

MARBLE CLIFF CANYON, LLC
842 N 4TH STREET SUITE #200
COLUMBUS, OHIO 43215
CONTACT: JOE REIDY
PH: (614) 721-0682
EMAIL: jreidy@wagco.com

E.P. FERRIS & ASSOCIATES
880 KING AVENUE
COLUMBUS, OHIO 43212
CONTACT: CHAD BUCKLEY
PH: (614) 299-2999
FAX: (614) 299-2992
EMAIL: cbuckley@epferris.com

NEW AVENUE ARCHITECTS & ENGINEERS
4740 REED ROAD, SUITE 201
UPPER ARLINGTON, OHIO 43220
CONTACT: BRENT RACER
PH: (614) 884-8888
EMAIL: bracer@new-avenue.net

EXISTING ZONING: M, MANUFACTURING
PROPOSED VARIANCE: CV19-023
PARCEL ID NUMBER: 560-298029
VARIANCE ADDRESS: 2400 OLD DUBLIN ROAD

A map showing the location of a 'SITE' (indicated by a black dot and a label with an arrow) in relation to the City of Columbus and the City of Arlington. The map includes the following features:

- Roads:** TRABLE RD, WAILE AVE, LAKESHORE DR, US 33 CAMDENOS BLVD, SALT AVE, TREMONT RD, DUBLIN RD, ROBERTS RD, and SCOTO WYCK.
- Water Bodies:** RIVERSIDE DR and SCOTO WYCK.
- Cities:** CITY OF COLUMBUS and CITY OF ARLINGTON.
- Site Location:** The 'SITE' is located near the intersection of WAILE AVE and LAKESHORE DR, within the City of Columbus.

NOT TO SCALE

DAVID B. PERRY, AGENT

JOSEPH M. REIDY, ATTORNEY

DATE _____

OLD DUB

SITE DATA					
SUBAREA	A	B	C	D	E
AREA (ACRES)	47.3	7.41	10.69	3.03	1.56
ZONING	M / CV19-023	M / CV19-023	M / CV19-023	M / CV19-023	M / CV19-023
LAND USE	DETACHED SINGLE FAMILY DWELLINGS ¹	MULTI-FAMILY ^{1,2}	MULTI-FAMILY ^{1,2}	COMMERCIAL: OFFICE, RETAIL, RESTAURANT	COMMUNITY CENTER
HEIGHT DISTRICT	H-35	H-35	H-35	H-35	H-35
HEIGHT	< 35 FEET	45 FEET (TOWNHOUSES) 60 FEET (FLATS)	60 FEET	60 FEET	60 FEET
DWELLING UNITS ³	329	220	315	N/A	N/A
PARKING REQUIRED (MAXIMUM UNITS AND COMMERCIAL SQ. FT.)	² SPACES/DWELLING UNIT	^{1,5} SPACES/DWELLING UNIT	^{1,5} SPACES/DWELLING UNIT	57,000 SF GENERAL OFFICE 15,000 SF RESTAURANT (MULTIPLE USES) 3,500 SF RESTAURANT PATIO	0 (ACCESSORY USE)
PARKING PROVIDED ⁴	658 SPACES TOTAL	330 SPACES TOTAL	473 SPACES TOTAL	371 SPACES TOTAL	
BUILDING SETBACK (FRONT) ⁵	831 SPACES (>2/DU)	412 SPACES (1.80/DU)	561 SPACES (1.70/DU)	54 SPACES + SHARED PARKING (SUBAREA C)	12 SPACES
PARKING SETBACK ⁶	3' (MIN.)	3' (MIN.)	0'-3' (MIN.)	0' (MIN.)	0' (MIN.)
SIDE YARD	3' (MIN.) ⁶	3' (MIN.) ^{6,7}	3' (MIN.) ^{6,8}	3' (MIN.)	3' (MIN.)
REAR YARD	0' (MIN.) ⁹	0' (MIN.) ⁹	N/A	N/A	N/A
PERIMETER YARD	N/A	3'	3'	N/A	N/A
LOT COVERAGE	< 50%	< 50%	< 50%	N/A	N/A
LANDSCAPING	ONE (1) TREE PER DWELLING UNIT ⁸	ONE (1) TREE PER 10 DWELLING UNITS ⁸	ONE (1) TREE PER 10 DWELLING UNITS ⁸	ONE (1) INTERIOR PARKING LOT TREE PER 20 PARKING SPACES ⁸	ONE (1) INTERIOR PARKING LOT TREE PER 20 PARKING SPACES ⁸

1 - DETACHED SINGLE FAMILY DWELLINGS (CONDOMINIUMS), NOT ON SEPARATE PARCELS OR PLATTED LOTS

2 - FORM OF MULTI-FAMILY MAY BE TOWNHOUSE AND/OR FLATS

³ - MAXIMUM NUMBER OF DWELLING UNITS.

4 - PARKING INCLUDES PARKING ON THE PRIVATE STREET/ALLEY EASEMENT WITHIN THE SUBAREA

3. - ALL ON-SITE STREETS AND ALLEYS ARE NON-DEDICATED PRIVATE STREETS/ALLEYS. FRONT SETBACK AND PARKING SETBACK IS MEASURED FROM THE PRIVATE STREET EASEMENT. OPEN PORCHES ARE PERMITTED IN THE MINIMUM BUILDING SETBACK.

9 - ALL DETACHED SINGLE FAMILY DWELLING CONDOMINIUMS SHALL HAVE A MINIMUM OF THREE (3) FEET, TOTAL, BETWEEN DWELLING UNITS.

7 - ATTACHED TOWNHOUSES SHALL HAVE ZERO (0) SIDE YARD ALONG PARTY WALLS. MINIMUM OF TEN (10) FEET BETWEEN BUILDINGS.

8 - TREE CALIPER, MINIMUM 2".

INDEX MAP
SCALE: 1" = 200'

SCALE: 1" = 200'

0 200 400

SCALE IN FEET

E. P. FERRIS
AND
ASSOCIATES

Consulting Civil Engineers and Surveyors

880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (FAX)
www.EPFERRIS.com

PROJECT# 1005.013

CV19-023 Final Received 8/20/2019 Page 1 of 6

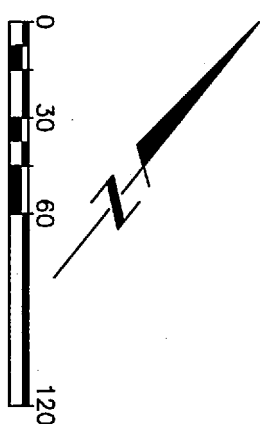
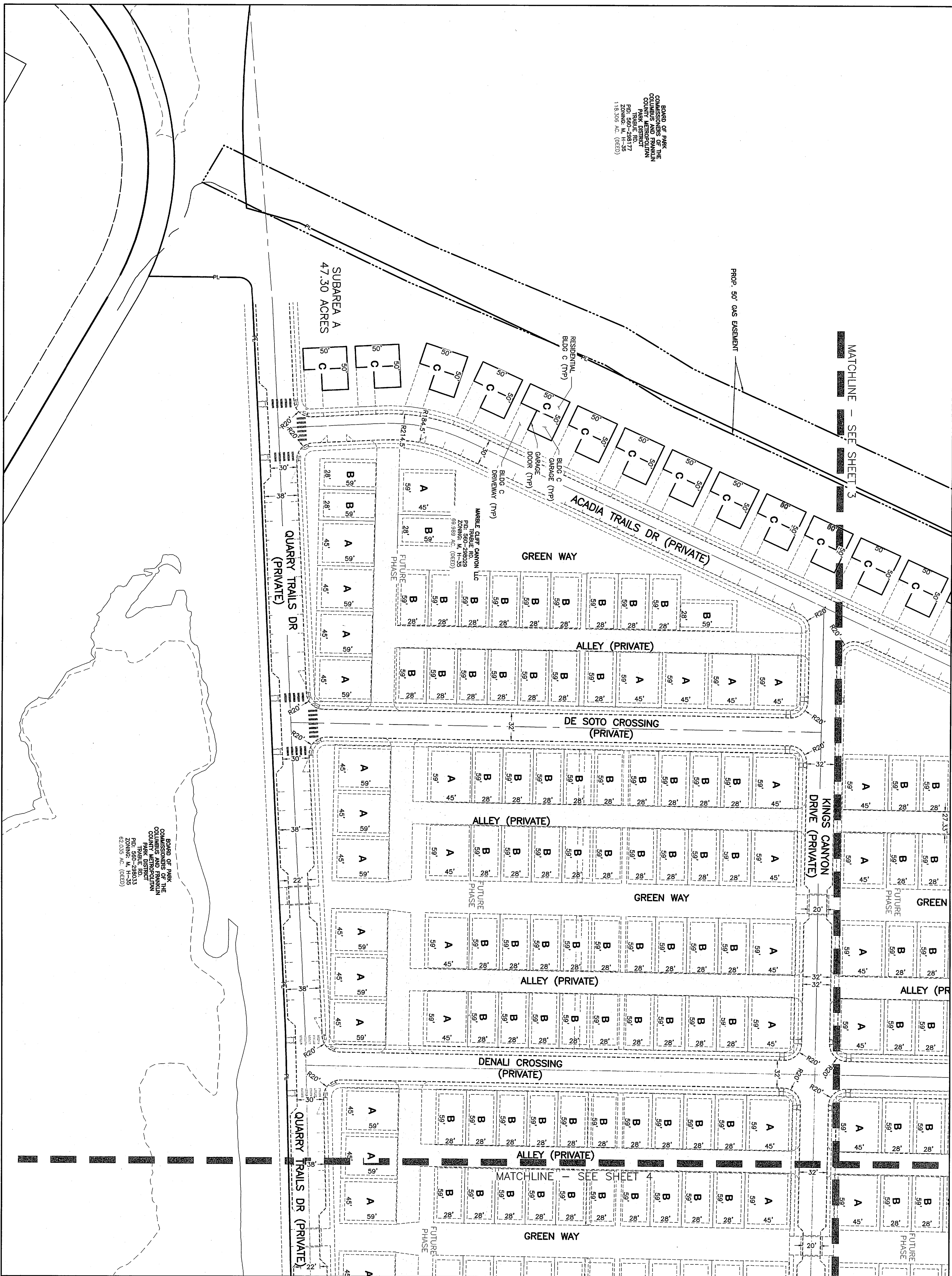
CV19-023

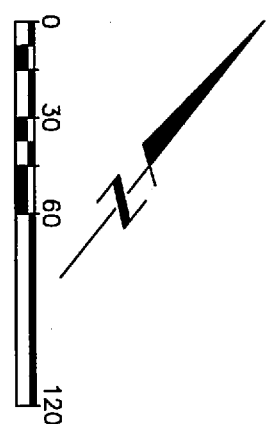
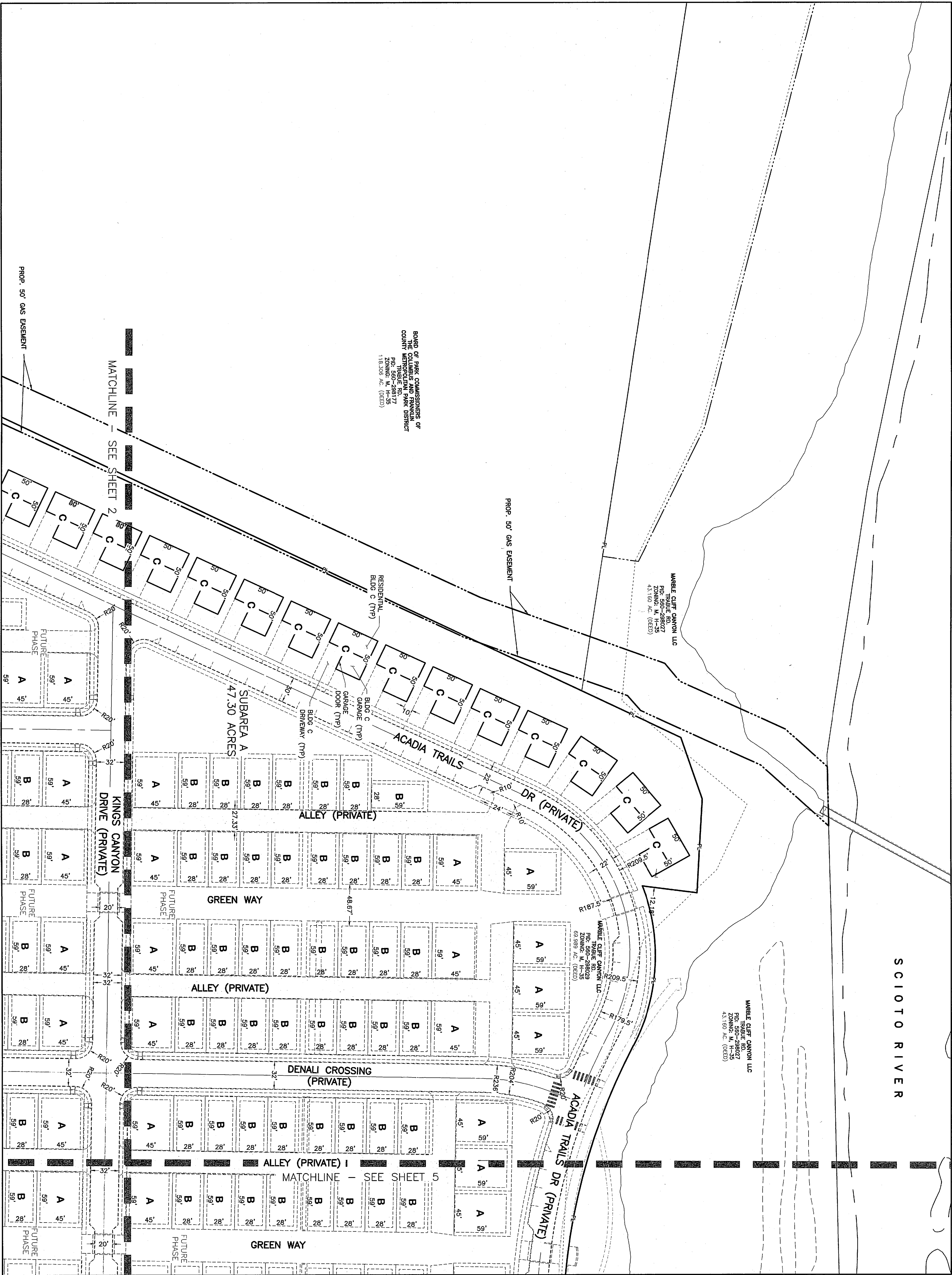
—

—

—

8/20/19





M:\1005013_TroblueRoad\DWG\Production Drawings\Zoning Plan\ZP_Title and Plan Sheets.dwg ~ZP_Site Plan (3) LAST EDITED BYBUCKLEY ON 8/21/19

E.P. FERRIS & ASSOCIATES INC

REVISIONS	DATE	BY	CHK

E. P. FERRIS
AND
ASSOCIATES
INC

880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
WWW.EPFERRIS.COM

BOARD OF PARK COMMISSIONERS OF THE
COLUMBUS AND FRANKLIN COUNTY
METROPOLITAN GOV. DISTRICT
P.O. BOX 280033
COLUMBUS, OHIO 43228
62.035 AC. (DEED)

CITY OF COLUMBUS, OHIO

QUARRY TRAILS DEVELOPMENT

MARBLE CLIFF CANYON LLC

JOB NO. 1005.013

DESIGNED BY: JLC

CHECKED BY: CJB

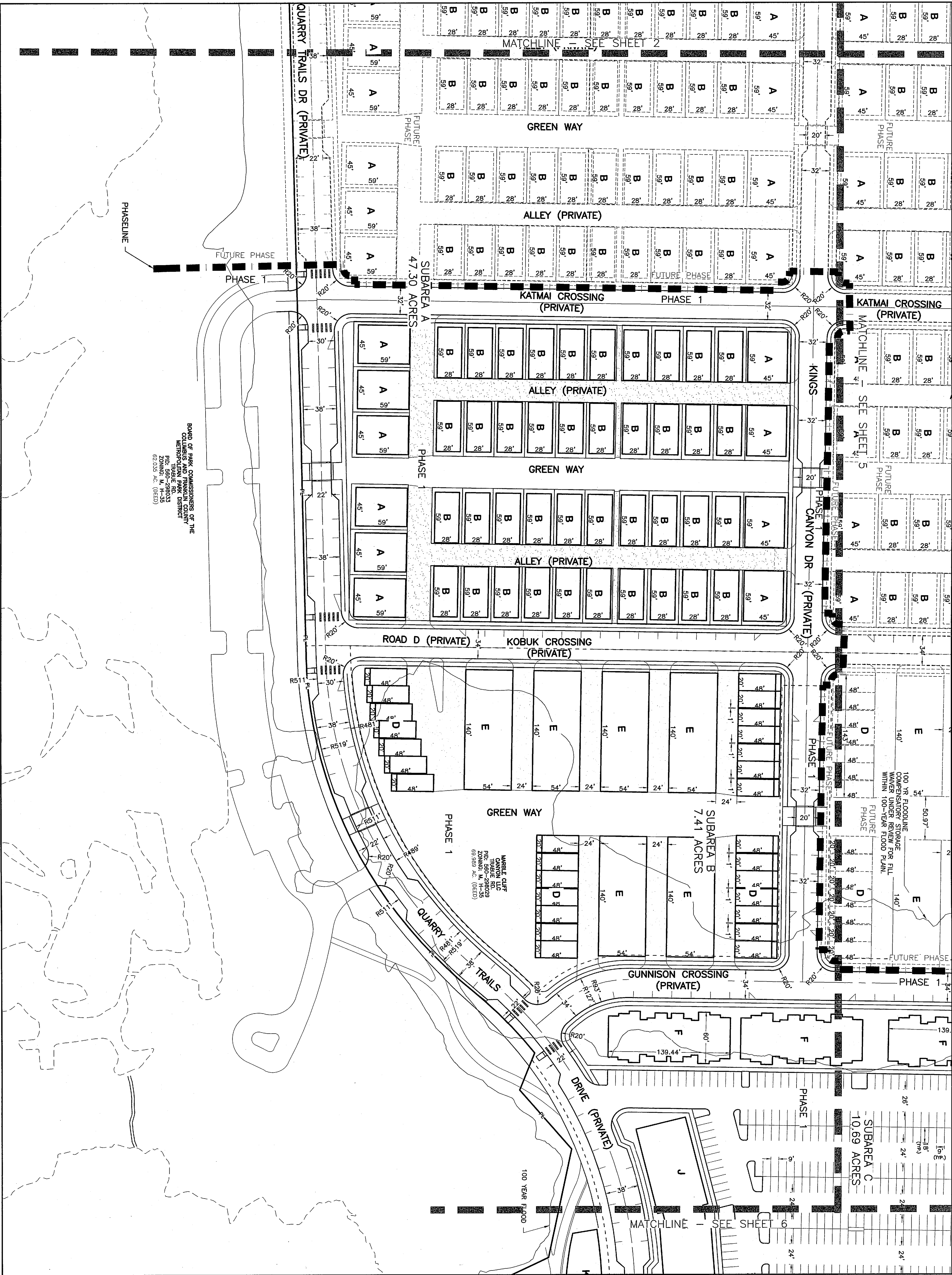
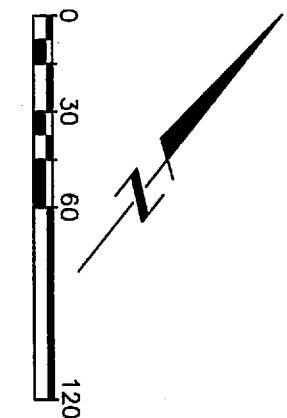
APPROVED BY: 8/20/19

CV19-023

ZONING PLAN

SHEET NO. 4 OF 6

CV19-023 Final Received 8/20/2019 Page 4 of 6



M:\1005013_TrabueRoad\DWG\Production Drawings\Zoning Plan\ZP_Title and Plan Sheets.dwg ~ZP_Site Plan (4) LAST EDITED BY:BUCKLEY ON 8/21/19

E.P. FERRIS & ASSOCIATES INC

REVISIONS		DATE	BY	CHK

E. P. FERRIS
AND
ASSOCIATES
INC

880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 298-2999
(614) 298-2992 (fax)
WWW.EPFERRIS.COM

CITY OF COLUMBUS, OHIO

QUARRY TRAILS DEVELOPMENT

MARBLE CLIFF CANYON LLC

JOB NO.	1005.013
DESIGNED BY:	---
DRAWN BY:	JLC
CHECKED BY:	CJB
APPROVED BY:	---
DATE:	8/20/19

CV19-023
ZONING PLAN

SCALE:
1" = 60'

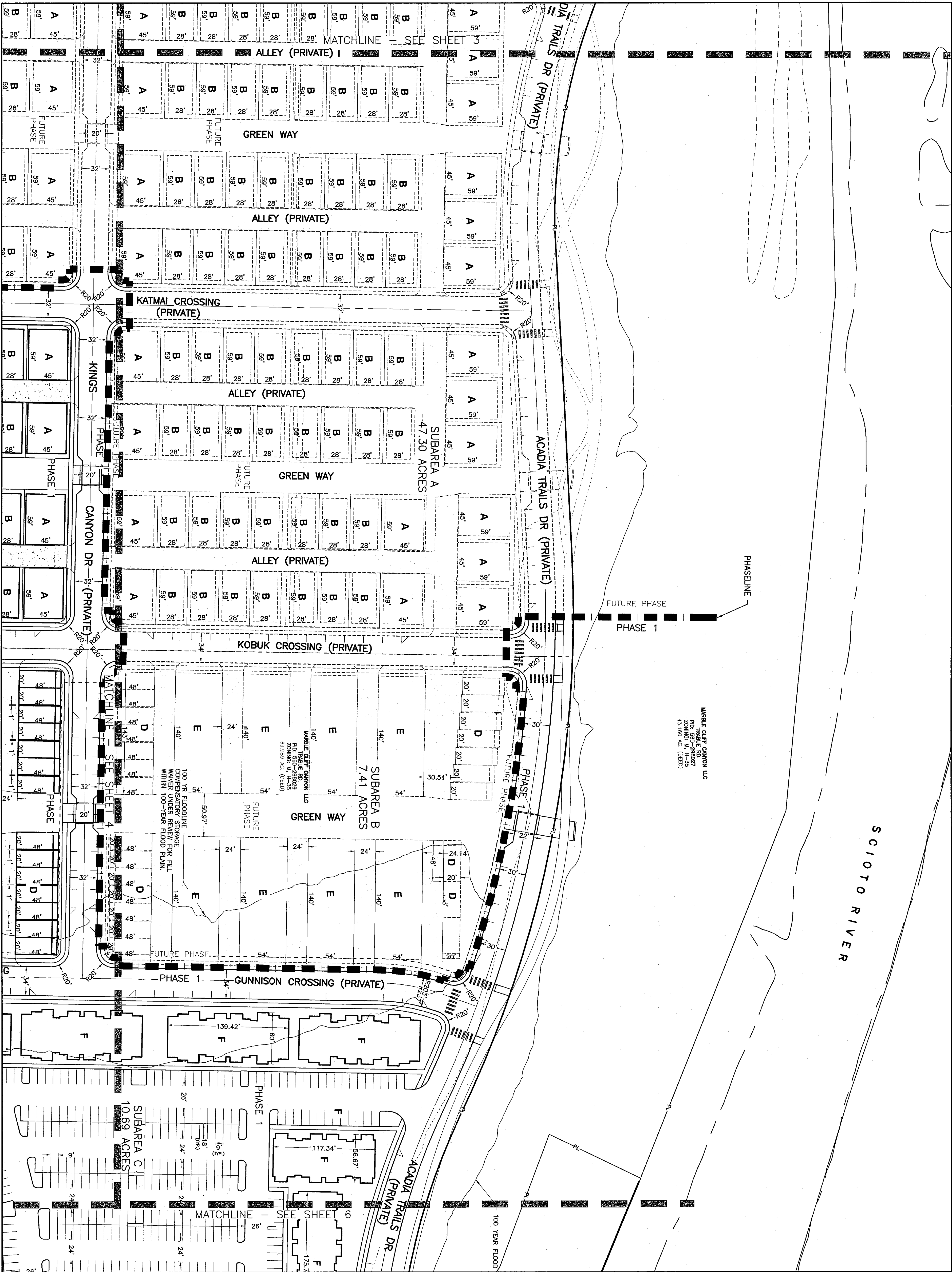
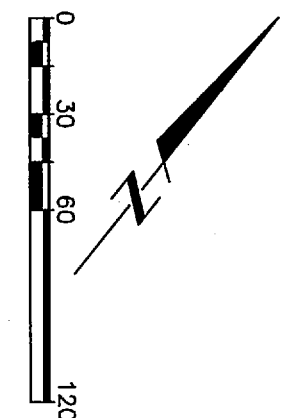
SHEET NO.

OF

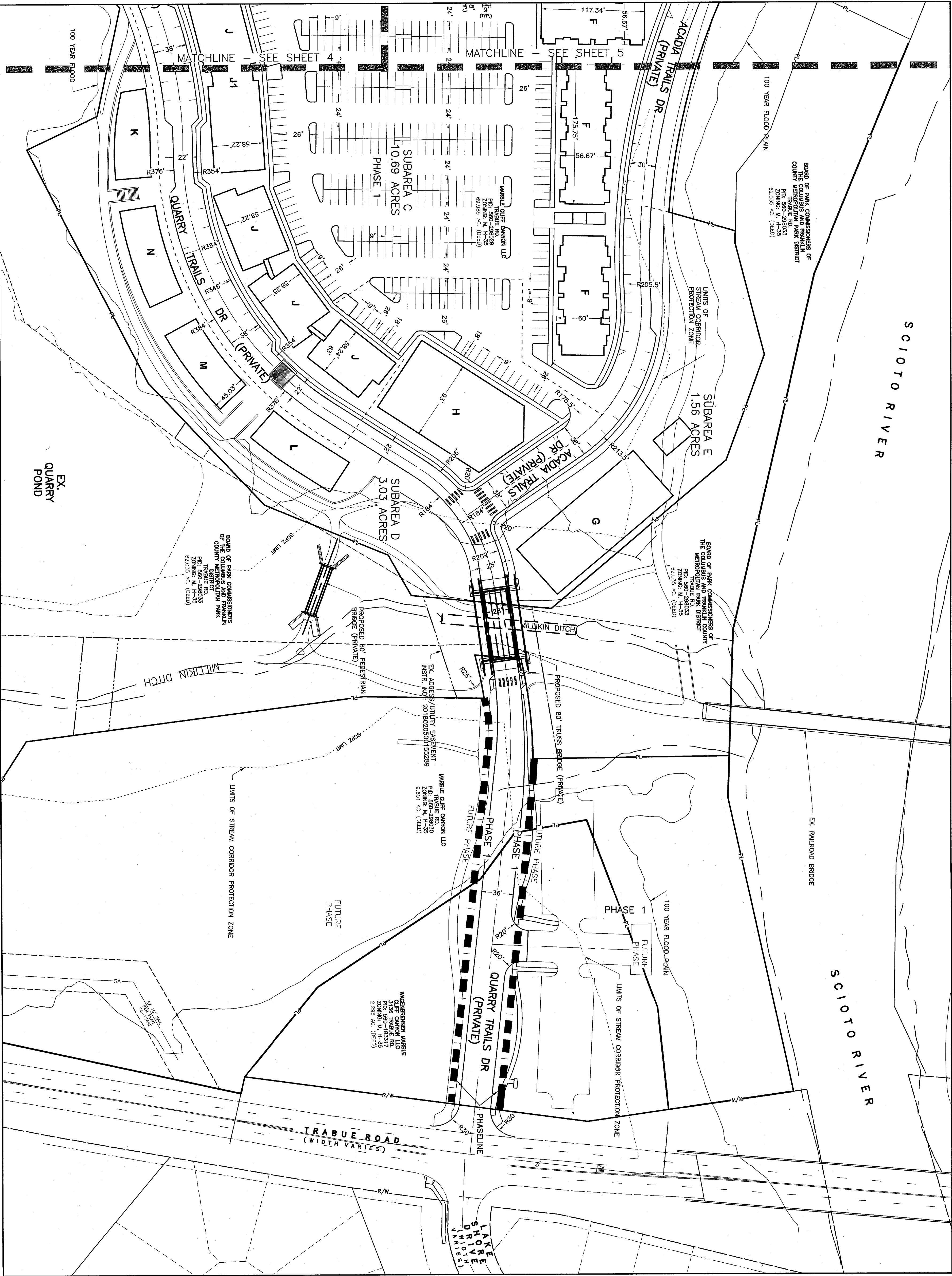
5

6

CV19-023 Final Received 8/20/2019 Page 5 of 6



M:\1005013_TrabueRoad\DWG\Production Drawings\Zoning Plan\ZP_Title and Plan Sheets.dwg ~ZP_Site Plan (5) LAST EDITED BYCIBUCKLEY ON 8/21/19



REVISIONS	DATE	BY	CHK

E. P. FERRIS
AND
ASSOCIATES
INC

880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
WWW.EPFERRIS.COM

CITY OF COLUMBUS, OHIO

QUARRY TRAILS DEVELOPMENT

MARBLE CLIFF CANYON LLC

JOB NO.	1005013
DESIGNED BY:	---
DRAWN BY:	JLC
CHECKED BY:	CIB
APPROVED BY:	---
DATE:	8/20/19

CV19-023

ZONING PLAN

0 30 60 120

1" = 60'

6

6

SITE DATA (enlarged)

SITE DATA					
SUBAREA	A	B	C	D	E
AREA (ACRES)	47.3	7.41	10.69	3.03	1.56
ZONING	M / CV19-023	M / CV19-023	M / CV19-023	M / CV19-023	M / CV19-023
LAND USE	DETACHED SINGLE FAMILY DWELLINGS ¹	MULTI-FAMILY ²	MULTI-FAMILY ²	COMMERCIAL: OFFICE, RETAIL, RESTAURANT	COMMUNITY CENTER
HEIGHT DISTRICT	H-35	H-35	H-35	H-35	H-35
HEIGHT	< 35 FEET	45 FEET (TOWNHOUSES) 60 FEET (FLATS)	60 FEET	60 FEET	60 FEET
DWELLING UNITS ³	329	220	315	N/A	N/A
PARKING REQUIRED (MAXIMUM UNITS AND COMMERCIAL SQ. FT.)	2 SPACES/DWELLING UNIT 658 SPACES TOTAL	1.5 SPACES/DWELLING UNIT 330 SPACES TOTAL	1.5 SPACES/DWELLING UNIT 473 SPACES TOTAL	57,000 SF GENERAL OFFICE 15,000 SF RESTAURANT (MULTIPLE USES) 3,500 SF RESTAURANT PATIO 5,000 SF RETAIL 371 SPACES TOTAL	0 (ACCESSORY USE)
PARKING PROVIDED ⁴	831 SPACES (>2/DU)	412 SPACES (1.80/DU)	561 SPACES (1.70/DU)	54 SPACES + SHARED PARKING (SUBAREA C)	12 SPACES
BUILDING SETBACK (FRONT) ⁵	3' (MIN.)	3' (MIN.)	0'-3' (MIN.)	0' (MIN.)	0' (MIN.)
PARKING SETBACK ⁶	3' (MIN.)	3' (MIN.)	3' (MIN.)	3' (MIN.)	3' (MIN.)
SIDE YARD	3' (MIN.) ⁷	3' (MIN.) ^{7*}	3' (MIN.) ^{7*}	N/A	N/A
REAR YARD	0' (MIN.) ⁷	0' (MIN.) ⁷	N/A	N/A	N/A
PERIMETER YARD	N/A	3'	3'	N/A	N/A
LOT COVERAGE	< 50%	< 50%	< 50%	N/A	N/A
LANDSCAPING	ONE (1) TREE PER DWELLING UNIT ⁸	ONE (1) TREE PER 10 DWELLING UNITS ⁸	ONE (1) TREE PER 10 DWELLING UNITS ⁸	ONE (1) INTERIOR PARKING LOT TREE PER 20 PARKING SPACES ⁸	ONE (1) INTERIOR PARKING LOT TREE PER 20 PARKING SPACES ⁸

¹ - DETACHED SINGLE FAMILY DWELLINGS (CONDOMINIUMS), NOT ON SEPARATE PARCELS OR PLATTED LOTS.

² - FORM OF MULTI-FAMILY MAY BE TOWNHOUSE AND/OR FLATS.

³ - MAXIMUM NUMBER OF DWELLING UNITS.

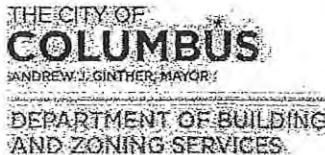
⁴ - PARKING INCLUDES PARKING ON THE PRIVATE STREET/ALLEY EASEMENT WITHIN THE SUBAREA.

⁵ - ALL ON-SITE STREETS AND ALLEYS ARE NON-DEDICATED PRIVATE STREETS/ALLEYS. FRONT SETBACK AND PARKING SETBACK IS MEASURED FROM THE PRIVATE STREET EASEMENT. OPEN PORCHES ARE PERMITTED IN THE MINIMUM BUILDING SETBACK.

⁶ - ALL DETACHED SINGLE FAMILY DWELLING CONDOMINIUMS SHALL HAVE A MINIMUM OF THREE (3) FEET, TOTAL, BETWEEN DWELLING UNITS.

⁷ - ATTACHED TOWNHOUSES SHALL HAVE ZERO (0) SIDE YARD ALONG PARTY WALLS. MINIMUM OF TEN (10) FEET BETWEEN BUILDINGS.

⁸ - TREE CALIFER, MINIMUM 2".



Council Variance Application
 111 North Front Street, Columbus, Ohio 43215
 Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

STATEMENT OF HARDSHIP

CV19-023

Chapter 3307 of the Columbus Zoning Code

Section 3307.10 Variances by City Council

- A. Permit a variance 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 or unusual hardships 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 the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.
- 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 discovered after your application is approved, a new application 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

Wagonsurrey Development by
 Date 2/25/19

Signature of Attorney

Joseph B. [Signature]
 Date 2/25/19

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
 Applications must be submitted by appointment. Call 614-645-4522 to schedule.
 Please make checks payable to the Columbus City Treasurer

Exhibit B

Statement of Hardship

CV19-023, 2400 Old Dublin Road

Redevelopment of the 600 +/- acre Marble Cliff Quarry ("Quarry"), northeast of Trabue Road and Dublin Road, will include large areas of public park with Columbus and Franklin County Metro Parks ("Metro Parks") locating a new metro park on 180 acres as part of the initial phases of site development along with the first phase of the proposed mixed use development on 70 acres to be accessed from the extension of Lake Shore Drive north of Trabue Road and connection to Old Dublin Road. Pursuant to its Development Agreement with Metro Parks, applicant will be donating 43-acres of land along the Scioto River to be preserved as greenspace and provide for a 2-mile extension of the Scioto Greenways Trail. Tax Increment Financing proceeds tied to the completion of the development project will be used to fund \$2,000,000 for the new trail.

Most of the 70-acre portion of the Quarry area to be developed was formerly used as a solid waste landfill, which ceased operations in June of 1974 and was never properly closed. Applicant is currently completing the capping of the former landfill and is looking to start construction of the extension of Lake Shore Drive, and other infrastructure that is essential for the opening of the new Metro Park, in September of 2019. The timing of action on this variance application is crucial, as Applicant needs City Council action on its zoning variance application before Council adjourns for its summer recess to complete the Site Compliance Plan (SCP) process and other permitting required for the start of construction in September. The Metro Parks component of this development project cannot happen with the road infrastructure that is part of the mixed use development area encompassed by this variance application. The development is in compliance with the Trabue-Roberts Area Plan (2011) for re-use of the site and, in conjunction with Metro Parks, provides huge areas of new parkland and trails for both active and passive recreational use.

The site is zoned M, Manufacturing. Phase 1 includes office, retail and restaurant commercial uses, all as permitted currently with the existing M zoning, and 415 multi-family dwelling units, 50 single-family dwelling units. Development of the site is limited to "Phase 1", identified as follows and as noted on the drawings titled "Zoning Plan Quarry Trails Development" dated 8/20/19.

Phase 1: 415 multi-family dwelling units, 50 single-family dwelling units, 57,000 square feet of office uses, 20,000 square feet of restaurant and/or retail uses, 3,500 square feet of accessory outdoor dining patio for the restaurant(s), the community center, the street extension from Trabue Road to the site, site grading outside of the Phase 1 development area and construction of private roads outside of the Phase 1 development area.

No construction of buildings shall be permitted on the 69.99 +/- acre site outside of "Phase 1" area until a regional traffic study has been completed by the developer and approved by the City of Columbus. Additional buildings outside of Phase 1 are planned, as depicted and enumerated on the drawings titled "Zoning Plan Quarry Trails Development" dated 8/20/19.

Development areas (Subareas A - E, inclusive) and Subarea boundaries are depicted on submitted exhibits, as well as the Zoning Data Table with uses and development standards by Subarea. Residential use includes detached and attached dwelling units planned for sale as condominium units (not on individual parcels) and apartments. All streets within the Phase 1 private development will be private, including the extension of Lakeshore Drive, north of Trabue Road.

Applicant has a hardship in that there is no process other than variance by which the critical time elements of the project can be met and there is no zoning district to which the site could be rezoned without also needing variances. 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. The uses are appropriate given the location and master plan for the Quarry site.

Applicant requests the following variances:

- 1). Section 3363.01, M, Manufacturing District, to permit residential use with up to 864 dwelling units consisting of detached and attached dwelling units and multifamily uses.
- 2). Section 3309.14, Height Districts, to permit height of 60 feet in the H-35 Height District in Subareas B, C, D, E, inclusive.
- 3). Section 3312.21, Landscaping and Screening, to reduce interior parking lot trees in Subareas C and D from one (1) tree per 10 parking spaces to one (1) tree per 20 parking spaces.
- 4). Section 3312.25, Maneuvering, to reduce maneuvering area for garages from 20 feet to 0 feet subject to minimum total maneuvering area provided by easement and to reduce maneuvering area from 20 feet to zero (0) feet within Subarea C for the Subarea line of Subareas C and D and for any phased construction, subject to applicable total code required maneuvering being provided across subarea lines, which may also be property lines.
- 5). Section 3312.29, Parking Space, to permit parking spaces to be divided by property lines in Subarea C, subject to applicable total code required parking space dimensions being provided across subarea lines, which may also be property lines.

6). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce the minimum number of parking spaces in Subarea D from 371 spaces to 54 spaces. Shared parking for Subarea D will be available in Subarea C.

7). Section 3312.53, Minimum Number of Loading Spaces Required, to reduce code required loading spaces to zero (0), with loading areas being provided as needed and subject to design approval by the Division of Traffic Management/Public Service Department.

Subject to:

The following uses of the M, Manufacturing District shall be prohibited:

- a). Extended stay hotels,
- b). Adult entertainment and/or adult store,
- c). all C-5, Commercial District Uses,
- d). all uses of the M, Manufacturing District, Sections 3363.02 – 3363.17, inclusive;

and conditioned upon the drawings titled “Zoning Plan Quarry Trails Development”, dated 8/20/19, sheets 1 – 6, inclusive.

CV19-023, 2400 Old Dublin Road

8/22/19

Traffic text for zoning variance ordinance (final):

1. Prior to submittal and approval of a site compliance plan for any area of development beyond Phase 1, which is defined as 415 multi-family dwelling units, 50 single-family dwelling units, 57,000 square feet of office uses, 20,000 square feet of restaurant and/or retail uses, 3,500 square feet of accessory outdoor dining patio for the restaurant(s), the community center, the street extension from Trabue Road to the site, site grading outside of the Phase 1 development area and construction of private roads outside of the Phase 1 development area, a revised traffic impact study shall be prepared to determine the impacts of the full development of this site. This revised traffic impact study will need to evaluate all site access points as well as off-site intersections, as determined by the City of Columbus, Department of Public Service. Coordination will occur with the City of Upper Arlington and the Franklin County Engineer's Office, as applicable. This revised traffic impact study will also need to include the areas of development subject to rezoning application Z16-080 passed via Ordinance 3116-2017 and rezoning application Z17-057 passed via Ordinance 2358-2018. For the purposes of this future analysis, all site traffic generated from this development, including Phase 1, shall be considered site-generated traffic and not considered background traffic at off-site intersections. If the revised traffic study identifies improvements necessary to mitigate impacts of the full development of this site, these improvements shall be implemented in conjunction with the submittal of a site compliance plan for any area of development beyond Phase 1, as determined by the Department of Public Service.
2. At the intersection of Trabue Road & Lake Shore Drive, the developer shall be responsible for the installation of a traffic signal, as approved by the Department of Public Service.
3. At the intersection of Trabue Road & Lake Shore Drive, the developer shall be responsible for the installation of an eastbound left turn lane with a length of 305 feet, which is inclusive of a diverging taper of 60 feet.
4. At the intersection of Trabue Road & Lake Shore Drive, the developer shall enter into a traffic signal maintenance contract with the Department of Public Service and shall be responsible for a proportional share of 75% of the ongoing maintenance costs of the traffic signal at this intersection.
5. At the intersection of Trabue Road & Lake Shore Drive, the developer shall be required to remove foliage within the right-of-way on the north side of Trabue Road to maintain adequate sight distance for southbound vehicles at this intersection.
6. The developer shall be responsible for constructing an additional lane to the westbound approach of the intersection of Riverside Drive & Trabue Road/Cambridge Boulevard to include a left turn lane, a through lane, and a through-right lane. These are Build improvements required with the proposed Quarry development.

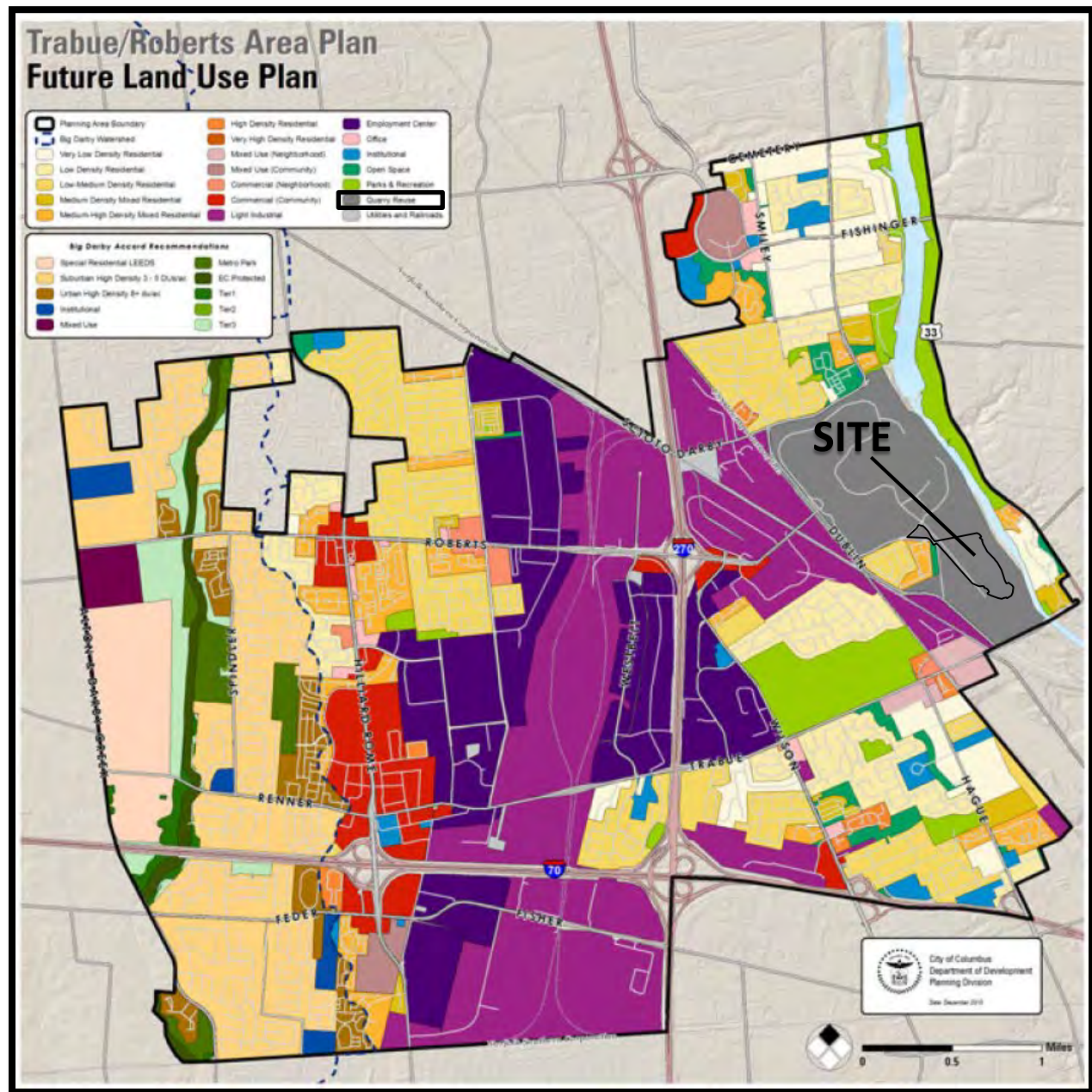
Approximately 69.99 acres

Trabue Roberts Area Plan (2011) – “Quarry/Quarry Reuse” Recommended

Quarry/Quarry
Reuse

N/A

Quarries should be located in existing locations. Reuse of quarry should be restored in a manner that is compatible with the community and maximize recreational reuse potential where appropriate.



CV19-023
2400 Old Dublin Road
Approximately 69.99 acres



CV19-023
2400 Old Dublin Road
Approximately 69.99 acres

Standardized Recommendation Form

ORD #2277-2019; CV19-023; Page 16 of 17
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:

Address:

Group Name:

Meeting Date:

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**

NOTES:

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 FAX to Zoning at 614-645-2463; or MAIL to:** Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

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

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.APPLICATION #: CV 19 - 023

STATE OF OHIO
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Joseph M. Reidy, Esq.
 of (COMPLETE ADDRESS) 842 North Fourth Street, Suite 200, Columbus, Ohio 43215
 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 (include contact name and number)
 Business or individual's address
 City, State, Zip Code
 Number of Columbus based employees
 (Limited to 4 lines per box)

1. Wagenbrenner Development; 842 North Fourth Street, Suite 200; Columbus, Ohio 43215 No. of Columbus based Employees: Nine (9) Contact: Joseph M. Reidy, 614-721-0682	2. Marble Cliff Canyon, LLC; 842 North Fourth Street, Suite 200; Columbus, Ohio 43215 No. of Columbus based Employees: Zero (0) Contact: Joseph M. Reidy, 614-721-0682
3. -----	4. -----

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 20th day of August, in the year 2019

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

This Disclosure Statement expires six months after date of notarization.

Notary Seal Here



MaryAlice Wolf
 Notary Public, State of Ohio
 My Commission Expires October 24, 2023

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make all checks payable to the Columbus City Treasurer