED PROJECT WILL MEET THE OVERLAY REQUIREMENTS.
NOT APPLICABLE

O. VERIFICATION FROM THE RECREATION AND PARKS DEPARTMENT THAT THE REQUIREMENTS OF THE PARKLAND DEDICATION ORDINANCE HAVE BEEN MET.
NOT APPLICABLE

P. ENGINEER'S OR ARCHITECT'S SEAL AND SIGNATURE MUST APPEAR ON EACH (ZONING CLEARANCE) SITE PLAN SHEET. NOTE: FOR PROJECTS AFFECTED BY REZONING LIMITATION TEXTS OR CPD TEXTS, THE SEAL AND SIGNATURE MUST APPEAR UNDER A STATEMENT THAT CERTIFIES THE BUILDING AND SITE PLANS MEET ALL REQUIRED TEXT STANDARDS.
ALL SHEETS STAMPED AND SIGNED.



Sheet List Table

Sheet Title	Sheet Number
SITE PLAN	1
NOTES AND DETAILS	2
UTILITY PLAN	3
BUILDING ELEVATION	4
BUILDING ELEVATION	5

LEGEND

- PARKING SPACE SHADE TREES
- DWELLING/STREET TREES
- HEADLIGHT SCREENING
- TRAFFIC FLOW ARROW
- (#) PROPOSED PARKING COUNT

PRELIMINARY SITE COMPLIANCE PLAN: 15601-00161
FINAL SITE COMPLIANCE PLAN: 22345-00077
PRIVATE WATER PLAN: WSP#5241
STORM SEWER PLAN: CC-17256

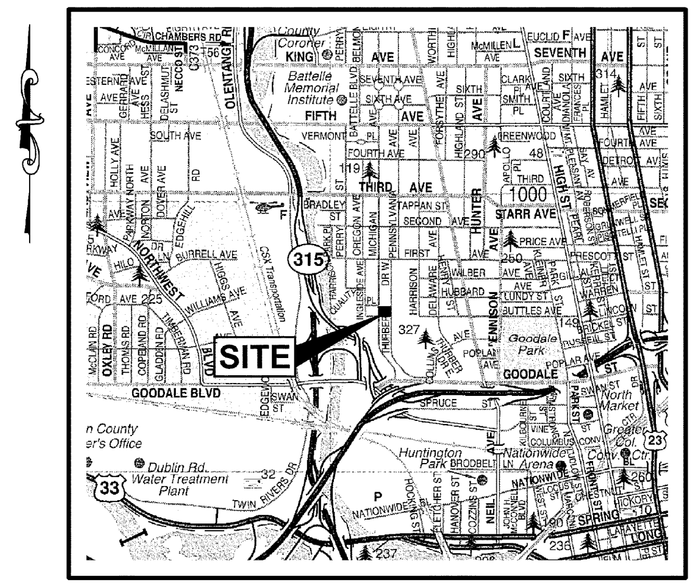
ID	SHEET	APPROX. STA	NORTHING	EASTING	STREET ADDRESS OR DESCRIPTION	ELEVATION AT BASE	SPECIES	CALIPER	CONDITION	REPLACEMENT QUANTITY
					N AVENUE	724.40	PLATANUS OCCIDENTALIS	21"	ALIVE	3

6-20-22

THE UNDERSIGNED HEREBY CERTIFIES THAT THE SITE ZONING PLAN MEETS ALL OF THE GENERAL DEVELOPMENT TEXT STANDARDS REFLECTED HEREON.

STATE OF OHIO
THOMAS M. WARNER
E-64513
REGISTERED PROFESSIONAL ENGINEER

REGISTERED ENGINEER — 64513 NUMBER



SITE LOCATION MAP
NOT TO SCALE

ENGINEER - APPLICANT
ADVANCED CIVIL DESIGN, INC.
781 SCIENCE BOULEVARD, SUITE 100
GAHANNA, OH 43230
PHONE (614) 428-7750
FAX (614) 428-7755
CONTACT: THOMAS M. WARNER, P.E.
EMAIL: TWARNER@ADVANCEDCIVILDESIGN.COM

APPLICANT - DEVELOPER - CONSTRUCTION MANAGER
JDS COMPANIES
447 E MAIN STREET, SUITE 200
COLUMBUS, OH 43215
PHONE: 614-827-1000
CONTACT: BRIAN WILMERS
EMAIL: BWILMERS@JDSCOMPANIES.COM

FOR THE 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 1-800362-2764 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 MATERIAL AND MAKE REPAIRS TO A CITY OF COLUMBUS STREET LIGHTING SYSTEM BY FOLLOWING DOP'S "MATERIAL AND INSTALLATION SPECIFICATIONS" (MIS) AND THE CITY OF COLUMBUS "CONSTRUCTION AND MATERIAL SPECIFICATIONS" (CMSC). ANY NEW OR RE-INSTALLED UNDERGROUND STREETLIGHT SYSTEM SHALL REQUIRE TESTING AS REFERRED TO IN SECTION 1000.18 OF THE CMSC MANUAL. THE CONTRACTOR SHALL CONFORM TO DOP'S EXISTING STREET LIGHT LOCKOUT/TAGOUT (LOTO) PROCEDURE, MIS-1, COPIES OF WHICH ARE AVAILABLE FROM DOP.

IF ANY ELECTRIC FACILITY BELONGING TO DOP IS DAMAGED IN ANY MANNER BY THE CONTRACTOR, ITS AGENTS, SERVANTS, OR EMPLOYEES, AND REQUIRES 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.

FOR THE DIVISION OF FIRE

FIRE DEPARTMENT CONNECTION (FDC):
-LOCKING FDC CAPS (KNOX BRAND) ARE REQUIRED.
-SIGNS REQUIRED ABOVE FDC THAT STATE "FDC", WHAT IT SERVES, AND DESIGN OPERATING PRESSURES.

EMERGENCY RESPONDER RADIO COVERAGE:
ALL NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASED UPON THE EXISTING COVERAGE LEVELS OF THE PUBLIC SAFETY COMMUNICATION SYSTEMS OF THE JURISDICTION AT THE EXTERIOR OF THE BUILDING (THE TEST IS DONE BY A 3RD PARTY). OFC 150

ERRS TESTING REQUIRED AND RESULTS TO BE SENT TO CFDERRS@COLUMBUS.GOV

A REPEATER WILL HAVE TO BE INSTALLED.

THE FIRE DEPARTMENT RAPID KEY ENTRY SYSTEM (KNOX BOX) IS REQUIRED AT THE ENTRANCE OF EACH BUILDING.

CONTACT PLAN REVIEW OFFICE AT 614-645-7641 EXT. 75608 FOR ADDITIONAL INFORMATION.

GENERATORS AND FUEL TANKS MUST HAVE:

1. VEHICLE IMPACT PROTECTION (OFC: SECTION 312)
2. SECURITY AGAINST UNAUTHORIZED ENTRY (OFC: 5704.1.2)
3. AN APPROVED LOCATION BY THE DIVISION OF FIRE BUSTR INSPECTORS
4. CONTACT CFD HIGH HAZARD INSPECTORS AT 614-645-7641X75660, CFDtanks@columbus.gov

FOR THE DIVISION OF REFUSE COLLECTION

PRIVATE SERVICE
TOTAL 54 OF UNITS:
REQUIRED COMPACTED CAPACITY = (54 UNITS X 1/2 CU. YDS. X 1/4) = 6.75 CU. YDS.

PROVIDED CAPACITY (COMPACTED) (4-2 CU.YD. EMPTIED ONCE WEEKLY) = 8 CU. YDS.

PROPERTY OWNER NAME: JDS COMPANIES
PROPERTY OWNER E-MAIL ADDRESS: BWILMERS@JDSCOMPANIES.COM

I VOLUNTARILY CHOOSE TO OPT OUT OF THE REQUIREMENTS OF SUBSECTION 1309.02 OF COLUMBUS CITY CODES, TITLE 13, REFUSE COLLECTION CODE, BY SECURING A PRIVATE COLLECTION SERVICE FOR ALL ACCEPTABLE WASTE FOR SAID PROPERTY. BY OPTING OUT, THE IDENTIFIED PARCEL(S) WILL NO LONGER BE ELIGIBLE FOR ANY FUTURE REFUSE COLLECTION SERVICES WITH THE CITY OF COLUMBUS.

GRAPHIC SCALE
0 10 20 40
1 inch = 20 feet

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FINAL SITE COMPLIANCE PLAN 22345-00077									
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				WSP#5241
		CC-17256						

CITY OF COLUMBUS, OHIO

840 MICHIGAN AVENUE

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

SCALE: 1" = 20'
DATE: 01/26/2022

SHEET 1

Z:\22-0002-612\DWG\PRODUCTION DRAWINGS\FINAL DEVELOPMENT PLAN\FSCP Title.dwg FSCP_001 Apr 22, 2022 - 6:16:47am cnickell

ORD #1895-2022; CV22-011; Page 2 of 11



CV22-011 Final Received 1/25/2021 Sheet 2 of 3

WEST ELEVATION

840 MICHIGAN AVENUE

0.9

Michael Shannon 1-25-21

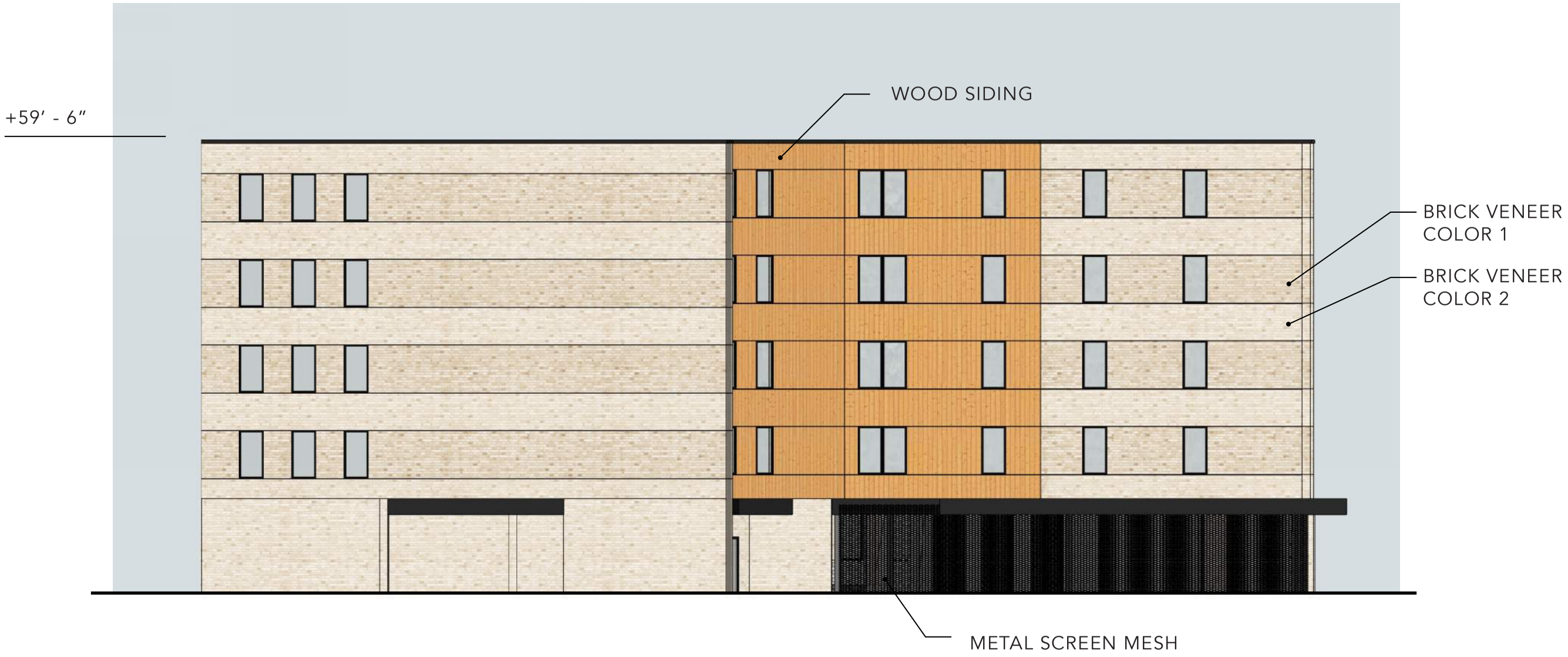
PRESENTATION DATE: 01.07.21

PRELIMINARY: NOT FOR CONSTRUCTION

JB AD

© JBAD 01.07.21

ORD #1895-2022; CV22-011; Page 3 of 11



CV22-011 Final Received 1/25/2021 Sheet 3 of 3

NORTH ELEVATION

840 MICHIGAN AVENUE

0.10

Michael Shannon 1-25-21

PRESENTATION DATE: 01.07.21

PRELIMINARY: NOT FOR CONSTRUCTION

JB AD

© JBAD 01.07.21

STATEMENT IN SUPPORT OF
COMPANION AREA VARIANCES

APPLICATION: CV22-011
ADDRESS: 840 Michigan Avenue
PARCEL: 010140800
APPLICANT: JDS Companies
PROPERTY OWNER: Swac IV LLC
ATTORNEY: Michael Shannon, Underhill and Hodge
DATE: February 22, 2022

The Applicant submits this application to amend the building setback variance previously granted by application CV20-105. It was discovered upon submission of a final site compliance plan that the prior survey mistakenly plotted the existing building frame a few feet west of its actual location. This application is submitted to correct that previous mistake.

This site is located between Michigan Avenue, Buttles Avenue, and Thurber Drive West. The site is zoned M. The site is bordered by property zoned AR1 on the west (multifamily), M on the south (extended stay hotel), M and AR2 on the west (office and multifamily), and M on the north (office). The building's frame has already been constructed from a previously abandoned proposal and it cannot be moved.

In 2020, the Applicant submitted a rezoning application to rezone the property to AR3 to permit multifamily use and submitted a companion council variance application to vary certain area development standards. Many of the variances granted were similar to the variances which were previously granted by BZA15-084 and BZA17-143. That rezoning application and companion council variance application were subsequently granted.

The Applicant requests the following variances to develop the property as proposed:

1. 3312.27 - Parking setback line. Under this section, where a required building setback line is less than 25 feet, the parking setback line shall follow the building setback line or the established parking setback, whichever is less, but in no case shall the parking setback line be less than ten feet from the street right-of-way line. The Applicant requests a variance to reduce the parking setback line to 10 feet from Michigan Avenue. This variance has already been approved.

2. 3312.49 – Minimum numbers of parking spaces required. Under this section, 54 dwelling units require 81 parking spaces. Applicant requests a variance to reduce the minimum number of required parking spaces from 81 to 41. This variance has already been approved.

3. 3333.18 – Building lines. Under this section the building line shall be 25 feet. The Applicant requests a variance to reduce the building lines from 25 feet to 9 feet from Buttles Avenue, 13 feet from Thurber Drive West, and 23 feet from Michigan Avenue. The Applicant also requests a variance from this section to allow the transformer/generator to be located within the building setback. This is the amended variance request.

The Applicant requests these area variances in conjunction with a requested zoning due to practical difficulties in the carrying out of the provisions of the district resulting from the irregular shape of the lot and other conditions. With respect to the reduced building setback lines, it is significant that the proposed building lines were previously approved by BZA15-084 and BZA17-143 and that the property already began development with these setbacks. The structure of the first floor and elevator shafts are already in place. The proposed development plans to build upon these existing structures.

Further, the site abuts three streets and the Code requires a 25-foot building setback line from all three streets. It is a practical difficulty to comply with the code required setback because three separate building setback lines would significantly reduce the site's developable area.

It is notable that the structure's frame has already been constructed. The frame was installed for a previously abandoned project. The frame was installed under previous entitlements granted by BZA15-084 and BZA17-143 which reduced the building lines to 9 feet. The request here is to reduce the building line to 13 feet from Thurber Drive to accommodate the existing frame's location.

The requested variances for reduced landscaping requirements are also a result of the irregular shape of the lot and other conditions. The goal of the project is to utilize as much of the property as possible to maximize the quality of the project. It is necessary to allow reduced landscaping standards in order to make this happen. Further, the site will provide other forms of landscaping which achieve the goals of the Code but do not meet the definition of code compliance. For example, there are 6 trees which are adjacent to the exterior parking lot but these This will not cause substantial detriment to neighbors nor alter the character of the neighborhood.

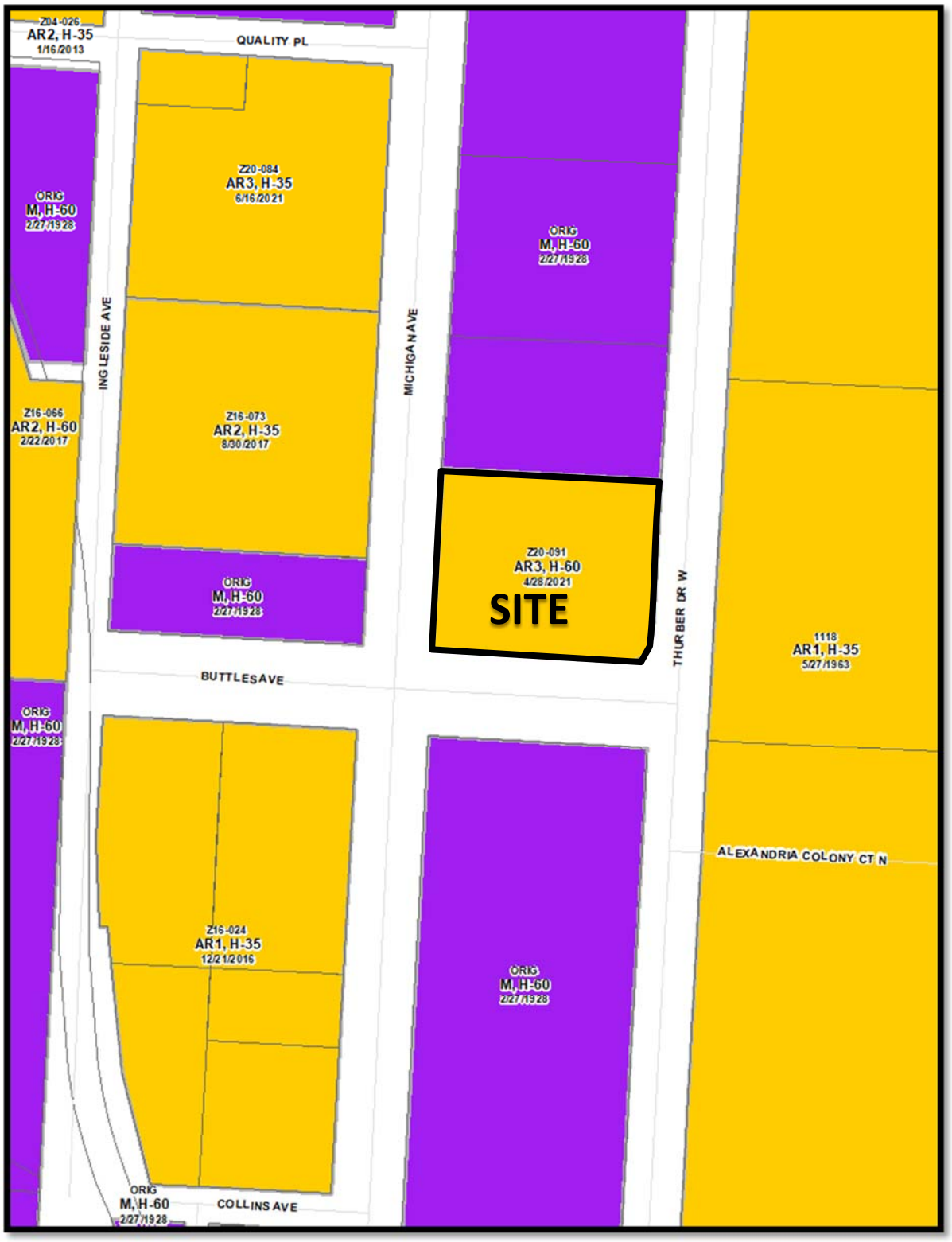
The requested parking reduction is not significant and will not cause any detriment. The Applicant conducted a parking study pursuant to the Department of Public Service guidelines and the results show that there is an abundance of street parking available within the vicinity. Further, our relationship with automobile ownership has changed and it is increasingly common to rely on public transportation and rideshare options rather than automobile ownership. With this property so close to work and play destinations such as the short north, downtown, and Grandview, it is expected that many of the residents will utilize bicycles, public transportation, and rideshare as primary modes of transportation.

The Applicant respectfully requests the Columbus City Council weigh these factors in its consideration and find that this Applicant suffers from a practical difficulty. The variances will not seriously affect any adjoining property or the general welfare. Further, the spirit and intent behind the zoning requirements would be observed and substantial justice done by granting the requested variances.

Respectfully submitted,

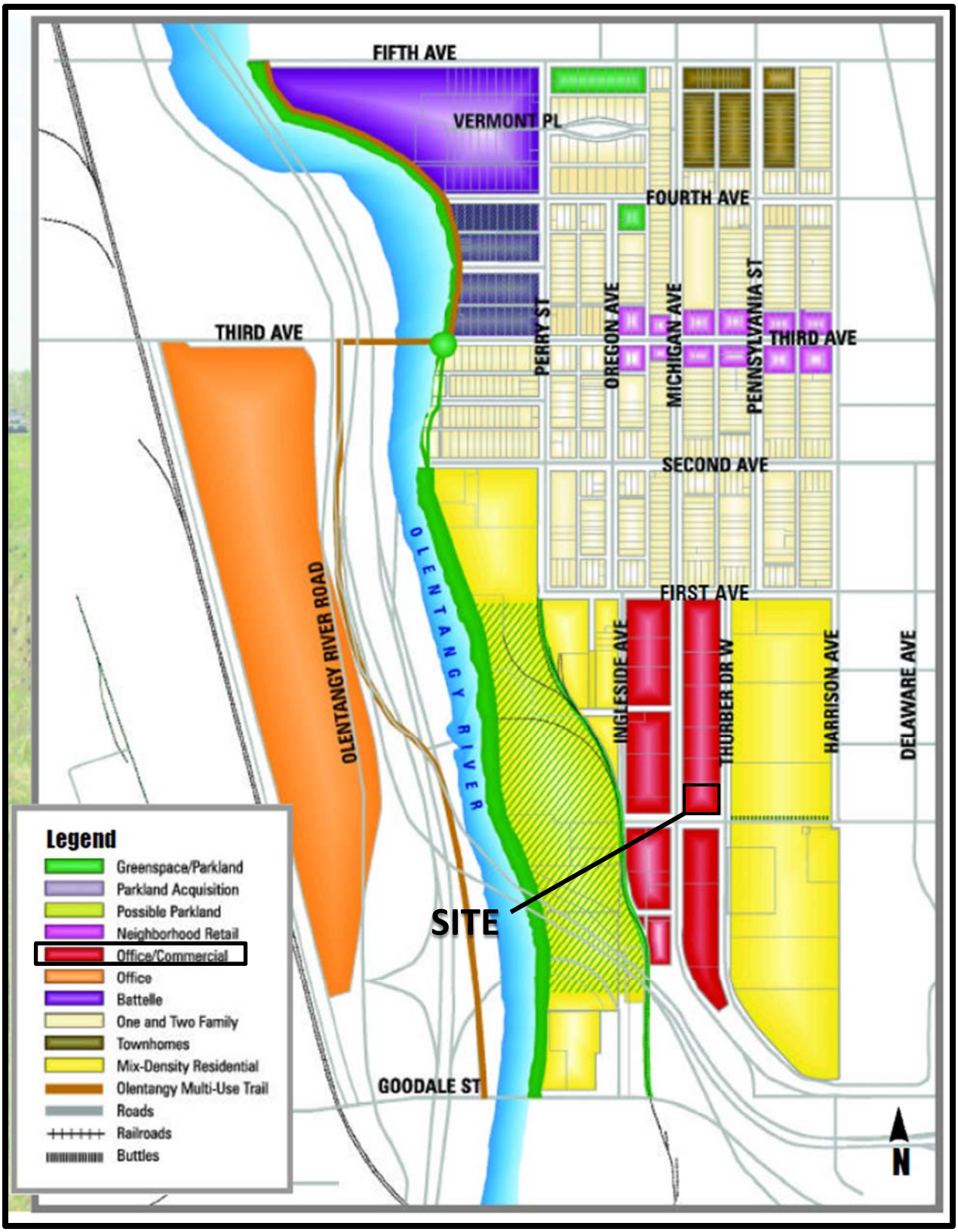


Michael Shannon

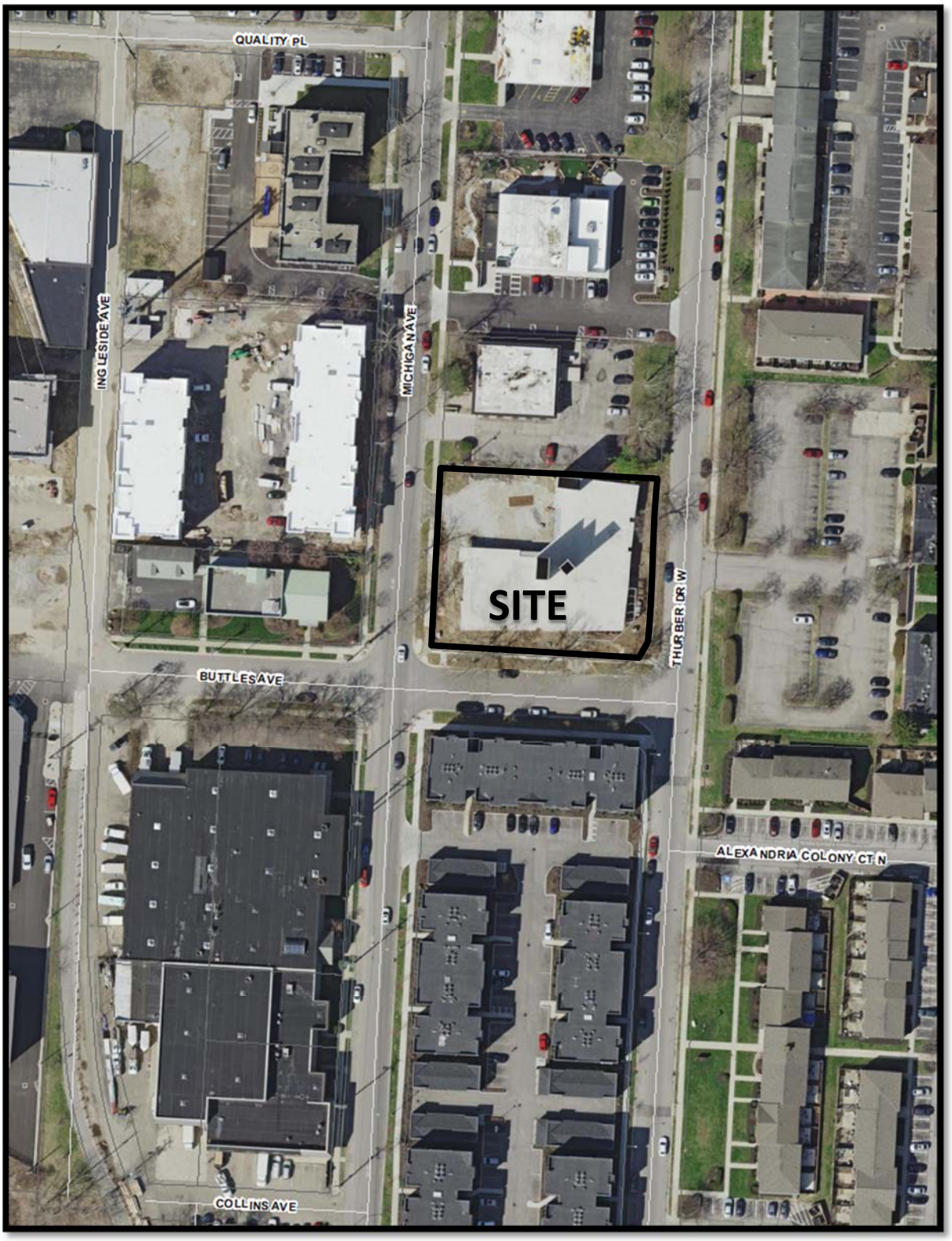


CV22-011
840 Michigan Ave.
Approximately 0.62 acres

Harrison West Plan (2005)



CV22-011
840 Michigan Ave.
Approximately 0.62 acres



CV22-011
840 Michigan Ave.
Approximately 0.62 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 ▪ ZoningInfo@columbus.gov ▪ www.columbus.gov/bzs

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

Case Number	CV22-011
Address	840 Michigan Aven
Group Name	Harrison West Society
Meeting Date	June 15, 2022

Specify Case Type

- ☐ **BZA Variance / Special Permit**
- ☑ **Council Variance**
- ☐ **Rezoning**
- ☐ **Graphics Variance / Plan / Special Permit**

Recommendation (Check only one)

- ☑ **Approval**
- ☐ **Disapproval**

LIST BASIS FOR RECOMMENDATION:

Vote	10-1
Signature of Authorized Representative	Digitally signed by David E-Signature Date: 2022.06.20 14:57:23 -04'00'
Recommending Group Title	Harrison West Society
Daytime Phone Number	(646)957-4765

Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; OR **FAX** to Zoning at (614) 645-2463; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

THE CITY OF COLUMBUS
ANDREW J. GINTHER, MAYOR
DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-011

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) Eric Zartman
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
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. JDS Companies 447 East Main Street, Suite 200 Columbus, Ohio 43215	2. Swac IV LLC 447 East Main Street, Suite 200 Columbus, Ohio 43215
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 18th day of February, in the year 2022

_____ 1-11-2026
SIGNATURE OF NOTARY PUBLIC My Commission Expires

Notary Seal Here

NOTARIAL SEAL STATE OF OHIO

KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
01-11-2026

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