

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

OFFICE USE ONLY

Application Number: CV25-001 Date Received: 1/22/25
Application Accepted by: TD Fee: \$2,900 w/Z25-001
Assigned Planner: Tim Dietrich; tedietch@columbus.gov; 614-645-6665

LOCATION AND ZONING REQUEST:

Existing Address or Zoning Number: 531 West Fifth Avenue, Columbus, OH Zip: 43201
Is this application being annexed into the City of Columbus? YES NO (select one)
If the site is currently pending annexation, the Applicant must show documentation of County Commissioner's adoption of the annexation petition.
Parcel Number for Address or Zoning Number: SEE SUPPLEMENTAL PARCEL NUMBER EXHIBIT
 Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s): C-4, I, AR-1, AR-3, R-3, R Acreage: 19.38 +/-
Neighborhood Group: Harrison West Society
Proposed Use or reason for request: Revisions to Founders Park Ordinance 1941-2021 (CV21-040)

APPLICANT:

(Elaborate in Statement of Hardship)

Applicant Name: Thrive Companies; c/o Dave Perry Phone Number: (614) 228-1727 Ext.: --
Address: David Perry Company, Inc.; 411 East Town, Fl 1 City/State: Columbus, OH Zip: 43215
Email Address: dave@daveperryco.net

PROPERTY OWNER(S):

Check here if listing additional property owners on a separate page

Name: Townhomes on Perry, LLC; c/o Charles Campisano Phone Number: (614) 496-8275 Ext.: --
Address: 842 North 4th Street, Suite 200 City/State: Columbus, OH Zip: 43215
Email Address: ccampisano@thrivecos.com

ATTORNEY / AGENT: (Check one if applicable)

Attorney Agent

Name: Charles Campisano Phone Number: (614) 496-8275 Ext.: --
Address: Thrive Companies; 842 North 4th St, Ste 200 City/State: Columbus, OH Zip: 43215
Email Address: ccampisano@thrivecos.com

SIGNATURES:

APPLICANT SIGNATURE Thrive Companies by Dan B. Perry, Agent
PROPERTY OWNER SIGNATURE [Signature]
ATTORNEY / AGENT SIGNATURE [Signature]

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

SUPPLEMENTAL PARCEL NUMBER EXHIBIT

010-299005	010-302844	010-307086
010-299078	010-302845	010-307087
010-299079	010-302846	010-307088
010-299080	010-302847	010-307089
010-299081	010-303682	010-307090
010-301713	010-303978	010-307091
010-301714	010-303979	010-307092
010-301829	010-305855	010-307848
010-301830	010-305856	010-307849
010-301954	010-306026	010-318507
010-301955	010-306027	010-318508
010-301956	010-306028	010-318509
010-302531	010-306029	010-318510
010-302532	010-306030	010-318511
010-302533	010-306031	010-318512
010-302554	010-306032	010-318513
010-302555	010-306789	010-319445
010-302556	010-306790	010-319446
010-302557	010-306791	010-319447
010-302597	010-306792	010-319448
010-302598	010-306793	010-319449
010-302599	010-306794	010-319450
010-302600	010-306795	010-319451

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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AFFIDAVIT

Application # CV25-_____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David B. Perry
of (1) MAILING ADDRESS David Perry Company, Inc., 411 East Town Street, Floor 1, Columbus, OH 43215

deposes and states that he is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per PROPERTY ADDRESS or ZONING NUMBER 531 West Fifth Avenue, Columbus, OH 43201

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services

SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS

(3) Founders Park Apartments, LLC
c/o Charles Campisano, Attorney
842 North 4th Street, Suite 200, Columbus, OH 43215

Check here if listing additional property owners on a separate page.

APPLICANT'S NAME AND PHONE #
(same as listed on front application)

Thrive Companies
c/o Dave Perry, (614) 228-1727

NEIGHBORHOOD GROUP
ZONING CHAIR OR CONTACT PERSON
AND EMAIL ADDRESS

(4) Harrison West Society
c/o Michael Metz
Email: president@harrisonwest.org

and that the attached document (5) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property.

SIGNATURE OF AFFIANT David B. Perry

Sworn to before me and signed in my presence this 7th day of January in the year 2025

(6) SIGNATURE OF NOTARY PUBLIC MaryAlice Wolf

Notary Seal Here
My Commission Expires _____



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires:
October 24, 2028

This Affidavit expires six (6) months after date of notarization.

SUPPLEMENTAL PARCEL NUMBER EXHIBIT

010-299005	010-302844	010-307086
010-299078	010-302845	010-307087
010-299079	010-302846	010-307088
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010-301713	010-303978	010-307091
010-301714	010-303979	010-307092
010-301829	010-305855	010-307848
010-301830	010-305856	010-307849
010-301954	010-306026	010-318507
010-301955	010-306027	010-318508
010-301956	010-306028	010-318509
010-302531	010-306029	010-318510
010-302532	010-306030	010-318511
010-302533	010-306031	010-318512
010-302554	010-306032	010-318513
010-302555	010-306789	010-319445
010-302556	010-306790	010-319446
010-302557	010-306791	010-319447
010-302597	010-306792	010-319448
010-302598	010-306793	010-319449
010-302599	010-306794	010-319450
010-302600	010-306795	010-319451

APPLICANT

Thrive Companies
c/o Dave Perry, Agent
David Perry Company, Inc.
411 East Town Street, Floor 1
Columbus, OH 43215

COMMUNITY GROUP

Harrison West Society
c/o Michael Metz
P.O. Box 163442
Columbus, OH 43216

Kristen A. McKee, Nicolas M. Golubitsky
(or current occupant)
1257 Perry Street
Columbus, OH 43201

Vikas Aggarwal, Supriya Shore
(or current occupant)
1198 Warrington Drive
Ann Arbor, MI 48103

Allison C. Lure, Austin J. Sim
(or current occupant)
1251 Perry Street
Columbus, OH 43201

Darryl Hood, Karol Prescott-Hood
(or current occupant)
1245 Perry Street
Columbus, OH 43201

PROPERTY OWNERS:

Townhomes on Perry, LLC
c/o Charles Campisano
842 North 4th Street, Suite 200
Columbus, OH 43215

Perry Street Hotel Acquisitions, LLC
150 East Broad Street
Columbus, OH 43215

Harrison West Senior Living, LLC
811 South Main Street
North Canton, OH 44720

Founders Park Apartments, LLC
c/o Charles Campisano
842 North 4th St, Ste 200
Columbus, OH 43215

The Harrison Market Community Auth.
c/o Charles Campisano
842 North 4th St, Ste 200
Columbus, OH 43215

Alexander Joseph Slack
(or current occupant)
1241 Perry Street
Columbus, OH 43201

Carl G., Kimberly K. Chaney
(or current occupant)
905 Mayer Street
Bryan, OH 43506

Kristin Koenig, Andrew Stiff
(or current occupant)
1185 Perry Street
Columbus, OH 43201

ATTORNEY FOR APPLICANT:

Charles Campisano
Thrive Companies
842 North 4th Street, Suite 200
Columbus, OH 43215

Jeremy Dominik
(or current occupant)
520 Riverfront Lane
Columbus, OH 43201

Courtney Nicole James, Justin Keith Hall
(or current occupant)
528 Riverfront Lane
Columbus, OH 43201

Courtney, Erik Young
(or current occupant)
508 Riverfront Lane
Columbus, OH 43201

Ryan Willis
(or current occupant)
504 Riverfront Lane
Columbus, OH 43201

Carter Coons, Ttee
(or current occupant)
3225 McLeod Drive, Suite #777
Las Vegas, NV 89121

David K., Gretchen A. Tinnerman
(or current occupant)
1183 Perry Street
Columbus, OH 43201

Summit Shah
(or current occupant)
1181 Perry Street
Columbus, OH 43201

Jammu Balpreet, Jashun Singh Jammu
(or current occupant)
1179 Perry Street
Columbus, OH 43201

Samiha M. Nasser
(or current occupant)
1177 Perry Street
Columbus, OH 43201

Robert D. Cooper, Abigail G. Oberla
(or current occupant)
1175 Perry Street
Columbus, OH 43201

Joseph Curcio
(or current occupant)
1173 Perry Street
Columbus, OH 43201

Nisha Shah, Max A. Grosel
(or current occupant)
1171 Perry Street
Columbus, OH 43201

Adam, Allison Milliken
(or current occupant)
1169 Perry Street
Columbus, OH 43201

Joshua T. Cox
(or current occupant)
1167 Perry Street
Columbus, OH 43201

Johuan Han Cheng, et al.
(or current occupant)
1165 Perry Street
Columbus, OH 43201

1163 Perry, LLC
1163 Perry Street
Columbus, OH 43201

Christina M. Hall, Tr
(or current occupant)
1161 Perry Street
Columbus, OH 43201

Anita Yalamanchi, Bryan McDaniel
(or current occupant)
1189 Perry Street
Columbus, OH 43201

Bruce D. Pecci
(or current occupant)
1191 Perry Street
Columbus, OH 43201

Amy E. Baumann
(or current occupant)
1193 Perry Street
Columbus, OH 43201

James A., Susan K. Edison
(or current occupant)
1195 Perry Street
Columbus, OH 43201

David A. Haley
(or current occupant)
1197 Perry Street
Columbus, OH 43201

Joseph Meola, Julianne Brown
(or current occupant)
1199 Perry Street
Columbus, OH 43201

Steven M., Jessica D. Loborec
(or current occupant)
1201 Perry Street
Columbus, OH 43201

Andrew G. Keaster
(or current occupant)
1203 Perry Street
Columbus, OH 43201

Brian J. Fornadel, Scott C. Monnin
(or current occupant)
1205 Perry Street
Columbus, OH 43201

Kathryn A. Burns-Hill, William H. Hill
(or current occupant)
1207 Perry Street
Columbus, OH 43201

Matthew D. Kennon
(or current occupant)
1209 Perry Street
Columbus, OH 43201

Amer Rajab, Renata Fabia
(or current occupant)
1211 Perry Street
Columbus, OH 43201

Sebastian Giraldo,
Mariana Garcia Robles McCabe
(or current occupant)
1215 Perry Street
Columbus, OH 43201

Joseph, Amber Perrault
(or current occupant)
491 West Fifth Avenue
Columbus, OH 43021

Gokhan E. Ozoglu, Shawn M. Austin-Ozoglu
(or current occupant)
487 West Fifth Avenue
Columbus, OH 43201

Jane P., Robin E. Roth
(or current occupant)
483 West Fifth Avenue
Columbus, OH 43201

Beth E. Collier
(or current occupant)
479 West Fifth Avenue
Columbus, OH 43201

531 West Fifth Avenue
CV25-_____
Exhibit A, Public Notice
Page 2 of 4, 01/07/2025

Derek J., Amy K. Elbaor
(or current occupant)
471 West Fifth Avenue
Columbus, OH 43201

Mark R., Carol S. Gordon
(or current occupant)
467 West Fifth Avenue
Columbus, OH 43201

Brian C. Washington
(or current occupant)
463 West 5th Avenue
Columbus, OH 43201

Madhvi V. Patel
(or current occupant)
459 West Fifth Avenue
Columbus, OH 43210

Bradley Thomas McCord, TTEE
(or current occupant)
352 Spruce Street
San Francisco, CA 94118

Ronald H., Sr., Tamara L. Davies
(or current occupant)
451 West Fifth Avenue
Columbus, OH 43201

Richard, Julie Wagner
(or current occupant)
447 West 5th Avenue
Columbus, OH 43201

Sam W. Martin
(or current occupant)
443 Fifth Avenue W
Columbus, OH 43201

Laura Williams
(or current occupant)
439 West 5th Avenue
Columbus, OH 43201

Anthony M. Hausfeld, Kasey L. Lorentzen
(or current occupant)
435 West Fifth Avenue
Columbus, OH 43201

Michael P. Wilt
(or current occupant)
431 West Fifth Avenue
Columbus, OH 43201

Andres F., Brooke E. Morales
(or current occupant)
475 West Fifth Avenue
Columbus, OH 43201

PROPERTY OWNERS WITHIN 125 FEET

Battelle Memorial Institute
505 King Avenue
Columbus, OH 43201

City of Columbus Ohio
90 West Broad Street, Room 425
Columbus, OH 43215

ARL Properties, LLC
P.O. Box 1248
Powell, OH 43065

Michael J. Wiertel, Lea Shinas
(or current occupant)
480 Vermont Pl
Columbus, OH 43201

James B. Houchard, Donna J. Chaffin
(or current occupant)
758 Brookdale Road
West Jefferson, OH 43162

Heather A. Zwierlein
(or current occupant)
481 Vermont Pl
Columbus, OH 43201

Rebecca M. Davis, Natividad Ruiz
(or current occupant)
498 West 4th Avenue
Columbus, OH 43201

Jerald L., Debby J. Colvin
(or current occupant)
492 West Fourth Avenue
Columbus, OH 43201

Kevin D., Jennifer A. Kuhlwein
(or current occupant)
436 West 5th Avenue
Columbus, OH 43201

Alfred Chambers John Alexander
(or current occupant)
421 West 5th Avenue
Columbus, OH 43201

Jason R. Hankinson, Tr
(or current occupant)
416 West Fifth Avenue
Columbus, OH 43201

Garrett, Chasity Kowalski
(or current occupant)
415 West 5th Avenue
Columbus, OH 43201

McGee - Michigan Ave, LLC
120 Dennison Ave, Ste 102
Columbus, OH 43201

McGee - Michigan Ave, LLC
1086 North 4th Street
Columbus, OH 43201

**531 West Fifth Avenue
CV25-_____
Exhibit A, Public Notice
Page 3 of 4, 01/07/2025**

Cayman Nebraska
(or current occupant)
1265 Michigan Avenue
Columbus, OH 43201

Vasilios, Maria P. Nicoloulas
(or current occupant)
7681 Shepherd Drive
Powell, OH 43065

Linda Fowler
(or current occupant)
444 Vermont Pl
Columbus, OH 43201

Frank J., Kristin Yankovich
(or current occupant)
450 Vermont Place
Columbus, OH 43201

Ryan Ritchie
(or current occupant)
452 Vermont Pl
Columbus, OH 43201

Fourth Ave, LLC
495 West Fourth Ave
Columbus, OH 43201

James E. Zucal
(or current occupant)
493 West Fourth Ave
Columbus, OH 43201

Lisa Johns
(or current occupant)
1204 Perry Street
Columbus, OH 43201

Robert T., Amanda R. Greenbaum
(or current occupant)
1198 Perry Street
Columbus, OH 43201

Katie R. Lybarger
(or current occupant)
1194 Perry Street
Columbus, OH 43201

Christian Zentgraf, Jesse A. Fox
(or current occupant)
1190 Perry Street
Columbus, OH 43201

Ascension Holdings, LLC
5625 Refugee Road NW
Baltimore, OH 43105

Robert D., Paula J. Quinn
(or current occupant)
1180 Perry Street
Columbus, OH 43201

Jonathan W. Putnam
(or current occupant)
1178 Perry Street
Columbus, OH 43201

Edwin Lu, Bryanna Faith Miller
(or current occupant)
1176 Perry Street
Columbus, OH 43201

Laura E. Moushey
(or current occupant)
1168 Perry Street
Columbus, OH 43201

Elizabeth Hannah Canter
David Edward Chrostowski
(or current occupant)
1164 Perry Street
Columbus, OH 43201

Whitney Elloitt Fisher, Jr.
(or current occupant)
1148 Perry Street
Columbus, OH 43201

Whitney Elloitt Fisher, Jr.
(or current occupant)
1148 Perry Street
Columbus, OH 43201

Thrive Companies
c/o Steve Bollinger
842 North 4th Street, Suite 200
Columbus, OH 43215

Thrive Companies
c/o Austin Lindsay
842 North 4th Street, Suite 200
Columbus, OH 43215

John R. Cowin
(or current occupant)
1269 Michigan Avenue
Columbus, OH 43201

PROJECT DISCLOSURE STATEMENT

January 7, 2025

Application No.: CV25-

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn Charles Campisano, 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 5 th Avenue, Columbus, OH 43201 PID 010-301830
Perry Street Hotel Acquisitions, LLC 150 East Broad Street, Columbus, OH 43215 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 5 th Avenue, Columbus, OH 43201 PID 010-301956
The Harrison Market Community Authority 842 North 4 th St, Columbus, OH 43215 PID 010-299081	Mark R., Carol S. Gordon 467 West Fifth Avenue, Columbus, OH 43201 PID 010-302531
Anthony M. Hausfeld, Kasey L. Lorentzen 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 43210 PID 010-302533
Sam W. Martin 443 Fifth Avenue W, Columbus, OH 43201 PID 010-301829	James A., Susan K. Edison 1195 Perry Street, Columbus, OH 43201 PID 010-302554

CV25-
531 West Fifth Avenue

January 7, 2025

PROJECT DISCLOSURE STATEMENT AFFIDAVIT
(in numerical order by PID number)

Amy E. Baumann 1193 Perry Street, Columbus, OH 43201 PID 010-302555	Nisha Shah, Max A. Grosel 1171 Perry Street, Columbus, OH 43201 PID 010-303978
Bruce D. Pecci 1191 Perry Street, Columbus, OH 43201 PID 010-302556	Adam, Allison Milliken 1169 Perry Street, Columbus, OH 43201 PID 010-303979
Anita Yalamanchi, Bryan McDaniel 1189 Perry Street, Columbus, OH 43201 PID 010-302557	Beth E. Collier 479 West Fifth Avenue, Columbus, OH 43201 PID 010-305855
Andres F., Brooke E. Morales 475 West Fifth Avenue, Columbus, OH 43201 PID 010-302597	Steven M., Jessica D. Loborec 1201 Perry Street, Columbus, OH 43201 PID 010-305856
Derek J., Amy K. Elbaor 471 West Fifth Avenue, Columbus, OH 43201 PID 010-302598	Joseph, Amber Perrault 491 West Fifth Avenue, Columbus, OH 43021 PID 010-306026
1163 Perry, LLC 1163 Perry Street, Columbus, OH 43201 PID 010-302599	Gokhan E. Ozoglu, Shawn M. Austin-Ozoglu 487 West Fifth Avenue, Columbus, OH 43201 PID 010-306027
Christina M. Hall, Tr 1161 Perry Street, Columbus, OH 43201 PID 010-302600	Jane P., Robin E. Roth 483 West Fifth Avenue, Columbus, OH 43201 PID 010-306028
Joseph Meola, Julianne Brown 1199 Perry Street, Columbus, OH 43201 PID 010-302844	Brian J. Fornadel, Scott C. Monnin 1205 Perry Street, Columbus, OH 43201 PID 010-306029
David A. Haley 1197 Perry Street, Columbus, OH 43201 PID 010-302845	Andrew G. Keaster 1203 Perry Street, Columbus, OH 43201 PID 010-306030
Joshua T. Cox 1167 Perry Street, Columbus, OH 43201 PID 010-302846	Robert D. Cooper, Abigail G. Oberla 1175 Perry Street, Columbus, OH 43201 PID 010-306031

531 West Fifth Avenue

PROJECT DISCLOSURE STATEMENT AFFIDAVIT

(in numerical order by PID number)

Johuan Han Cheng, et al. 1165 Perry Street, Columbus, OH 43201 PID 010-302847	Joseph Curcio 1173 Perry Street, Columbus, OH 43201 PID 010-306032
Carl G., Kimberly K. Chaney 905 Mayer Street, Bryan, OH 43506 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 1183 Perry Street, Columbus, OH 43201 PID 010-307848
Vikas Aggarwal, Supriya Shore 1198 Warrington Drive, Ann Arbor, MI 48103 PID 010-306794	Summit Shah 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
Sebastian Giraldo, Mariana Garcia Robles McCabe 1215 Perry Street, Columbus, OH 43201 PID 010-307086	Ryan Willis 504 Riverfront Lane, Columbus, OH 43201 PID 010-318509
Amer Rajab, Renata Fabia 1211 Perry Street, Columbus, OH 43201 PID 010-307087	Courtney, Erik Young 508 Riverfront Lane, Columbus, OH 43201 PID 010-318511

CV25-_____

January 7, 2025

531 West Fifth Avenue

PROJECT DISCLOSURE STATEMENT AFFIDAVIT

(in numerical order by PID number)

Matthew D. Kennon 1209 Perry Street, Columbus, OH 43201 PID 010-307088	Jeremy Dominik 520 Riverfront Lane, Columbus, OH 43201 PID 010-319447
Courtney Nicole James, Justin Keith Hall 528 Riverfront Lane, Columbus, OH 43201 PID 010-319451	

SIGNATURE OF AFFIANT

[Handwritten Signature]

Subscribed to me in my presence and before me this 7th day of January, in the year 2025

SIGNATURE OF NOTARY PUBLIC

[Handwritten Signature: MaryAlice Wolf]

My Commission Expires:

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

Notary Seal Here



MaryAlice Wolf
 Notary Public, State of Ohio
 My Commission Expires:
 October 24, 2028

Subarea A

LEGAL DESCRIPTION 2.063 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, and being in Half Section 5 and 6, Township 5, Range 22, Refugee Lands, being part of an unnumbered lot of Wm. Neil's Heirs Land, as dedicated in Plat Book 3 Page 168, and being part of the tract described as Tract 1, as conveyed to Battelle Memorial Institute, as recorded in Official Record Volume 583 Page B15, all being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at an iron pin set at the northeasterly corner of Lot 48 of said Markland Addition, same being the intersection of the westerly line of Perry Street (60'), as delineated in Plat Book 4 Page 164, and the southerly line of West Fifth Avenue (60'), as delineated in Plat Book 3 Page 168;

Thence along the southerly line of said West Fifth Avenue, and the northerly lines of Lots 43-48 of the Markland Addition Extension as delineated in Plat Book 4 Page 376, and the northerly line of Lots 78-81 of the Markland Addition Extension as delineated in Plat Book 7 Page 70, and part of the northerly line of the remainder of said unnumbered lot and Lot 5 of said Wm. Neil's Heirs Land and said Tract 1, and part of the southerly line of a tract as conveyed to City of Columbus, as recorded in Deed Book 223 Page 89, North 86°56'05" West, 848.94 feet to an iron pin set, said iron pin being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence across said unnumbered lot of said Wm. Neil's Heirs Land and said Tract 1 the following nine (9) courses;

South 03°03'29" West, 268.52 feet to an iron pin set;

North 71°24'16" West, 56.06 feet to an iron pin set;

North 03°07'53" East, 28.17 feet to an iron pin set;

North 41°52'07" West, 23.95 feet to an iron pin set;

North 86°56'05" West, 185.10 feet to an iron pin set;

North 84°40'03" West, 78.92 feet to an iron pin set;

North 62°12'19" West, 49.92 feet to an iron pin set;

North 29°38'08" West, 97.64 feet to an iron pin set;

North 21°37'45" West, 21.48 feet to an iron pin set;

Thence North 03°03'55" East, 82.69 feet to an iron pin set, being in the southerly line of said West Fifth Avenue, being in the southerly line of said City of Columbus tract, and the northerly line of said remainder of said unnumbered lot and said Tract 1;

Thence continuing along the northerly line of said remainder of said unnumbered lot and said Tract 1, and along the southerly line of said City of Columbus tract, and said West Fifth Avenue, South 86°56'05" East, 441.89 feet to an iron pin set, said pin being the **POINT OF TRUE BEGINNING**, containing 2.063 acres (89,856 S.F.), more or less.

Subject however to all legal easements, restrictions and rights of way of record and of records in the respective utility offices.

Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.

Bearings referenced herein are based on the southerly Right-of-Way of West Fifth Avenue as being South 86° 56' 05" East as determined by GPS observations utilizing Ohio Department of Transportation's Virtual Reference Station, based on Ohio State Plane South Zone (NAD 83, 2011 adjustment).

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342 and is based on field surveys conducted by E. P. Ferris & Associates, Inc. from February through May 2017 under the direct supervision of Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342.

Matthew Lee Sloat, PS 8342

Date

Subarea B

LEGAL DESCRIPTION ZONING SUBAREA B 1.856 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, and being in Half Section 5 and 6, Township 5, Range 22, Refugee Lands, being a portion of land located between lots 5 and 8 of Wm. Neil's Heirs Land, as delineated in Plat Book 3 Page 168, and part of the vacated right-of-way of Vermont Avenue, vacated in City of Columbus Ordinance No. 697-68, being part of a 1.860 acre tract as conveyed to Harrison West Senior Living, LLC in Instrument Number 201905100054672, excepting out 0.004 acres as conveyed to the City of Columbus, Ohio in Instrument Number 201905100054672, all being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at an iron pin set at the northeasterly corner of a 5.130 acre tract as conveyed to Founders Park Apartments, LLC in Instrument Number 201812140168946, same being the intersection of the westerly line of Perry Street (60'), as delineated in Plat Book 4 Page 164, and the southerly line of West Fifth Avenue (60');

Thence along the southerly line of said West Fifth Avenue, North 86°56'05" West, 578.77 feet to an iron pin set, being the northwesterly corner of said 0.004 acre tract, said iron pin being the TRUE POINT OF BEGINNING for the parcel herein described;

Thence along the westerly line of said 0.004 acre tract and said West Fifth Avenue right-of-way, along the easterly remainder of said 1.860 acre tract, South 03°03'55" West, 8.50 feet to an iron pin set;

Thence along the southerly line of said 0.004 acre tract and said West Fifth Avenue right-of-way, along the northerly line of the remainder of said 1.860 acre tract, South 86°56'05" East, 16.21 feet to an iron pin set;

Thence along the southwesterly corner of said 0.004 acre tract and said West Fifth Avenue right-of-way and along the northeasterly line of the remainder of said 1.860 acre tract, South 14°42'22" East, 9.98 feet to an iron pin set, being the southeasterly corner of said 0.004 acre tract, being the southwesterly corner of a 0.034 acre tract as conveyed to the City of Columbus, Ohio in Instrument Number 201905100054670, being the northeasterly corner of the remainder of said 1.860 acre tract, and being the northwesterly corner of the remainder of said 5.130 acre tract;

Thence along the easterly line of said 1.860 acre tract and along the westerly line of said 5.130 acre tract, South 03°03'07" West, 274.08 feet to an iron pin set, being the southeasterly corner of said 1.860 acre tract, being a northeasterly corner of a 4.200 acre tract as conveyed to The Harrison Market Community Authority in Instrument Number 201812140168953;

Thence along the southerly line of said 1.860 acre tract and along the northerly line of said 4.200 acre tract, North 86°56'52" West, 140.46 feet to an iron pin set;

Thence along a westerly line of said 1.860 acre tract and along an easterly line of said 4.200 acre tract, North 03°03'08" East, 23.63 feet to an iron pin set;

Thence along the southerly line of said 1.860 acre tract and along the northerly line of said 4.200 acre tract, North 86°56'52" West, 148.99 feet to an iron pin set, being the southwesterly corner of said 1.860 acre tract and being the southeasterly corner of a 2.063 acre tract as conveyed to Perry Street Hotel Acquisitions, LLC in Instrument Number 201812140168942;

Thence along the easterly line of said 2.063 acre tract and the westerly line of said 2.1860 acre tract, North 03°03'29" East, 268.52 feet to an iron pin set, being on the southerly line of said West Fifth Avenue, being the northeasterly corner of said 2.063 acre tract and being the northwesterly corner of said 1.860 acre tract;

Thence along the northerly line of said 1.860 acre tract and the southerly right-of-way line of said West Fifth Avenue, South 86°56'05" East, 270.18 feet to the POINT OF TRUE BEGINNING, containing 1.856 acres, more or less.

Subject however to all legal easements, restrictions and rights of way of record and of records in the respective utility offices.

Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.

Bearings referenced herein are based on the westerly right-of-way of Perry Street as being South 03°03'08" West as determined by GPS observations utilizing Ohio Department of Transportation's Virtual Reference Station, based on Ohio State Plane South Zone (NAD 83, 2011 adjustment).

This description is based on records obtained by E.P. Ferris and Associates in 2021 and is intended to be used for zoning purposes only.

**LEGAL DESCRIPTION
ZONING SUBAREA C
5.06± ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, and being in Half Section 5 and 6, Township 5, Range 22, Refugee Lands, being a portion of land located between lots 5 and 8 of Wm. Neil's Heirs Land, as delineated in Plat Book 3 Page 168, and all of the vacated right-of-way of an alley, vacated in City of Columbus Ordinance No. 2406-81, and part of the vacated right-of-way of Vermont Avenue, vacated in City of Columbus Ordinance No. 697-68, and being all of Lots 37 through 48 of the Markland Addition, as dedicated in Plat Book 4, Page 376, being all of Lots 74 through 81 of The Markland Addition Extension, as dedicated in Plat Book 7, Page 70, and being part of Lots 31 through 36 and Lots 69 through 73 of said The Markland Addition Extension, and being part of the remainder of a 5.130 acre tract as conveyed to Founders Park Apartments, LLC in Instrument Number 201812140168946, all being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at the northeasterly corner of said remainder of a 5.130 acre tract, same being the intersection of the westerly line of Perry Street (60'), as depicted in Plat Book 4 Page 164, and the southerly line of West Fifth Avenue (60') as delineated in Deed Book 223, Page 89;

Thence along said westerly right-of-way line and the easterly line of said remainder of a 5.130 acre tract, South 03°03'08" West, 400.6 feet to the southeasterly corner of said remainder of a 5.130 acre tract and the northeasterly corner of the Townhomes on Perry Condominium as declared in Instrument Number 202206060084174 and depicted in Condominium Plat Book 301, Page 562;

Thence along the southerly line of said remainder of a 5.130 acre tract, along the northerly line of said Townhomes on Perry Condominium, along the northerly line of the Townhomes on Perry Condominium First Amendment as declared in Instrument Number 202305230049993 and depicted in Condominium Plat Book 303, Page 45, along the northerly line of a remainder of a 2.052 acre tract conveyed to Townhomes on Perry, LLC in Instrument Number 202104290076413, and along a northerly line of a 4.200 acre tract as conveyed to The Harrison Market Community Authority in Instrument Number 201812140168953, North 86°56'52" West, 513.4 feet to the southwesterly corner of said remainder of a 5.130 acre tract and a northeasterly corner of said 4.200 acre tract;

Thence along a westerly line of said remainder of a 5.130 acre tract, along an easterly line of said 4.200 acre tract, and across said remainder of a 5.130 acre tract North 03°03'08" East, 47.2 feet to a point;

Thence continuing across said remainder of a 5.130 acre tract North 86°56'52" West, 46.1 feet to a point on a westerly line of said remainder of a 5.130 acre tract and on an easterly line of said 4.200 acre tract;

Thence in part continuing along an easterly line of said 4.200 acre tract, in part along a westerly line of said remainder of a 5.130 acre tract, and along the easterly line of a 1.860 acre tract as conveyed to Harrison West Senior Living, LLC in Instrument Number 201908190105131, North 03°03'07" East, 335.4 feet to a point on the southeasterly corner of a 0.004 acre tract conveyed the CITY OF COLUMBUS, OHIO in Instrument Number 20190510054672, the southwesterly corner of a 0.034 acre tract conveyed to the CITY OF COLUMBUS, OHIO in Instrument Number 20190510054670, and a northeasterly corner of said remainder of a 5.130 acre tract, also being on a southerly right-of-way line of said West Fifth Avenue;

Thence along the shared line between said 0.034 acre tract, said remainder of a 5.130 acre tract, and said southerly right-of-way line, the following x (x) courses:

- 1) South 86°56'05" East, 70.4 feet to a point;
- 2) North 37°22'27" East, 13.9 feet to a point;
- 3) South 86°56'05" East, 21.5 feet to a point;
- 4) North 03°03'55" East, 6.5 feet to a point on the northeasterly corner of said 0.034 acre tract;

Thence continuing along said southerly right-of-way line and the northerly line of said remainder of a 5.130 acre tract, South 86°56'05" East, 459.8 feet to the **TRUE POINT OF BEGINNING**, containing 5.06 acres, more or less.

Subject however to all legal easements, restrictions and rights of way of record and of records in the respective utility offices.

Bearings referenced herein are based on the westerly right-of-way of Perry Street as being South 03°03'08" West as determined by GPS observations utilizing Ohio Department of Transportation's Virtual Reference Station, based on Ohio State Plane South Zone (NAD 83, 2011 adjustment).

This description is based on records obtained by E.P. Ferris and Associates in 2023 and is intended to be used for zoning purposes only.

LEGAL DESCRIPTION
ZONING SUBAREA D
1.02± ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, and being in Half Section 5, Township 5, Range 22, Refugee Lands, being part of the vacated right-of-way of Fourth Avenue and part of the 20 foot alley located between Lots 25 through 36 of Markland Addition, as dedicated in Plat Book 4, Page 376 and vacated by Ordinance Number 2110-2017 recorded in Instrument Number 201709280135574, and being part of Lot 64 and Lot 73 of the Markland Addition Extension, as dedicated in Plat Book 7 Page 70, all of Lots 25-30 (inclusive) and part of Lots 31-36 (inclusive) of the Markland Addition of record in Plat Book 4, Page 376, and being part of the Townhomes on Perry Condominium Second Amendment of record in Condominium Plat Book 303, Page 414 and declared in Instrument Number 202310110106770, all of the Townhomes on Perry Condominium of record in Condominium Plat Book 301, Page 562 and declared in Instrument Number 202206060084174, and all of the Townhomes on Perry Condominium First Amendment of record in Condominium Plat Book 303, Page 45 and declared in Instrument Number 202305230049993, all being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

COMMENCING at the intersection of the southerly right-of-way line of West Fifth Avenue (60 foot width) as dedicated in Deed Book 223, Page 89 and the westerly right-of-way line of Perry Street (60 foot width) as dedicated in Plat Book 4, Page 164;

Thence along the westerly right-of-way line of said Perry Street, South 03°03'08" West, 400.6 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said westerly right-of-way line, along the easterly line of said Townhomes on Perry Condominium, South 03°03'08" West, 185.7 feet to a point;

Thence along the southerly lines of said Townhomes on Perry Condominium, said Townhomes on Perry Condominium First Amendment, and said Townhomes on Perry Condominium Second Amendment, and along the northerly line of a 0.410 acre tract conveyed to HARRISON MARKET AUTHORITY in Instrument Number 202108310155132, North 86°25'29" West, 241.5 feet to a point;

Thence across said Townhomes on Perry Condominium Second Amendment, North 03°02'27" East, 183.5 feet to a point on the northerly line of said Townhomes on Perry Condominium Second Amendment and the southerly line of a 5.130 acre tract conveyed to FOUNDERS PARK APARTMENTS, LLC in Instrument Number 201812140168946;

Thence along the southerly line of said 5.130 acre tract and the northerly lines of said Townhomes on Perry Condominium Second Amendment, said Townhomes on Perry Condominium First Amendment, and said Townhomes on Perry Condominium, South 86°56'52" East, 241.5 feet to the **TRUE POINT OF BEGINNING**, containing 1.02 acres, more or less.

Subject however to all legal easements, restrictions and rights of way of record and of records in the respective utility offices.

Bearings referenced herein are based on the westerly right-of-way of Perry Street as being South 03°03'08" West as determined by GPS observations utilizing Ohio Department of Transportation's Virtual Reference Station, based on Ohio State Plane South Zone (NAD 83, 2011 adjustment).

This description is based on records obtained by E.P. Ferris and Associates in 2024 and is intended to be used for zoning purposes only.

SUBAREA D-1 (AR-1, APARTMENT RESIDENTIAL DISTRICT) 0.444 ACRES:

Situated in the State of Ohio, County of Franklin, City of Columbus, and being in Half Section 5 and 6, Township 5, Range 22, Refugee Lands, being part of the vacated right-of-way of Fourth Avenue, as dedicated in Plat Book 4, Page 376, vacated in City of Columbus Ordinance 2110-2017, recorded in Instrument Number 201709280135574, being part of a 2.052 acre tract as conveyed to Townhomes on Perry, LLC in Instrument Number 202104290076413, also being part of a 4.200 acre tract as conveyed to The Harrison Market Community Authority in Instrument Number 201812140168953, all being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at an iron pin set at the northeasterly corner of a 5.130 acre tract as conveyed to Founders Park Apartments, LLC in Instrument Number 201812140168946, same being the intersection of the westerly line of Perry Street (60'), as delineated in Plat Book 4 Page 164, and the southerly line of West Fifth Avenue (60');

Thence along the westerly line of said Perry Street, South 03°03'08" West, 586.27 feet to a point, said iron pin being the TRUE POINT OF BEGINNING for the parcel herein described;

Thence continuing along the westerly line of said Perry Street and the easterly line of said 2.052 acre tract, South 03°03'08" West, 53.27 feet to an iron pin set, being the southeasterly corner of said 2.052 acre tract and being the northeasterly corner of a 2.851 acre tract as conveyed to M/I Homes of Central Ohio, LLC in Instrument Number 202005120064027;

Thence along the northerly line of said 2.851 acre tract, the northerly line of said 4.200 acre tract, the southerly line of said 2.052 acre tract, and partially across said 4.200 acre tract, North 86°25'34" West, 366.49 feet to a point;

Thence across said 4.200 acre tract, North 03°03'08" East, 46.60 feet to a point, being on the northerly line of said 4.200 acre tract and the southerly line of said 2.052 acre tract;

Thence along the northerly line of said 4.200 acre tract and the southerly line of said 2.052 acre tract, South 86°56'52" East, 31.50 feet to an iron pin set;

Thence across said 2.052 acre tract, the following two (2) courses:

North 03°03'08" East, 6.39 feet to a point;

South 86°25'29" East, 334.99 feet to the POINT OF TRUE BEGINNING, containing 0.444 acres, more or less. Subject however to all legal easements, restrictions and rights of way of record and of records in the respective utility offices.

LEGAL DESCRIPTION
ZONING SUBAREA D2
0.66± ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, and being in Half Section 5, Township 5, Range 22, Refugee Lands, being part of the vacated right-of-way of Fourth Avenue and part of the 20 foot alley located between Lots 25 through 36 of Markland Addition, as dedicated in Plat Book 4, Page 376 and vacated by Ordinance Number 2110-2017 recorded in Instrument Number 201709280135574, and being all of Lots 65 and 66 and parts of Lot 64, Lot 67, and Lots 70 through 73 of the Markland Addition Extension, as dedicated in Plat Book 7 Page 70, and being part of the Townhomes on Perry Condominium Second Amendment of record in Condominium Plat Book 303, Page 414 and declared in Instrument Number 202310110106770, part of the remainder of a 2.052 acre tract conveyed to Townhomes on Perry, LLC in Instrument Number 202104290076413 and part of a 4.200 acre tract conveyed to THE HARRISON MARKET COMMUNITY AUTHORITY in Instrument Number 201812140168953, all being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

COMMENCING at the intersection of the southerly right-of-way line of West Fifth Avenue (60 foot width) as dedicated in Deed Book 223, Page 89 and the westerly right-of-way line of Perry Street (60 foot width) as dedicated in Plat Book 4, Page 164;

Thence along the westerly right-of-way line of said Perry Street, South 03°03'08" West, 400.6 feet to a point;

Thence leaving said westerly right-of-way line and along the southerly line of a 5.130 acre tract conveyed to FOUNDERS PARK APARTMENTS, LLC in Instrument Number 201812140168946, along the northerly line of the Townhomes on Perry Condominium of record in Condominium Plat Book 301, Page 562 and declared in Instrument Number 202206060084174, along the northerly line of the Townhomes on Perry Condominium First Amendment of record in Condominium Plat Book 303, Page 45 and declared in Instrument Number 202305230049993, and along the northerly line of said Townhomes on Perry Condominium Second Amendment, North 86°56'52" West, 241.5 feet to the **TRUE POINT OF BEGINNING**;

Thence across said Townhomes on Perry Condominium Second Amendment, South 03°02'27" west, 183.5 feet to a point on the northerly line of a 0.410 acre tract conveyed to HARRISON MARKET COMMUNITY AUTHORITY in Instrument Number 202108310155132 and the southerly line of said Townhomes on Perry Condominium Second Amendment;

Thence along the southerly line of said Townhomes on Perry Condominium Second Amendment, along the northerly line of said 0.410 acre tract, and along the southerly line of said 2.052 acre remainder tract, North 86°25'29" West, 93.5 feet to a point;

Thence along an easterly line of said 2.052 acre remainder tract, along the westerly line of said 0.410 acre tract, and along an easterly line of said 4.200 acre tract, South 03°03'08" West, 53.3 feet to a point;

Thence continuing across said 4.200 acre tract for the following two (2) courses:

- 1) North 86°25'29" West, 31.5 feet to a point;
- 2) North 03°03'02" East, 46.6 feet to a point on a southerly line of said 2.052 acre remainder tract and a northerly line of said 4.200 acre tract;

Thence along the southerly line of said 2.052 acre remainder tract, along the northerly line of said 4.200 acre tract, and across said 4.200 acre tract, North 86°56'49" West, 22.5 feet to a point;

Thence continuing across said 4.200 acre tract and along a westerly line of said 2.052 acre remainder tract and an easterly line of said 4.200 acre tract, North 02°49'36" East, 189.0 feet to a point on the southerly line of said 5.130 acre tract;

Thence along the northerly line of said 2.052 acre remainder tract, the northerly line of said Townhomes on Perry Condominium Second Amendment, and the southerly line of said 5.130

acre tract, South 86°56'32" East, 148.2 feet to the **TRUE POINT OF BEGINNING**, containing 0.66 acres, more or less.

Subject however to all legal easements, restrictions and rights of way of record and of records in the respective utility offices.

Bearings referenced herein are based on the westerly right-of-way of Perry Street as being South 03°03'08" West as determined by GPS observations utilizing Ohio Department of Transportation's Virtual Reference Station, based on Ohio State Plane South Zone (NAD 83, 2011 adjustment).

This description is based on records obtained by E.P. Ferris and Associates in 2024 and is intended to be used for zoning purposes only.

Subarea E

LEGAL DESCRIPTION 2.851 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, and being in Half Section 5 and 6, Township 5, Range 22, Refugee Lands, being part of the vacated right-of-way (60') located between Lots 7 through 18 of Markland Addition, as dedicated in Plat Book 4, Page 376 and Lots 55 through 58 of the Markland Addition Extension, as dedicated in Plat Book 7 Page 70, vacated in City of Columbus Ordinance 2110-2017, recorded in Instrument Number 201709280135574, also being part of the vacated alley (20') located between Lots 13 through 24 of said Markland Addition and Lots 57, 58, 62, 63 of said Markland Addition Extension, as vacated in City of Columbus Ordinance 1973-96, recorded in Instrument Number 201709280135574, also being all of Lots 13 through 24, parts of Lots 7 through 12 of the said Markland Addition, as recorded in Deed Book 2722 Page 676, Deed Book 2797 Page 20, Deed Book 2679 Page 128, Deed Book 2768 Page 47, Deed Book 3784 Page 184, Deed Book 2668 Page 168, Deed Book 3784 Page 184, Official Record Volume 693 Page F03, Deed Book 2708 Page 230, Deed Book 2667 Page 244 and Page 246, Official Record Volume 941 Page E18, Deed Book 2815 Page 419, Deed Book 2681 Page 115, Deed Book 2646 Page 326, Deed Book 2684 Page 498, Deed Book 2852 Page 106, Deed Book 2691 Page 27, Deed Book 2758 Page 102, and being all of Lots 63 and 57 and parts of Lots 55, 56, 58 and 62 of said Markland Addition Extension, as recorded in Deed Book 3768 Page 423, Deed Book 2739 Page 591, Deed Book 2675 Pages 346 and 348, Deed Book 3100 Page 647, Deed Book 2645 Page 71, Deed Book 2877 Page 159, all as conveyed to Battelle Memorial Institute, all being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at an iron pin set at the northeasterly corner of Lot 48 of said Markland Addition, same being the intersection of the westerly line of Perry Street (60'), as delineated in Plat Book 4 Page 164, and the southerly line of West Fifth Avenue (60');

Thence along the westerly line of said Perry Street and the easterly lines of Lots 25, 36, 37, and 48 of said Markland Addition, South 03°03'08" West, 639.54 feet to an iron pin set, said iron pin being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence continuing along the westerly line of said Perry Street and the easterly lines of said Lot 24, said vacated alley, said Lot 13, said vacated right-of-way, and said Lot 12, South 03°03'08" West, 459.76 feet to an iron pin set;

Thence across said Lots 9 through 12, North 86°25'29" West, 130.58 feet to an iron pin set;

Thence across said Lot 9, North 41°25'29" West, 29.13 feet to an iron pin set;

Thence continuing across said Lot 9, North 01°54'28" East, 17.65 feet to an iron pin set;

Thence across said Lot 7 through 9 and said Lots 55 and 56, North 86°25'39" West, 131.99 feet to an iron pin set;

Thence across said Lot 55, said vacated right-of-way, said Lot 58, said vacated alley, and across said Lot 62 and said Lot 63, North 03°34'31" East, 421.50 feet to an iron pin set, said iron pin being in the southerly line of the vacated right-of-way of Fourth Avenue, vacated in City of Columbus Ordinance 2110-2017, recorded in Instrument Number 201709280135574;

Thence along the southerly line of said vacated Fourth Avenue and the northerly lines of said Lot 63 and Lots 19 through 24, South 86°25'29" East, 279.50 feet to an iron pin set, said pin being the **POINT OF TRUE BEGINNING**, containing 2.851 acres (124,190 S.F.), more or less.

Subject however to all legal easements, restrictions and rights of way of record and of records in the respective utility offices.

Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.

Bearings referenced herein are based on the westerly right-of-way of Perry Street as being South 03°03'08" West as determined by GPS observations utilizing Ohio Department of Transportation's Virtual Reference Station, based on Ohio State Plane South Zone (NAD 83, 2011 adjustment).

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342 and is based on field surveys conducted by E. P. Ferris & Associates, Inc. from February through May 2017 under the direct supervision of Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342.

Matthew Lee Sloat, PS 8342

Date

**LEGAL DESCRIPTION
ZONING SUBAREA F
4.19± ACRES**

Situated in the Stat of Ohio, County of Franklin, City of Columbus, being in Half Sections 5 and 6, Township 5, Range 22, Refugee Lands, being all of Lots 49 through 54 (inclusive), all of Lots 59 through 62 (inclusive), all of Lot 68, and part of Lots 53 through 55, 58, and Lots 67 through 70 (inclusive) of The Markland Addition Extension of record in Plat Book 7, Page 70, being part the right-of-way vacated per Ordinance 1973-96 as recorded in Instrument 201709280135574, being part of the right-of-way vacated per Ordinance 2110-2017 as recorded in Instrument Number 201709280135574, being part of Lot 5 and the tract of land between Lot 5 and Lot 8 of Wm. Neil's Heirs Land, as dedicated in Plat Book 3 Page 168, being part of a 4.200 acre tract as conveyed to The Harrison Market Community Authority in Instrument Number 201812140168953, being part of a 5.130 acre tract as conveyed to Founders Park Apartments, LLC in Instrument Number 201812140168946, all being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

COMMENCING at the northeasterly corner of said 5.130 acre tract, also being the intersection of the westerly right-of-way line of Perry Street (60 foot width) as depicted in Plat Book 4, Page 164, and the southerly right-of-way line of West Fifth Avenue (60 foot width) as depicted in Deed Book 223, Page 89;

Thence along said southerly right-of-way line, North 86°56'05" West, 1290.8 feet to a northeasterly corner of said 4.200 acre tract and the northwesterly corner of a 2.063 acre tract as conveyed to Perry Street Hotel Acquisitions, LLC in Instrument Number 201812140168942, said pin also being the TRUE POINT OF BEGINNING for the parcel herein described;

Thence with the common lines of said 4.200 acre tract and said 2.063 acre tract, the following nine (9) courses:

- 1) South 03°03'55" West, 82.7 feet to a point;
- 2) South 21°37'45" East, 21.5 feet to a point;
- 3) South 29°38'08" East, 97.6 feet to a point;
- 4) South 62°12'19" East, 49.9 feet to a point;
- 5) South 84°40'03" East, 78.9 feet to a point;
- 6) South 86°56'05" East, 185.1 feet to a point;
- 7) South 41°52'07" East, 24.0 feet to a point;
- 8) South 03°07'53" West, 28.2 feet to a point;
- 9) South 71°24'16" East, 56.1 feet to the southeasterly corner of said 2.063 acre tract the southwesterly corner of a 1.860 acre tract as conveyed to Harrison West Senior Living, LLC in Instrument Number 201905100054672;

Thence along the southerly line of said 1.860 acre tract and the northerly line of said 4.200 acre tract, South 86°56'52" East, 149.0 feet to a point;

Thence along a westerly line of said 1.860 acre tract and along an easterly line of said 4.200 acre tract, South 03°03'08" West, 23.6 feet to a point;

Thence along the southerly line of said 1.860 acre tract and the northerly line of said 4.200 acre tract, South 86°56'52" East, 140.5 feet to a point on the westerly line of said 5.130 acre tract and being the southeasterly corner of said 1.860 acre tract;

Thence along the easterly line of said 4.200 acre tract and the westerly line of said 5.130 acre tract, South 03°03'08" West, 61.4 feet to a point;

Thence across said 5.130 acre tract, the following two (2) courses:

- 1) South 86°56'52" East, 46.1 feet to a point;
- 2) In part along an easterly line of said 4.200 acre tract and the westerly line of said 5.130 acre tract, South 03°03'08" West, 47.2 feet to the northeasterly corner of said 4.200 acre tract and a southwesterly corner of said 5.130 acre tract;

Thence along the southerly line of said 5.130 acre tract, and along a northerly line of said 4.200 acre tract, South 86°56'52" East, 123.7 feet to an the northwesterly corner of a 2.052 acre tract as conveyed to Townhomes on Perry, LLC in Instrument Number 202104290076413;

Thence along an easterly line of said 4.200 acre tract, along the westerly line of said 2.052 acre tract, and across said 4.200 acre tract, South 02°43'36" West, 189.0 feet to a point;

Thence continuing across said 4.200 acre tract and then along the southerly line of said 2.052 acre tract and a northerly line of said 4.200 acre tract, South 86°56'53" East, 16.6 feet to a point;

Thence across said 4.200 acre tract, South 03°03'19" West, 46.5 feet to a point;

Thence continuing across said 4.200 acre tract and then along the southerly line of a 0.410 acre tract conveyed to HARRISON MARKET COMMUNITY AUTHORITY in Instrument Number 202108310155132 and a northerly line of said 4.200 acre tract, South 86°25'29" East, 92.9 feet to a point on a northeasterly corner of said 4.200 acre tract and the northwesterly corner of the M/I Homes at Founders Park Condominium Tenth Amendment as declared in Instrument Number 202209260136192 and depicted in Condominium Plat Book 301, Page 571;

Thence along an easterly line of said 4.200 acre tract, along the westerly line of said M/I Homes at Founders Park Condominium Eleventh Amendment, along the westerly line of the M/I Homes at Founders Park Condominium Eleventh Amendment as declared in Instrument Number 202208090115374 and depicted in Condominium Plat Book 301, Page 726, along the westerly line of the M/I Homes at Founders Park Condominium Ninth Amendment Part Two as declared in Instrument Number 202204050051940 and depicted in Condominium Plat Book 301, Page 403; along the westerly line of the M/I Homes at Founders Park Condominium Seventh Amendment as declared in Instrument Number 202111030200494 and depicted in Condominium Plat Book 301, Page 1, along the westerly line of the M/I Homes at Founders Park Condominium Sixth Amendment Part 2 as declared in Instrument Number 202107150124670 and depicted in Condominium Plat Book 296, Page 58, and along the westerly line of the M/I Homes at Founders Park Condominium Fifth Amendment Part Two as declared in Instrument Number 202105250092008 and depicted in Condominium Plat Book 295, Page 93, and along an easterly line of said 1.800 acre tract, South 03°34'31" West, 421.5 feet to a northeasterly corner of a 1.800 acre tract conveyed to the City of Columbus in Instrument Number 201812140168952;

Thence along the northerly line of said 1.800 acre tract and along the southerly line of said 4.200 acre tract, North 86°58'39" West, 117.2 feet to a point at the southwesterly corner of said 4.200 acre tract, the northwesterly corner of said 1.800 acre tract, and on the easterly line of a tract conveyed to Charles F. Hansberger in Deed Book 347, Page 306;

Thence along the westerly line of said 4.200 acre tract and along the easterly line of a tract conveyed to Charles F. Hansberger in Deed Book 347, Page 306, North 03°02'57" East, 82.0 feet to a southwesterly corner of said 4.200 acre tract and the northeasterly corner of said Hansberger tract conveyed in Deed Book 347, Page 306;

Thence along a southerly line of said 4.200 acre tract and the northerly line of said Hansberger tract conveyed in Deed Book 347, Page 306, North 86° 25' 29" West, 115.1 feet to a point on the centerline of the Olentangy River, being the northwesterly corner of said Hansberger tract, and the southwesterly corner of said 4.200 acre tract, and being on the easterly line of a 16.52 acre tract, as conveyed to the City of Columbus, as recorded in Deed Book 954 Page 511, and also being on the westerly line of said Lot 5, and the easterly line of said Lot 8;

Thence along the centerline of the Olentangy River, the easterly line of said 16.52 acre tract, the easterly line of said Lot 8, the westerly line of said Lot 5, and the perimeter of said 4.200 acre tract, the following 4 (four) courses:

- 1) North 03° 59' 23" West, 85.5 feet, to a point;
- 2) North 06° 49' 47" West, 64.3 feet, to a point;
- 3) North 13° 07' 37" West, 86.6 feet, to a point;
- 4) North 34° 23' 10" West, 96.1 feet, to a point, being the southwesterly corner of a 3.658 acre tract as conveyed to the City of Columbus, as recorded in Deed Book 1040 Page 85, and westerly corner of said Lot 5 and on the easterly line of said 16.52 acre tract, and easterly corner of said Lot 8;

Thence along the southerly line of said 3.658 acre tract, and a tract of land as shown between Lot 8 and Lot 5 of said Wm. Neil's Heirs Land, and the northerly line of said Lot 5 and along the perimeter of said 4.200 acre tract, South 86° 24' 21" East, 29.22 feet to a point at the southeasterly corner of said 3.658 acre tract;

Thence across said tract between Lot 8 and Lot 5 and along the westerly line of said 4.200 acre tract, and the easterly line of said 3.658 acre tract, North 03°03'09" East, 149.7 feet to a point at the northeasterly corner of said 3.658 acre tract;

Thence continuing across said tract between Lot 8 and Lot 5, and along the northerly line of said 3.658 acre tract, and the southerly line of said 4.200 acre tract, the following 3 (three) courses:

- 1) North 52° 23' 25" West, 42.4 feet to a point of curvature;
- 2) Along a curve to the left, having a radius of 1270.00 feet, a delta angle of 25° 18' 47", an arc length of 561.1 feet, and a chord bearing and distance of North 65° 02' 48" West, 556.5 feet to a point of tangency;
- 3) North 77° 49' 35" West, 89.1 feet to a point of curvature, being the southeasterly corner of a 0.205 acre tract as conveyed to the State of Ohio by deed as recorded in Deed Book 2824 Page 393, designated as parcel 3-WL (FRA-315-0.39), as shown in ODOT Right-of-Way plans, also being the northerly corner of a 7.047 acre tract as conveyed to the State of Ohio by deed as recorded in Deed Book 2801 Page 549, designated as parcel 2-WL (FRA-315-0.39), as shown in ODOT Right-of-Way plans;

Thence continuing across said tract between Lot 8 and Lot 5, and along the easterly line of said 0.205 acre tract, and Limited Access Right-of-Way line, and the westerly line of said 4.200 acre tract the following 4 (four) courses:

- 1) Along a curve to the right having a radius of 59.62 feet, a delta angle of 40° 37' 03", an arc length of 42.3 feet, and a chord bearing and distance of North 57° 31' 04" West, 41.4 feet, to a point of tangency;
- 2) North 37° 20' 23" West, 84.7 feet, to a point of curvature;
- 3) Along a curve to the right having a radius of 59.96 feet, a delta angle of 40° 21' 19", an arc length of 42.2 feet, and a chord bearing and distance of North 17° 09' 44" West, 41.4 feet to a point of tangency;
- 4) North 03° 02' 42" East, 85.0 feet to a point on the southerly right-of-way line of said West Fifth Avenue, being the southerly line of a tract as conveyed to City of Columbus, as recorded in Deed Book 223 Page 89, and being on the northerly line of the remainder of said original 8.465 acre tract;

Thence continuing across said tract between Lot 8 and Lot 5, and along the southerly line of said City of Columbus tract, and said West Fifth Avenue and the northerly line of the remainder of said 8.465 acre tract and along the perimeter of said 4.200 acre tract, South 86°56'05" East, 43.63 feet to an iron pin set, said pin being the **POINT OF TRUE BEGINNING**, containing 4.19 acres, more or less.

Subject to an Aerial Easement designated as Parcel 4 (FRA-315-0.39), being a 0.064 acre tract, as conveyed to the State of Ohio as recorded in Deed Book 2806 Page 583.

Subject however to all legal easements, restrictions and rights of way of record and of records in the respective utility offices.

Bearings referenced herein are based on the westerly right-of-way of Perry Street as being South 03°03'08" West as determined by GPS observations utilizing Ohio Department of Transportation's Virtual Reference Station, based on Ohio State Plane South Zone (NAD 83, 2011 adjustment).

This description is based on records obtained by E.P. Ferris and Associates in 2023 and is intended to be used for zoning purposes only.

Subarea G

LEGAL DESCRIPTION 1.261 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, and being in Section 5, Township 5, Range 22, Refugee Lands, and being Lots 1 through 10 of the Dennison Park Addition No. 2, as recorded in Plat Book 4, Page 177, and as conveyed to Battelle Memorial Institute in Deed Book 2964 Page 44, Deed Book 3012 Page 575, Deed Book 2700 Page 472, Deed Book 2725 Page 177, Deed Book 3390 Page 405, Deed Book 3702 Page 841, Deed Book 2812 Page 165, Deed Book 2676 Page 44, Deed Book 2699 Page 425, Deed Book 3076 Page 110, and Deed Book 2868 Page 368, all being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at an iron pin set at the northwesterly corner of said Lot 10, and being the intersection of southerly line of West Fifth Avenue (60'), as delineated in Plat Book 4 Page 177, and the easterly line of Perry Street (60'), as delineated in Plat Book 4 Page 164, said pin also being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence along the southerly line of said West Fifth Avenue and the northerly line of said Lots 1 through 10, South 86° 56' 05" East, 439.50 feet to an iron pin set at the northeasterly corner of said Lot 1;

Thence along the easterly line of said Lot 1, and the westerly line of an alley (20') of said Dennison Park Addition No. 2, South 03° 03' 08" West, 125.00 feet to an iron pin set at the southeasterly corner of said Lot 1;

Thence along the northerly line of an alley (16'), of said Dennison Park Addition No. 2, and the southerly line of said Lots 1 through 10, North 86° 56' 05" West, 439.50 feet to an iron pin set at the southwesterly corner of said Lot 10;

Thence with the westerly line of said Lot 10 and the easterly line of said Perry Street, North 03° 03' 08" East, 125.00 feet to an iron pin set, said pin being the **POINT OF TRUE BEGINNING**, containing 1.261 acres (54,937 S.F.), more or less.

Subject however to all legal easements, restrictions and rights of way of record and of records in the respective utility offices.

Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.

Bearings referenced herein are based on the westerly Right-of-Way of Perry Street as being South 03° 03' 08" West as determined by GPS observations utilizing Ohio Department of

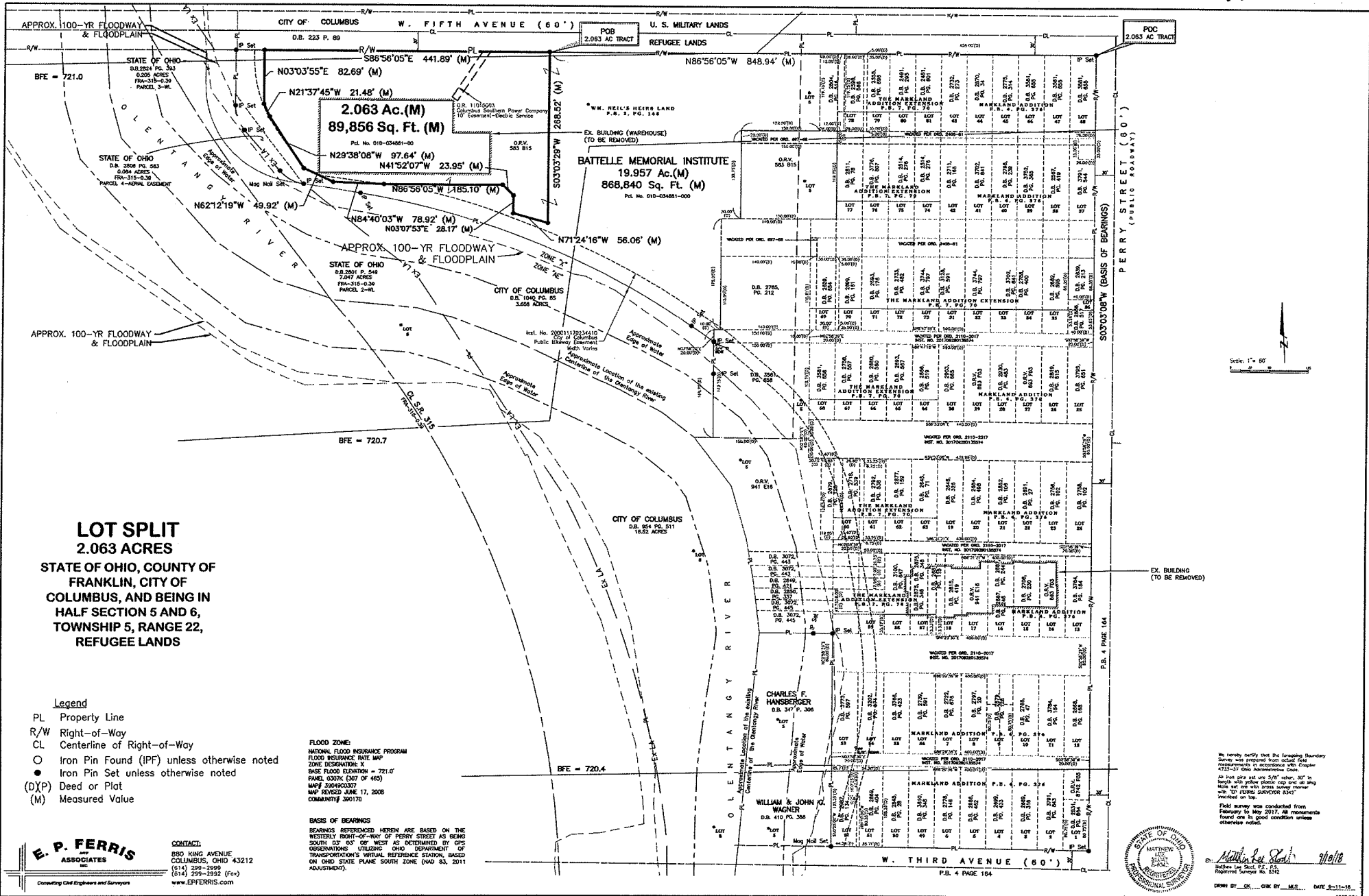
Transportation's Virtual Reference Station, based on Ohio State Plane South Zone (NAD 83, 2011 adjustment).

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342 and is based on field surveys conducted by E. P. Ferris & Associates, Inc. from February through May 2017 under the direct supervision of Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342.

Matthew Lee Sloat, PS 8342

Date

A



LOT SPLIT
2.063 ACRES
 STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND BEING IN HALF SECTION 5 AND 6, TOWNSHIP 5, RANGE 22, REFUGEE LANDS

- Legend**
- PL Property Line
 - R/W Right-of-Way
 - CL Centerline of Right-of-Way
 - Iron Pin Found (IPF) unless otherwise noted
 - Iron Pin Set unless otherwise noted
 - (D)(X)P Deed or Plat
 - (M) Measured Value

FLOOD ZONE:
 NATIONAL FLOOD INSURANCE PROGRAM
 FLOOD INSURANCE RATE MAP
 ZONE DESIGNATION: X
 BASE FLOOD ELEVATION = 721.0'
 PANEL 0307K (S07 OF 405)
 MAP# 35040C0307
 MAP REVISED JUNE 17, 2008
 COUNTY# 300170

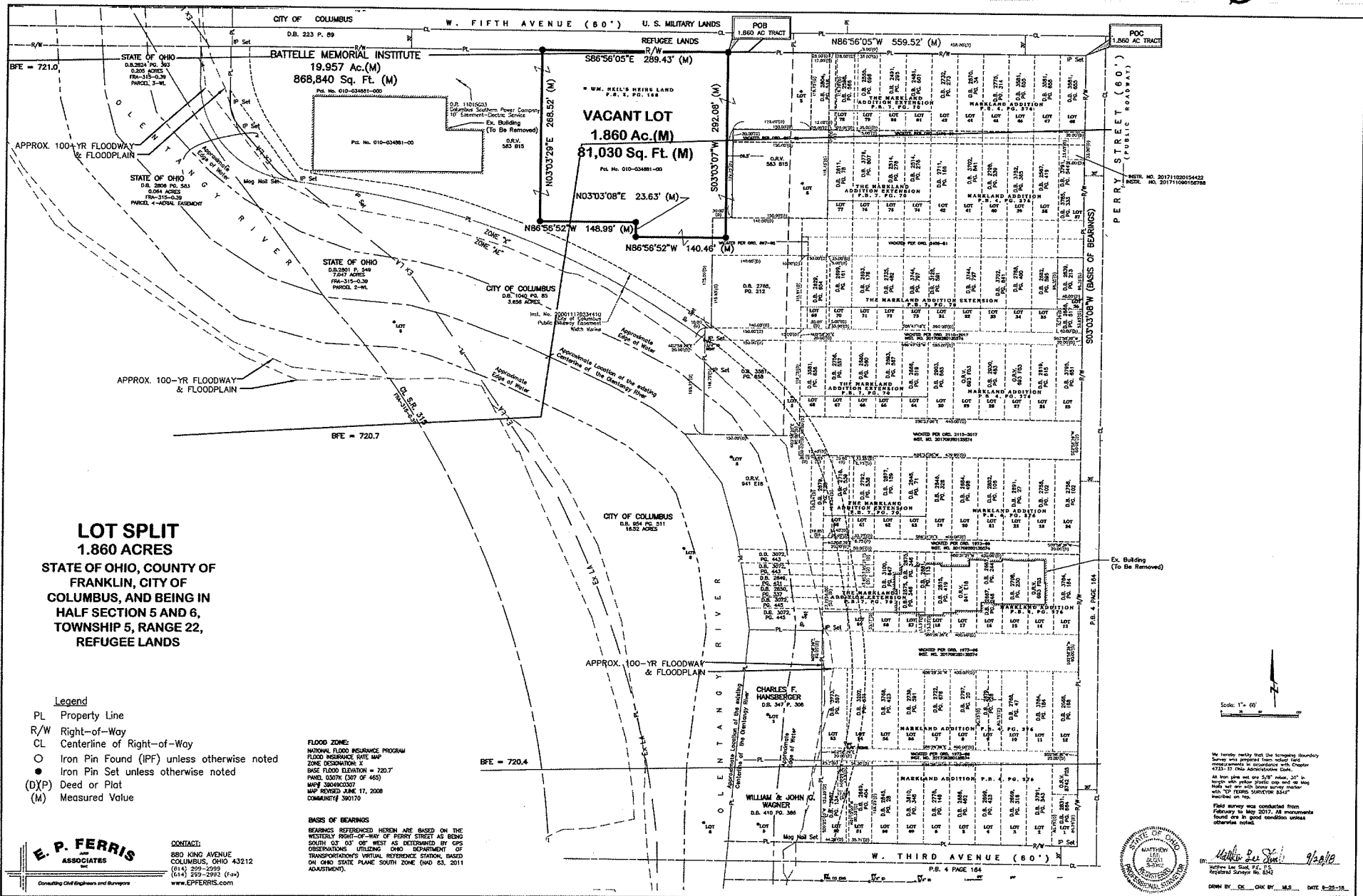
BASIS OF BEARINGS
 BEARINGS REFERENCED HEREIN ARE BASED ON THE WESTERLY RIGHT-OF-WAY OF PERRY STREET AS BEING SOUTH 03° 03' 00" WEST AS DETERMINED BY GPS OBSERVATIONS UTILIZING OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATION, BASED ON OHIO STATE PLANE SOUTH ZONE (NAD 83, 2011 ADJUSTMENT).

E. P. FERRIS ASSOCIATES INC.
 CONTACT:
 880 KING AVENUE
 COLUMBUS, OHIO 43212
 (614) 299-2999
 (614) 299-2992 (Fax)
 www.EPFERRIS.com



We hereby certify that the foregoing boundary survey was prepared from actual field measurements in accordance with Chapter 4713-31 Ohio Administrative Code.
 All iron pins set are 5/8" when 1/2" in length with yellow plastic caps and all plug hole set are with brass survey thumb with 100 FERRIS DIVISION EXACT marked on top.
 Field survey was conducted from February to May 2017, all measurements found are in good condition unless otherwise noted.
 Matthew R. Staud
 Registered Professional Surveyor
 License No. 14869
 Report Number: 16-037

B



LOT SPLIT
1.860 ACRES
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND BEING IN HALF SECTION 5 AND 6, TOWNSHIP 5, RANGE 22, REFUGEE LANDS

- Legend**
- PL Property Line
 - R/W Right-of-Way
 - CL Centerline of Right-of-Way
 - Iron Pin Found (IPF) unless otherwise noted
 - Iron Pin Set unless otherwise noted
 - (DXP) Deed or Plat
 - (M) Measured Value

FLOOD ZONE:
 NATIONAL FLOOD INSURANCE PROGRAM
 FLOOD INSURANCE RATE MAP
 ZONE DESIGNATION: X
 BASE FLOOD ELEVATION = 720.7
 PANEL SOUTH (NOT OF 465)
 MAP# 300600007
 MAP REVISED JUNE 17, 2008
 COMMUNITY# 390170

BASES OF BEARINGS
 BEARINGS REFERENCED HEREIN ARE BASED ON THE WESTERLY RIGHT-OF-WAY OF PERRY STREET AS BEING SOUTH 03° 03' 00" OF WEST AS INDICATED BY GPS OBSERVATIONS UTILIZING OHIO DEPARTMENT OF TRANSPORTATION'S VERTICAL REFERENCE STATION, BASED ON OHIO STATE PLUMB SOUTH ZONE (WGS 83, 2011 ADJUSTMENT).

E. P. FERRIS
 ASSOCIATES
 Consulting Civil Engineers and Surveyors

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 (614) 299-2293
 (614) 292-2292 (fax)
 www.EPFERRIS.com

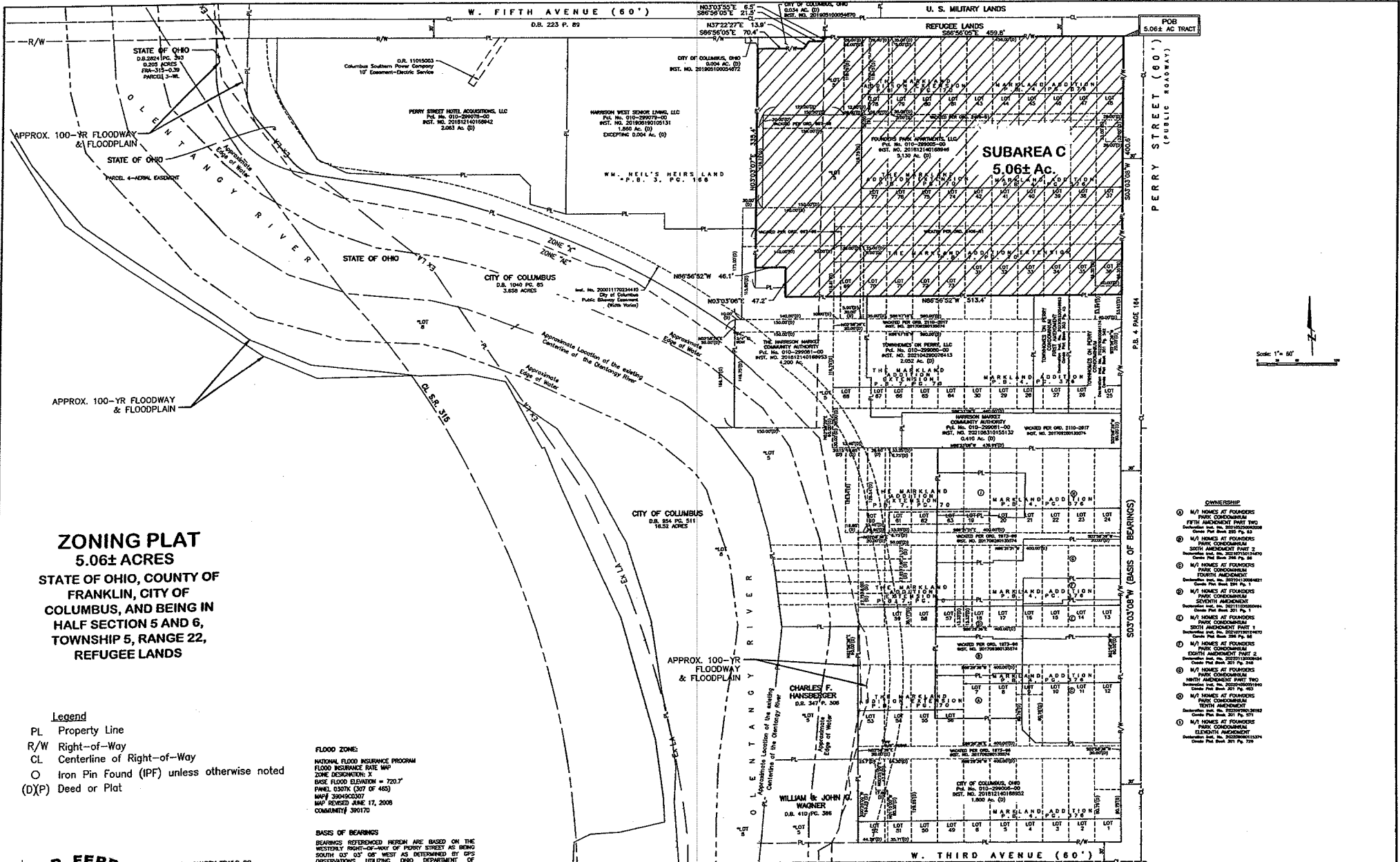


We hereby certify that the temporary boundary survey was prepared from actual field measurements in accordance with Chapter 4733-33 Ohio Administrative Code. All iron pins set are 5/8" rebar, 20" in length with white plastic cap and 96 lbs. May 1997 10" x 10" brass survey marker with "T" Ferris Surveyor 4542 inscribed on top.

Field survey was conducted from February to May 2017. All monuments found are in good condition unless otherwise noted.

16410 D Scott 9/28/19
 Matthew D. Scott, P.E.
 Registered Surveyor No. 4542

C



ZONING PLAT
5.06± ACRES

STATE OF OHIO, CITY OF
FRANKLIN, CITY OF
COLUMBUS, AND BEING IN
HALF SECTION 5 AND 6,
TOWNSHIP 5, RANGE 22,
REFUGEE LANDS

Legend

- PL Property Line
- R/W Right-of-Way
- CL Centerline of Right-of-Way
- Iron Pin Found (IPF) unless otherwise noted
- (DXP) Deed or Plat

FLOOD ZONES
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
ZONE DESCRIPTION: X
BASE FLOOD ELEVATION = 720.7
PANEL 0307K (307 OF 485)
MAP# 33045C007
MAP REVISED JUNE 17, 2008
COMMUNITY 330170

BASIS OF BEARINGS
BEARINGS REFERENCED HEREIN ARE BASED ON THE WESTERLY RIGHT-OF-WAY OF PERRY STREET AS BEING SOUTH 03° 03' 00" WEST AS DETERMINED BY GPS OBSERVATIONS UTILIZING OHIO DEPARTMENT OF TRANSPORTATION'S VERTICAL REFERENCE STATION, BASED ON OHIO STATE PLANE SOUTH ZONE (NAD 83, 2011 ADJUSTMENT).

- OWNERSHIP**
- ① 1/4 HOMES AT FOUNDERS PARK CONDOMINIUM FIFTH AMENDMENT PART TWO (See Plat Book 389 Pg. 83)
 - ② 1/4 HOMES AT FOUNDERS PARK CONDOMINIUM SIXTH AMENDMENT PART 2 (See Plat Book 389 Pg. 84)
 - ③ 1/4 HOMES AT FOUNDERS PARK CONDOMINIUM FOURTH AMENDMENT (See Plat Book 389 Pg. 85)
 - ④ 1/4 HOMES AT FOUNDERS PARK CONDOMINIUM SEVENTH AMENDMENT (See Plat Book 391 Pg. 1)
 - ⑤ 1/4 HOMES AT FOUNDERS PARK CONDOMINIUM EIGHTH AMENDMENT PART 1 (See Plat Book 389 Pg. 86)
 - ⑥ 1/4 HOMES AT FOUNDERS PARK CONDOMINIUM EIGHTH AMENDMENT PART 2 (See Plat Book 389 Pg. 86)
 - ⑦ 1/4 HOMES AT FOUNDERS PARK CONDOMINIUM NINTH AMENDMENT PART TWO (See Plat Book 391 Pg. 2)
 - ⑧ 1/4 HOMES AT FOUNDERS PARK CONDOMINIUM TENTH AMENDMENT (See Plat Book 391 Pg. 3)
 - ⑨ 1/4 HOMES AT FOUNDERS PARK CONDOMINIUM ELEVENTH AMENDMENT (See Plat Book 391 Pg. 7)

E. P. FERRIS
ASSOCIATES
INC.
Consulting Civil Engineers and Surveyors

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(614) 299-2992 (Fax)
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Scale: 1" = 60'

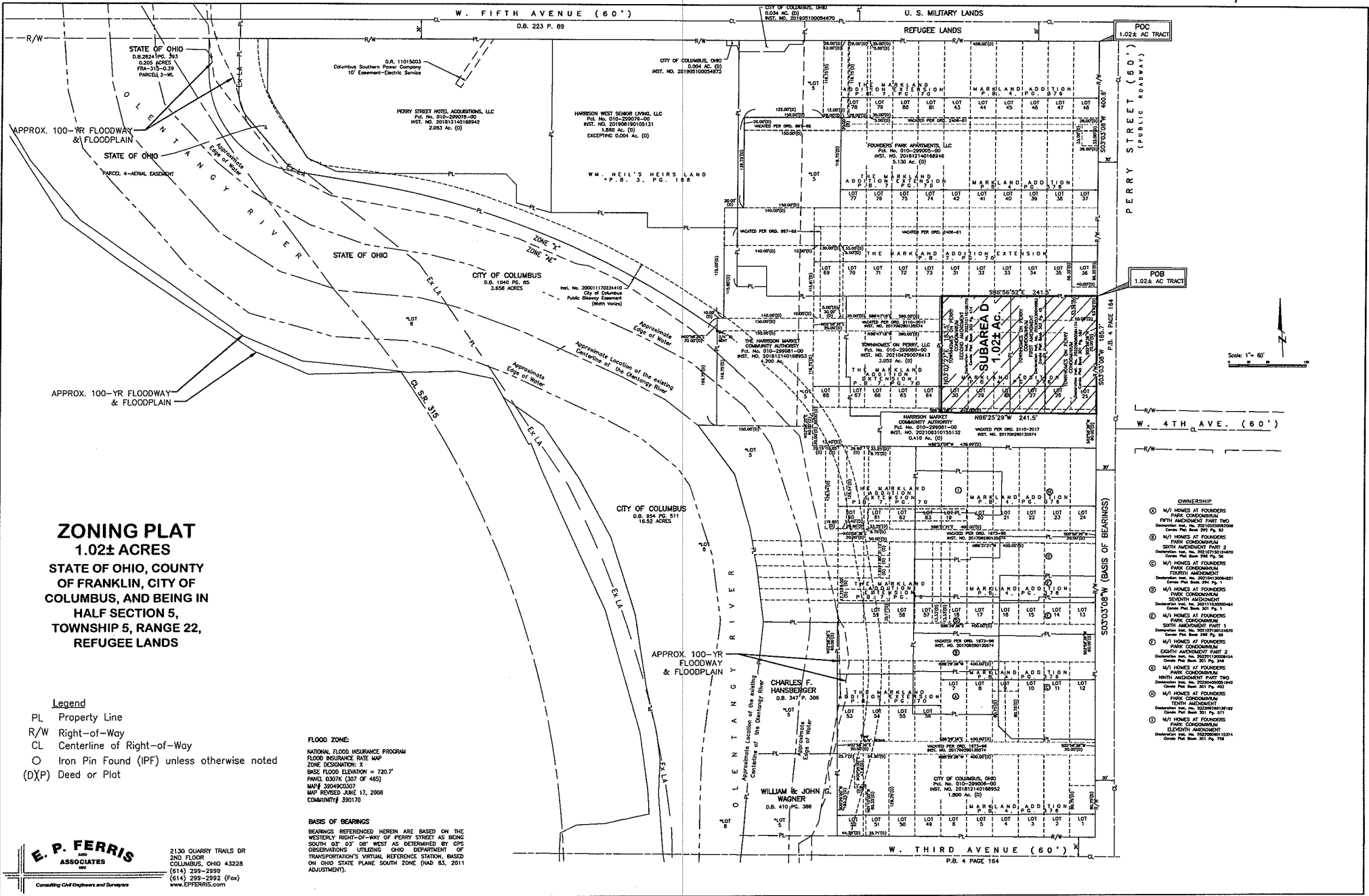
POB 5.06± AC TRACT

P. 4 PAGE 184

SOUTH OF WY (BASIS OF BEARINGS)

P. 4 PAGE 184

D



ZONING PLAT
1.02± ACRES
 STATE OF OHIO, COUNTY
 OF FRANKLIN, CITY OF
 COLUMBUS, AND BEING IN
 HALF SECTION 5,
 TOWNSHIP 5, RANGE 22,
 REFUGEE LANDS

- Legend**
- PL Property Line
 - R/W Right-of-Way
 - CL Centerline of Right-of-Way
 - Iron Pin Found (IPF) unless otherwise noted
 - (DXP) Deed or Plat

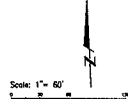
FLOOD ZONE:
 NATIONAL FLOOD INSURANCE PROGRAM
 FLOOD INSURANCE RATE MAP
 FLOOD DESIGNATION: X
 BASIC FLOOD ELEVATION = 720.7'
 PANEL 0307K (307 OF 485)
 MAP# 35040C007
 MAP REVISED JUNE 17, 2008
 COMMUNITY# 330170

BASIS OF BEARINGS
 BEARINGS REFERENCED HEREIN ARE BASED ON THE
 WESTERLY RIGHT-OF-WAY OF PERRY STREET AS BEING
 SOUTH 03° 03' 08" WEST AS DETERMINED BY GPS
 OBSERVATIONS UTILIZING OHIO DEPARTMENT OF
 TRANSPORTATION'S VIRTUAL REFERENCE STATION, BASED
 ON OHIO STATE PLANE SOUTH ZONE (NAD 83, 2011
 ADJUSTMENT).

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 AND
ASSOCIATES
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 www.EPFERRIS.com

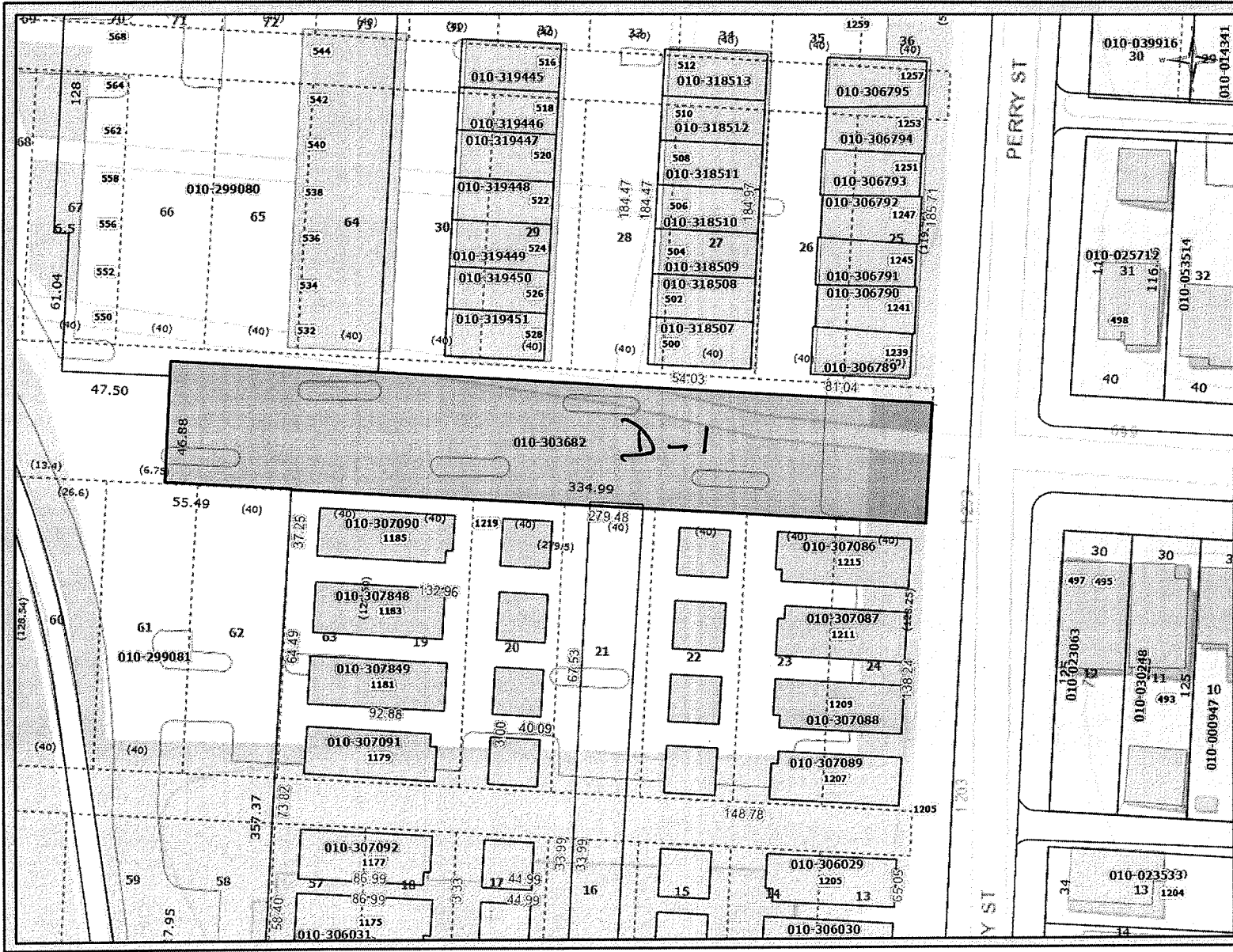
POC
1.02± AC TRACT

POB
1.02± AC TRACT



- OWNERSHIP**
- ① 1/4 HOMES AT FOUNDERS PARK CONDOMINIUM FIFTH AMENDMENT TRACT TWO
Declaration Map No. 2012000000008
Consent Plat Book 295 Pg. 83
 - ② 1/4 HOMES AT FOUNDERS PARK CONDOMINIUM SIXTH AMENDMENT PART 2
Declaration Map No. 2012000000008
Consent Plat Book 295 Pg. 83
 - ③ 1/4 HOMES AT FOUNDERS PARK CONDOMINIUM FOURTH AMENDMENT
Declaration Map No. 2012000000001
Consent Plat Book 294 Pg. 7
 - ④ 1/4 HOMES AT FOUNDERS PARK CONDOMINIUM SEVENTH AMENDMENT
Declaration Map No. 2011100000004
Consent Plat Book 294 Pg. 1
 - ⑤ 1/4 HOMES AT FOUNDERS PARK CONDOMINIUM SIXTH AMENDMENT PART 1
Declaration Map No. 2012000000008
Consent Plat Book 294 Pg. 98
 - ⑥ 1/4 HOMES AT FOUNDERS PARK CONDOMINIUM EIGHTH AMENDMENT PART 2
Declaration Map No. 2012000000008
Consent Plat Book 294 Pg. 98
 - ⑦ 1/4 HOMES AT FOUNDERS PARK CONDOMINIUM NINTH AMENDMENT PART TWO
Declaration Map No. 2012000000008
Consent Plat Book 294 Pg. 98
 - ⑧ 1/4 HOMES AT FOUNDERS PARK CONDOMINIUM TENTH AMENDMENT
Declaration Map No. 2012000000008
Consent Plat Book 294 Pg. 98
 - ⑨ 1/4 HOMES AT FOUNDERS PARK CONDOMINIUM ELEVENTH AMENDMENT
Declaration Map No. 2012000000008
Consent Plat Book 294 Pg. 98

D-1



- Planimetric Legend**
 Source: 2021 Aerial Photography
- Edge of Pavement
 - Roadway Centerlines
 - Railroad Centerlines
 - Building Footprints
 - Building Under Construction
 - ~ Creeks, Streams, Ditches
 - ~ Rivers & Ponds
- Topographic Legend**
 Source: OSIP - 2019 LIDAR Collection
- ▲ Spot Elevation
 - Index Contour
 - Intermediate Contour
- Appraisal Legend**
 Source: Franklin County Auditor & Engineer
- xxxxxxx Parcel IDs
 - 100 Parcel Dimensions
 - 100 Lot Numbers
 - 123 Main St Site Address
 - Parcel Boundary
 - Subdivision Boundary
 - Condominium Boundary
 - County Boundary
 - City or Village Boundary
 - Tax District Boundary
 - School District Boundary
 - Zip Code Boundary

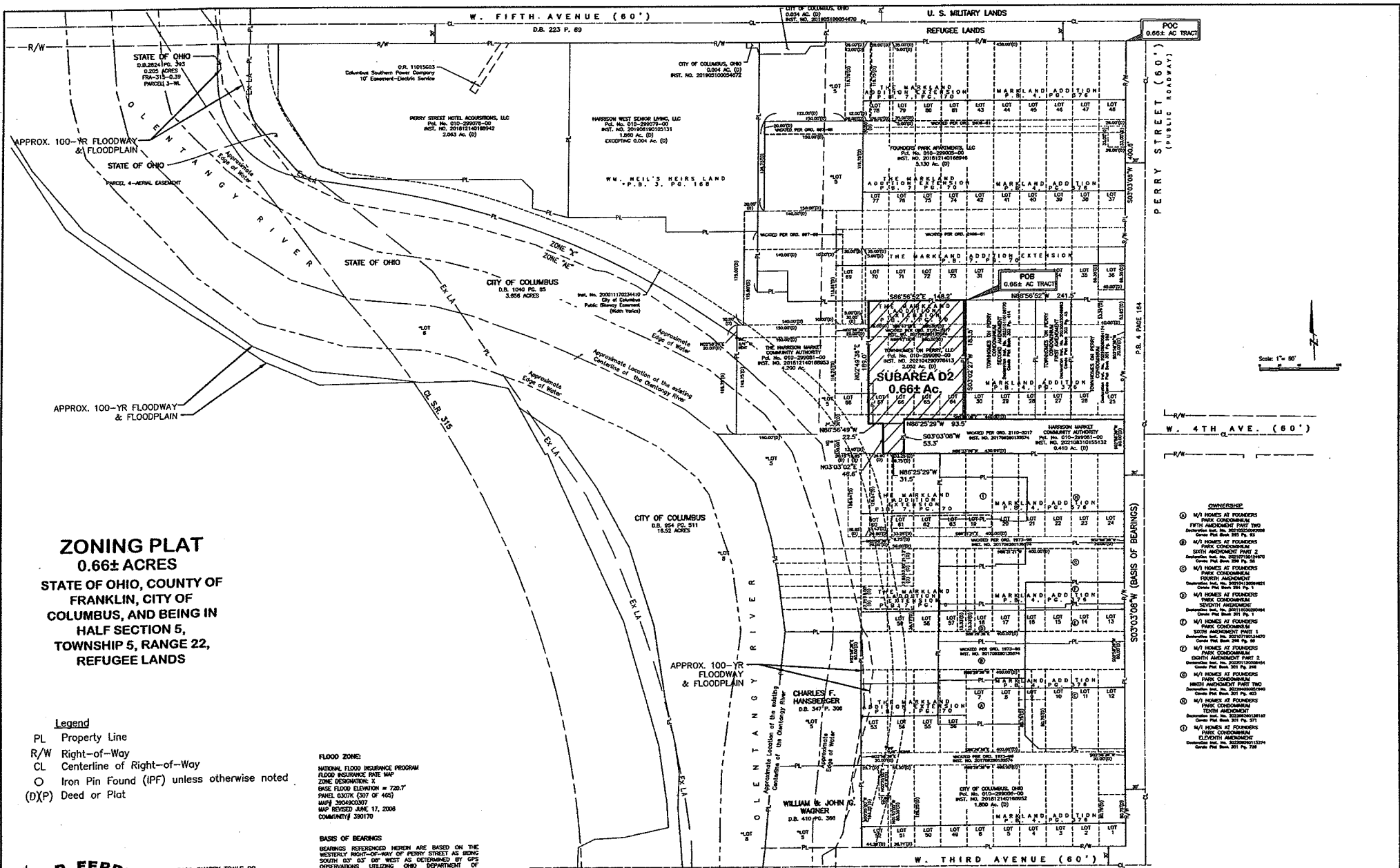
This map is prepared for the real property inventory within the county. It is compiled from record deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be considered for verification of the information contained on this map. The county and the mapping companies assume no legal responsibility for the information contained on this map. Please notify the Franklin County Auditor's GIS Department of any discrepancies.

The data on this map was originally compiled at 1"=100' based on the Ohio State Plane South Coordinate System, North American Datum 1983 with 2' contours based on the North American Vertical Datum 1988 (when displayed).



Franklin County Auditor's Office Auditor

Michael Stinziano
 Map Produced January 9, 2025



ZONING PLAT
0.66± ACRES
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND BEING IN HALF SECTION 5, TOWNSHIP 5, RANGE 22, REFUGEE LANDS

- Legend**
- PL Property Line
 - R/W Right-of-Way
 - CL Centerline of Right-of-Way
 - Iron Pin Found (IPF) unless otherwise noted
 - (D)(P) Deed or Plat

FLOOD ZONE:
 NATIONAL FLOOD INSURANCE PROGRAM
 FLOOD INSURANCE RATE MAP
 ZONE DESIGNATION: X
 BASE FLOOD ELEVATION = 720.7'
 PANEL 0307R (OUT OF 465)
 MAP 300600077
 MAP REVISED JUNE 17, 2008
 COMMUNITY 330170

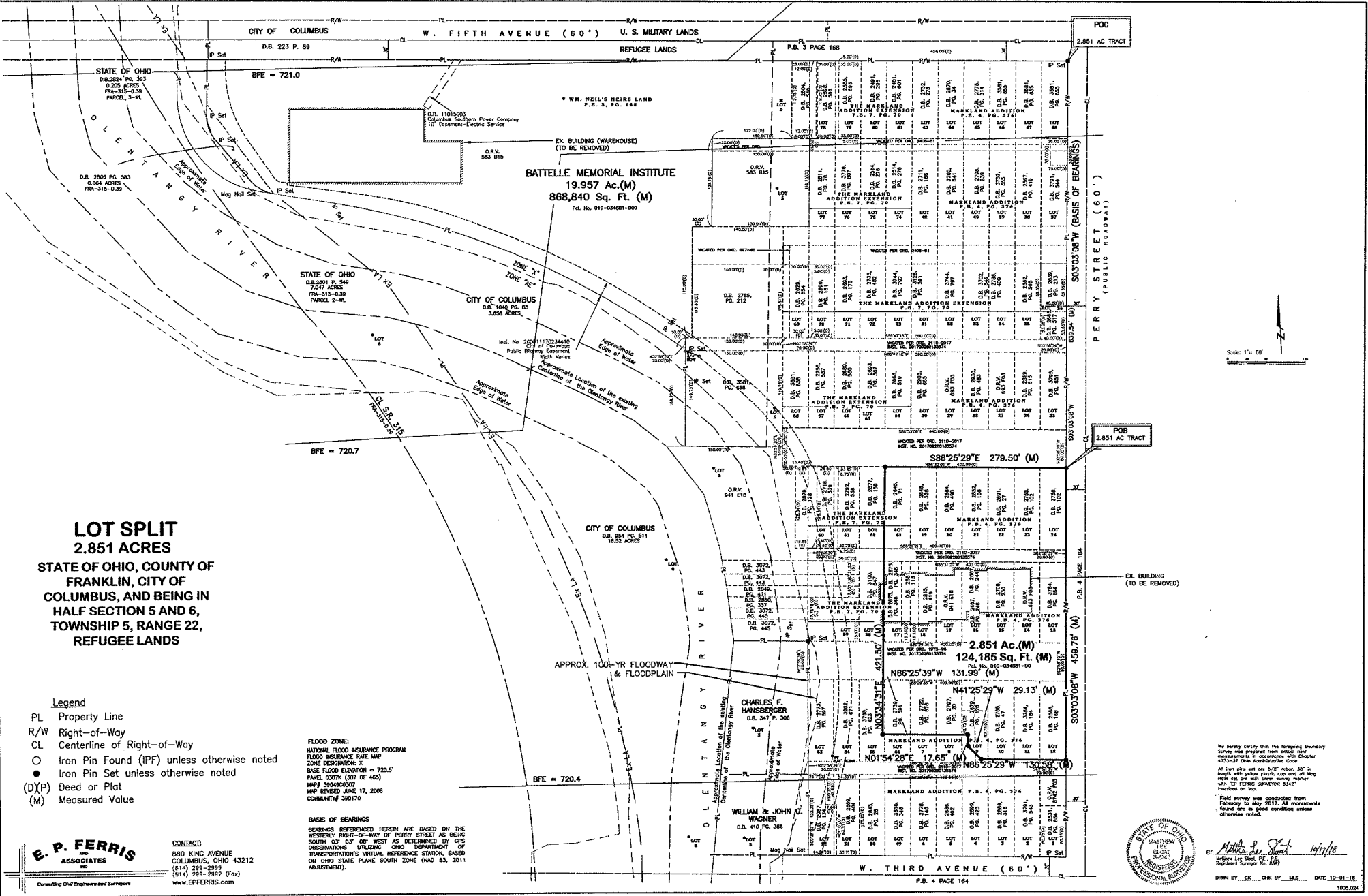
BASIS OF BEARINGS
 BEARINGS REFERENCED HEREIN ARE BASED ON THE WESTERLY RIGHT-OF-WAY OF PERRY STREET AS BEING SOUTH 80° 10' 00" WEST AS DETERMINED BY GPS OBSERVATIONS UTILIZING OHIO DEPARTMENT OF TRANSPORTATION'S VERTICAL REFERENCE STATION, BASED ON OHIO STATE PLANE SOUTH ZONE, FWD 83, 2011 ADJUSTMENT.

E. P. FERRIS
 AND ASSOCIATES
 Consulting Civil Engineers and Surveyors
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 2ND FLOOR
 COLUMBUS, OHIO 43228
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 (614) 299-2992 (Fax)
 www.EPFERRIS.com

- COWNEERSHIP**
- ① M/I HOMES AT FOUNDERS PARK CONDOMINIUM FIFTH AMENDMENT PART TWO
 Declaration Ref. No. 200701000480
 Order Plat Book 395 Pg. 83
 - ② M/I HOMES AT FOUNDERS PARK CONDOMINIUM SIXTH AMENDMENT PART 2
 Declaration Ref. No. 200701000480
 Order Plat Book 395 Pg. 85
 - ③ M/I HOMES AT FOUNDERS PARK CONDOMINIUM FOURTH AMENDMENT
 Declaration Ref. No. 200701000480
 Order Plat Book 395 Pg. 81
 - ④ M/I HOMES AT FOUNDERS PARK CONDOMINIUM SEVENTH AMENDMENT
 Declaration Ref. No. 200701000480
 Order Plat Book 395 Pg. 82
 - ⑤ M/I HOMES AT FOUNDERS PARK CONDOMINIUM SIXTH AMENDMENT PART 1
 Declaration Ref. No. 200701000480
 Order Plat Book 395 Pg. 84
 - ⑥ M/I HOMES AT FOUNDERS PARK CONDOMINIUM EIGHTH AMENDMENT PART 2
 Declaration Ref. No. 200701000480
 Order Plat Book 395 Pg. 86
 - ⑦ M/I HOMES AT FOUNDERS PARK CONDOMINIUM NINTH AMENDMENT
 Declaration Ref. No. 200701000480
 Order Plat Book 395 Pg. 87
 - ⑧ M/I HOMES AT FOUNDERS PARK CONDOMINIUM TENTH AMENDMENT
 Declaration Ref. No. 200701000480
 Order Plat Book 395 Pg. 88
 - ⑨ M/I HOMES AT FOUNDERS PARK CONDOMINIUM ELEVENTH AMENDMENT
 Declaration Ref. No. 200701000480
 Order Plat Book 395 Pg. 89



E



LOT SPLIT
2.851 ACRES
 STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND BEING IN HALF SECTION 5 AND 6, TOWNSHIP 5, RANGE 22, REFUGEE LANDS

- Legend**
- PL Property Line
 - R/W Right-of-Way
 - CL Centerline of Right-of-Way
 - Iron Pin Found (IPF) unless otherwise noted
 - Iron Pin Set unless otherwise noted
 - (D)(P) Deed or Plat
 - (M) Measured Value

FLOOD ZONE:
 NATIONAL FLOOD INSURANCE PROGRAM
 FLOOD INSURANCE RATE MAP
 ZONE DESIGNATION: X
 BASE FLOOD ELEVATION = 720.5'
 PANEL 0307K (307 OF 455)
 MAP# 2004000307
 MAP REVISED JUNE 17, 2008
 COMMUNITY# 390170

BASIS OF BEARINGS
 BEARINGS REFERENCED HEREON ARE BASED ON THE WESTERLY RIGHT-OF-WAY OF PERRY STREET AS BEING SOUTH 03° 03' 03" WEST AS DETERMINED BY GPS OBSERVATIONS UTILIZING OHIO DEPARTMENT OF TRANSPORTATION'S VERTICAL REFERENCE STATION, BASED ON OHIO STATE PLANE SOUTH ZONE (NAD 83, 2011 ADJUSTMENT).

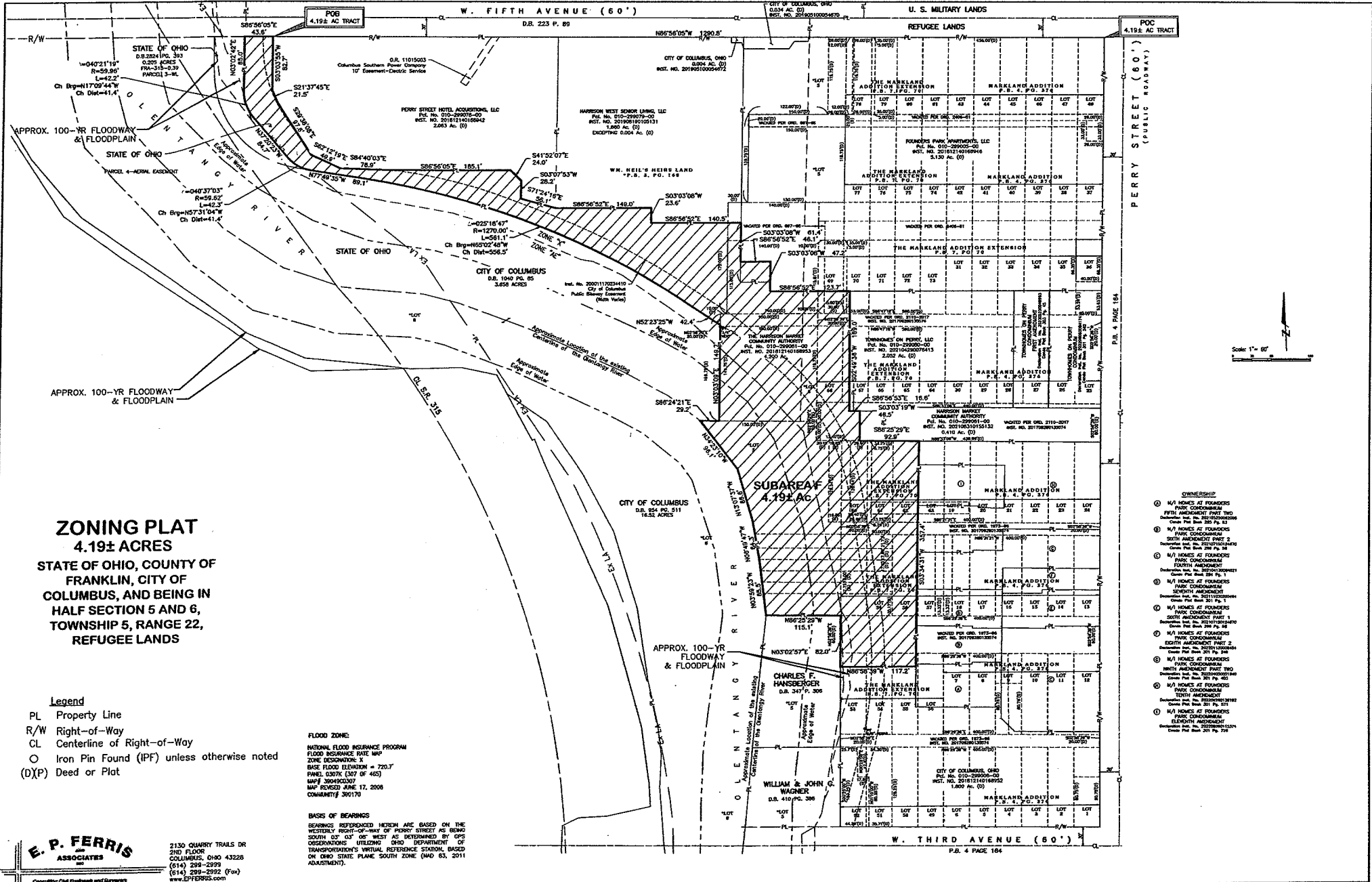
E. P. FERRIS AND ASSOCIATES INC.
 CONTACT:
 880 KING AVENUE
 COLUMBUS, OHIO 43212
 (614) 289-2399
 (614) 288-2887 (Fax)
 www.EPFERRIS.com



We hereby certify that the foregoing Boundary Survey was prepared from correct field measurements in accordance with Chapter 4733-37 (Ohio Administrative Code).
 All Set pins are set on 5/8" rebar, 30" in length with yellow plastic caps and all flag pins are set on 1/4" diameter survey monuments with TOP BOUNDARY SURVEYOR'S LICENSE NO. 8347 inscription on top.
 Field survey was conducted from February to May 2017. All monuments found are in good condition unless otherwise noted.

By: *Matthew Lee* 10/17/18
 Registered Professional Surveyor No. 8347

F



ZONING PLAT
4.19± ACRES

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND BEING IN HALF SECTION 5 AND 6, TOWNSHIP 5, RANGE 22, REFUGEE LANDS

Legend

- PL Property Line
- R/W Right-of-Way
- CL Centerline of Right-of-Way
- Iron Pin Found (IPF) unless otherwise noted
- (D)(P) Deed or Plat

FLOOD ZONE:

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
ZONE DESIGNATION: X
BASE FLOOD ELEVATION = 720.7
PANEL: 0307 (LOT OF 452)
MAP: 300430307
MAP REVISION: JUNE 17, 2008
COMUNITY: 300170

BASIS OF BEARINGS

BEARINGS REFERENCED HEREIN ARE BASED ON THE WESTERLY NORTH-OF-WAY OF PERRY STREET AS BEING SOUTH 03° 03' 00" WEST AS DETERMINED BY GPS OBSERVATIONS UTILIZING OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATION, BASED ON OHIO STATE PLANE SOUTH ZONE (NAD 83, 2011 ADJUSTMENT).

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- OWNERSHIP**
- ① 1/4 HOMES AT FOUNDERS PARK CONDOMINIUM FIFTH AMENDMENT FIRST TWO (Division File No. 20100200008) Owner File Book 201 Pg. 31
 - ② 1/4 HOMES AT FOUNDERS PARK CONDOMINIUM SIXTH AMENDMENT FIRST TWO (Division File No. 20100200008) Owner File Book 201 Pg. 31
 - ③ 1/4 HOMES AT FOUNDERS PARK CONDOMINIUM SEVENTH AMENDMENT (Division File No. 20100200008) Owner File Book 201 Pg. 31
 - ④ 1/4 HOMES AT FOUNDERS PARK CONDOMINIUM EIGHTH AMENDMENT (Division File No. 20100200008) Owner File Book 201 Pg. 31
 - ⑤ 1/4 HOMES AT FOUNDERS PARK CONDOMINIUM NINTH AMENDMENT FIRST TWO (Division File No. 20100200008) Owner File Book 201 Pg. 31
 - ⑥ 1/4 HOMES AT FOUNDERS PARK CONDOMINIUM TENTH AMENDMENT (Division File No. 20100200008) Owner File Book 201 Pg. 31
 - ⑦ 1/4 HOMES AT FOUNDERS PARK CONDOMINIUM ELEVENTH AMENDMENT (Division File No. 20100200008) Owner File Book 201 Pg. 31

Z25-____
CV25-____
531 W 5th Avenue
01/07/2025

ZONING DISTRICT SUMMARY EXHIBIT

SUBAREA	AREA	HEIGHT DISTRICT	ZONING DISTRICT
Subarea A	2.063	H - 60	C-4, Commercial District
Subarea B	1.856	H - 60	I, Institutional District
Subarea C	5.061	H - 60	C-4, Commercial District
Subarea D	1.023	H - 60	AR-1, Apartment Residential District
Subarea D-1	0.410	H - 60	AR-1, Apartment Residential District
Subarea D-2	0.662	H - 60	AR-3, Apartment Residential District
Subarea E	2.851	H - 35	R-3, Residential District
Subarea F	4.191	H - 35	R, Rural District
Subarea G	1.261	H - 35	R-3, Residential District
TOTAL	19.378 ac		

Exhibit B

Statement of Hardship

CV21-040, 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, 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-____ has been submitted to adjust the legal descriptions of Areas C, 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. There are minor changes to the legal descriptions of Areas C, D-2 and F addressed in rezoning application Z25-____. The site plan titled "Zoning Variance Site Plan, 531 West Fifth Ave.", dated _____, 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-____ 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 CV 21-040 to have all variances in one ordinance (CV25-____). Applicable variances for D 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(B), 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, 195 units with 9 independent living apartments and 186 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(B), Minimum Number of Parking Spaces Required, to reduce parking from 154 spaces (9 dwelling units at 1.5 spaces/per unit and 186 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 468 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(B), 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 468 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).

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

Section 3333.02, AR-12, ARLD and AR-1 Apartment Residential District Use, to permit a private driveway as the use of Subarea D-1, to provide access to Subarea D and D-2.

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

1). Section 3312.49(B), Minimum Numbers of Parking Spaces Required, to reduce required parking for 60 dwelling units from 90 spaces to 15 spaces on Area D-2, subject to use of spaces in Area C parking structure.

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

3). Section 3333.23, Minimum Side Yard Permitted, to reduce the minimum south side yard from 8.33' to 6'.

4). Section 3333.24, Rear Yard, to reduce the rear yard based on Perry Street from 25% of lot area to 1.3% 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.

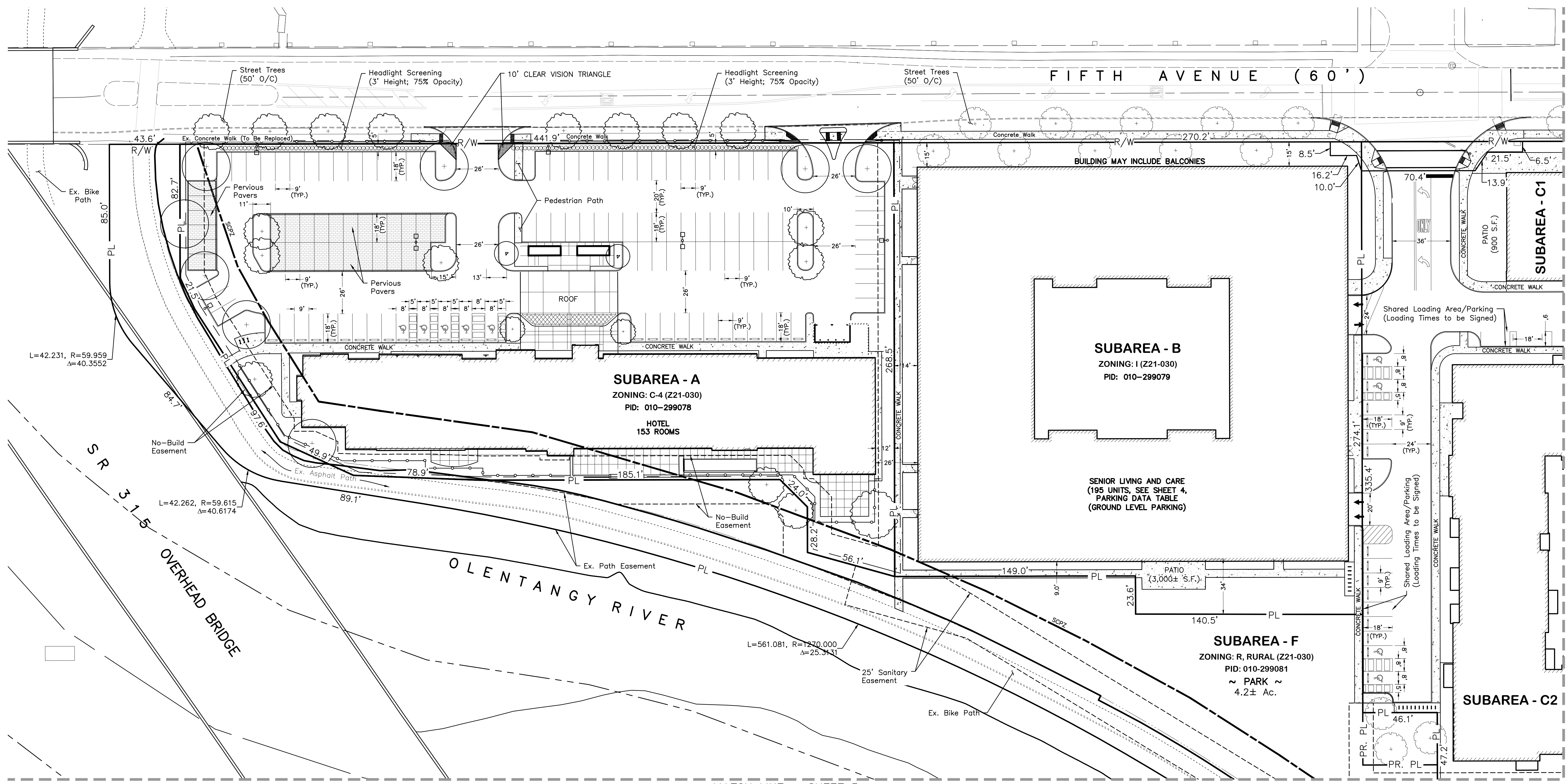
- 1). Section 3332.02, R, Rural District, to permit a privately owned (The Harrison Market Community Authority) park and accessory and customary uses of a park, including bike path, open space and recreational use, while Subarea F is designated as park by this ordinance and includes public use.
- 2). 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'.

01/07/2025

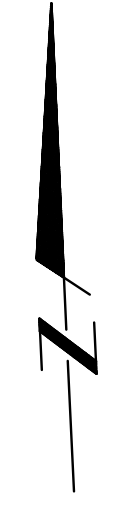


L=42.231, R=59.959
Δ=40.3552

L=42.262, R=59.615
Δ=40.6174

L=561.081, R=1270.000
Δ=25.3131

Scale: 1" = 30'



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Consulting Civil Engineers and Surveyors

CITY OF COLUMBUS, OHIO
FOUNDERS PARK
THRIVE COMPANIES

JOB NO.	1005.024
DESIGNED BY:	MEF
DRAWN BY:	MEF
CHECKED BY:	CDM
APPROVED BY:	MEF
DATE:	9/4/24

ZONING VARIANCE SITE PLAN
531 WEST FIFTH AVE.
CV24-

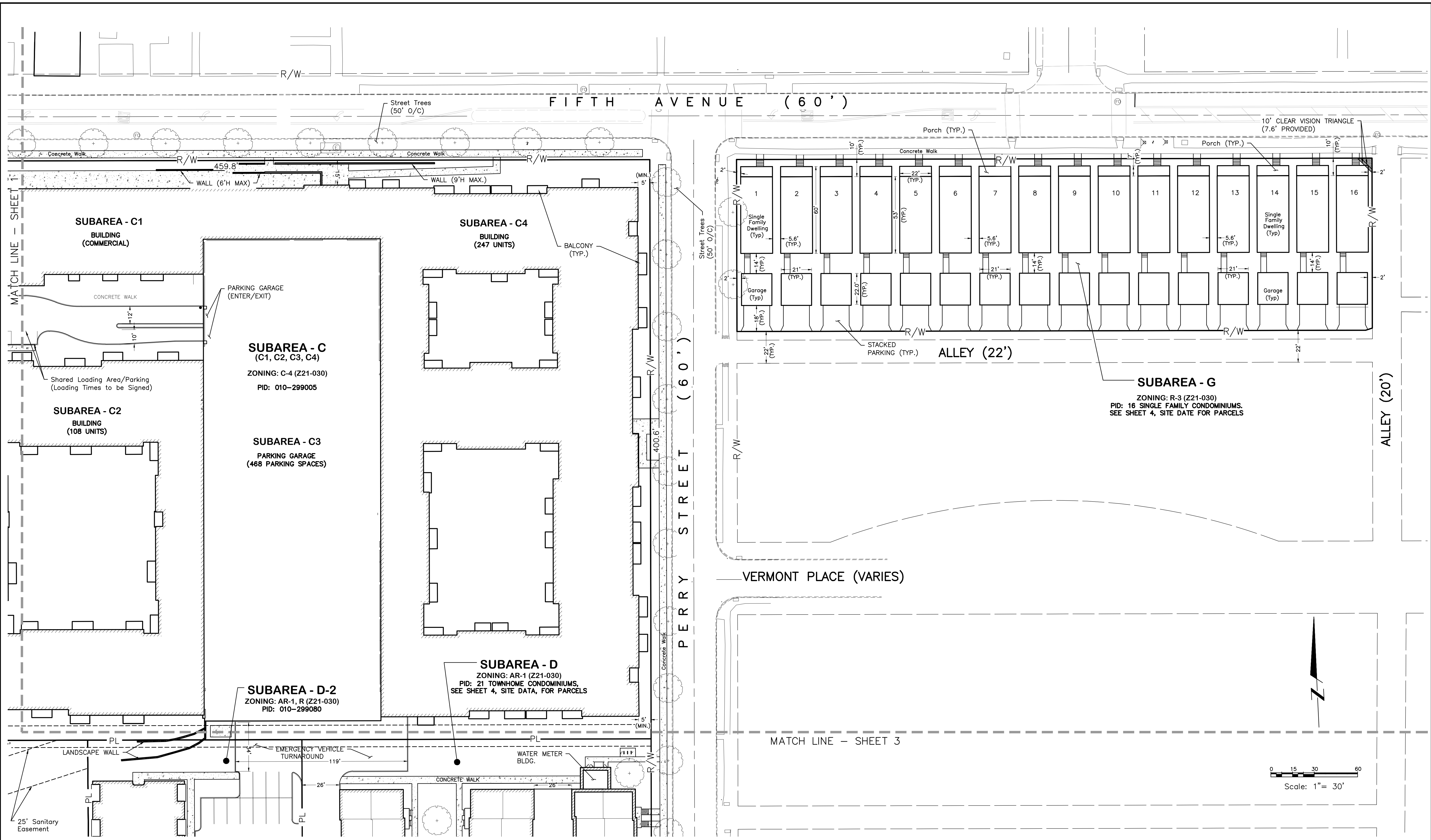
SCALE: 1" = 30'	
SHEET NO.	OF
1	4

M:\1005024\1005024\ZONING\Drawings\Site\Compliance\Plan\Final\WTD\ZONING SITE PLAN 2024.dwg -PLAN AND PROFILE LAST EDITED BY:cm ON 9/4/24

MATCH LINE - SHEET 2

MATCH LINE - SHEET 3

MA:1005024_L:\P\1005024\Drawings\Site\Production\Drawings\Site\Zoning\Zoning Site Plan 2024.dwg --PLAN AND PROFILE (2) LAST EDITED: Brcdm ON 9/4/24



E. P. FERRIS
AND ASSOCIATES
INC
Consulting Civil Engineers and Surveyors

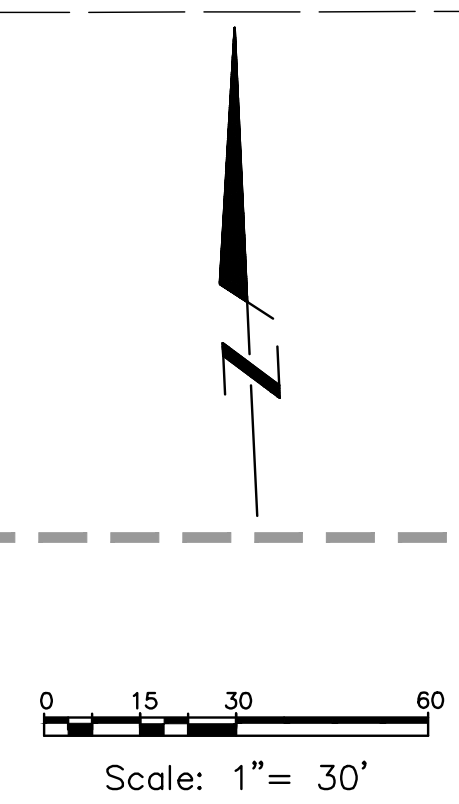
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CITY OF COLUMBUS, OHIO
FOUNDERS PARK
THRIVE COMPANIES

JOB NO.	1005.024
DESIGNED BY:	MEF
DRAWN BY:	MEF
CHECKED BY:	CDM
APPROVED BY:	MEF
DATE:	9/4/24

ZONING VARIANCE SITE PLAN
531 WEST FIFTH AVE.
CV24-

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



M:\1005024\W\1005024\ZONING\Drawings\Site\Production\Drawings\Site\Compliance\Plan\Final\WTD\ZONING SITE PLAN 2024.dwg -PLAN AND PROFILE (3) LAST EDITED: Brcdm ON 9/4/24

MATCH LINE - SHEET 1

MATCH LINE - SHEET 2

SUBAREA - D
ZONING: AR-1 (Z21-030)
PID: 21 TOWNHOME CONDOMINIUMS,
SEE SHEET 4, SITE DATA, FOR PARCELS

O L E N T A N G Y

R I V E R

P E R R Y S T R E E T (6 0 ')

Prop. 25' Sanitary Easement

Prop. 25' Sanitary Easement

Ex. Bike Path

Ex. Path Easement

PR. BUILDING (60 UNITS)

SUBAREA - D2
ZONING: AR-1, R (Z21-030)
PID: 010-299080 &
SPLIT FROM 010-299081

BUILDING 3
(7 UNITS, TOWNHOMES)
(2-CAR GARAGE
W/ UNIT,
14 SPACES)

BUILDING 2
(7 UNITS, TOWNHOMES)
(2-CAR GARAGE
W/ UNIT,
14 SPACES)

BUILDING 1
(7 UNITS, TOWNHOMES)
(2-CAR GARAGE
W/ UNIT,
14 SPACES)

SUBAREA - D1
ZONING: AR-1 (Z21-030)
PID: 010-303682

SUBAREA - F
ZONING: R,Rural (Z21-030)
~ PARK ~
4.2± Ac.

SUBAREA - E
ZONING: R-3 (Z21-030)
PID: 010-034881

SPLIT FROM
PID: 010-299081

Single Family Dwelling (Typ.)
14

15

16

17

18

19

20

21

22

Single Family Dwelling (Typ.)
1

2

3

4

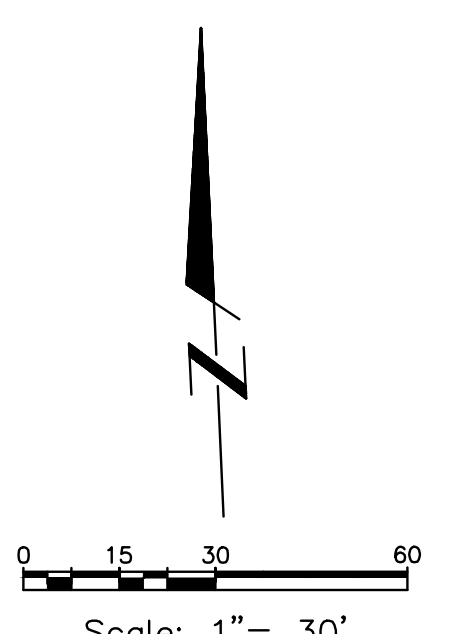
5

6

7

8

9



MATCH LINE - SHEET 4

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JOB NO. 1005.024
DESIGNED BY: MEF
DRAWN BY: MEF
CHECKED BY: CDM
APPROVED BY: MEF
DATE: 9/4/24

ZONING VARIANCE SITE PLAN
531 WEST FIFTH AVE.
CV24-

SCALE:
1" = 30'
SHEET NO. 3 OF 4

SITE & BUILDING INFORMATION	
ADDRESS: 651 W. FIFTH AVE.	
PROPOSED USE: COMMERCIAL, MULTI-FAMILY RESIDENTIAL	
PID: 010-299078 (SUBAREA A)	010-303682 (SUBAREA D1)
010-299079 (SUBAREA B)	010-XXXXXX (SUBAREA D2)
010-299005 (SUBAREA C)	SEE PARCEL LIST (SUBAREA E)
SEE PARCEL LIST (SUBAREA D)	010-299081 (SUBAREA F)
	SEE PARCEL LIST (SUBAREA G)
TOTAL SITE AREA: 19.379 AC.	
SUBAREA ACREAGE:	
SUBAREA A: 2.063 AC. (89,856 S.F.)	
SUBAREA B: 1.856 AC. (80,852 S.F.)	
SUBAREA C: 5.061 AC. (220,476 S.F.)	
SUBAREA D: 1.023 AC. (44,575 S.F.)	
SUBAREA D1: 0.410 AC. (17,845 S.F.)	
SUBAREA D2: 0.662 AC. (28,848 S.F.)	
SUBAREA E: 2.851 AC. (124,185 S.F.)	
SUBAREA F: 4.191 AC. (182,576 S.F.)	
SUBAREA G: 1.261 AC. (54,937 S.F.)	
SITE ZONING: C-4, I, AR-1, R, R-3 (Z21-030, Z21-030A)	
SUBAREA ZONING:	
SUBAREA A: C-4	SUBAREA D1: AR-1
SUBAREA B: I	SUBAREA D2: AR-1
SUBAREA C: C-4	SUBAREA E: R-3
SUBAREA D: AR-1	SUBAREA F: R
	SUBAREA G: R-3
REZONING: Z21-030, Z21-30A	
COUNCIL VARIANCE: CV21-040, CV24-	
HEIGHT DISTRICT (H-35):	
SUBAREA PERMITTED HEIGHT:	
SUBAREA A: 80'	SUBAREA D1: 60'
SUBAREA B: 70'	SUBAREA D2: 60'
SUBAREA C: 70'	SUBAREA E: 40'
SUBAREA D: 60'	SUBAREA F: 35'
	SUBAREA G: 40'
SETBACKS: AS NOTED AND PER CV21-040 AND CV24-	
BUILDING FOOTPRINTS: BUILDING FOOTPRINTS ARE ILLUSTRATIVE	
PANEL NO.: 39049C0307 K (6.17.2008)	
FLOOD ZONE: "X"	

SUBAREA - D PARCEL LIST	SUBAREA - E PARCEL LIST	SUBAREA - G PARCEL LIST
PID: 010-306789	PID: 010-307086	PID: 010-306026
PID: 010-306790	PID: 010-307087	PID: 010-306027
PID: 010-306791	PID: 010-307088	PID: 010-306028
PID: 010-306792	PID: 010-307089	PID: 010-305855
PID: 010-306793	PID: 010-306029	PID: 010-302597
PID: 010-306794	PID: 010-306030	PID: 010-302598
PID: 010-306795	PID: 010-305856	PID: 010-302531
PID: 010-318507	PID: 010-302844	PID: 010-302532
PID: 010-318508	PID: 010-302845	PID: 010-302533
PID: 010-318509	PID: 010-302554	PID: 010-301954
PID: 010-318510	PID: 010-302555	PID: 010-301955
PID: 010-318511	PID: 010-302556	PID: 010-301956
PID: 010-318512	PID: 010-302557	PID: 010-301829
PID: 010-318513	PID: 010-307090	PID: 010-301830
PID: 010-319445	PID: 010-307848	PID: 010-301713
PID: 010-319446	PID: 010-307849	PID: 010-301714
PID: 010-319447	PID: 010-307091	
PID: 010-319448	PID: 010-307092	
PID: 010-319449	PID: 010-306031	
PID: 010-319450	PID: 010-306032	
PID: 010-319451	PID: 010-303978	
	PID: 010-303979	
	PID: 010-302846	
	PID: 010-302847	
	PID: 010-302599	
	PID: 010-302600	

NOTE: ALL SUBAREAS ARE SEPARATE PARCELS FOR DEVELOPMENT. PRIVATE DRIVES WITHIN A SUBAREA MAY BE SPLIT TO BE OWNED BY THE COMMUNITY AUTHORITY.

NOTE: STREET TREES IN THE CURB LAWN (R/W) OF W. FIFTH AVE. SHALL BE SMALL GROUP, SUCH AS AMUR MAPLE OR SIMILAR, AS RECOMMENDED BY RECREATION AND PARKS DEPT. EXISTING STREET TREES RETAINED IN THE RIGHT-OF-WAY OF PERRY STREET OR W. FIFTH AVENUE MAY SUBSTITUTE FOR NEW STREET TREE PLANTING.

PARKING DATA TABLE:			
SUBAREA	USE	PARKING: Required (code)	PARKING: Provided (minimum)
A	Hotel (153 room, max.) @ 1 space/room	152	
	Subtotal:	152	120
B	Senior housing and care: Total 206 units, (1) Independent Living Units: 9 units (1.5 spaces/unit) Assisted Living/Memory Care: 197 units (0.75 spaces/unit) Accessory patio	14 148 0	127 (beneath building) and use of up to 12 surface spaces in Subarea C (2)
	Subtotal:	162	127
C	Commercial Gym, 5,576 SF, 1 per 250 SF (3) Restaurant, 7,094 SF, 1 per 75 SF (3) Patio, 900 SF, 1 per 150 SF (3) (Subtotal Commercial): Dwelling units above ground level commercial in Subarea C1 are part of total 240 DU in Subareas C1 and C4	23 95 6 (124)	
C1	Apartment building: 108 DU (max), 1.5 spaces/DU	162	
C2	Parking Structure (4)	0	
C3	Apartment building: 240 DU (max), 1.5 spaces/DU (includes dwelling units located above ground floor commercial uses in Subarea C1	360	474 (parking structure) (4) 18 (surface spaces) (2)(4)(5)
C4	Subtotal (total Subarea C):	646	492
D	Multi-Family: 21 Townhome units (1.5 spaces/DU)	32	21 Townhouses (2 car garage each)
D-1	Private Road	--	On-Street parking
D-2	Multi-Family: 60 dwelling units (1.5 spaces/DU)	90	Surface Parking (6)
	Subtotal (total Subarea D):	122	70
E	Detached single family dwellings: 26 (condominiums) (2 space/DU)	52	2 car detached garage for every unit and, in addition, stack parking in driveway
	Subtotal:	52	52
F	Park (4.2 +/- acres total)	0	
	Subtotal:	0	0
G	Detached single family dwellings 16 (condominiums) 2 space/DU		2 car detached garage for every unit and, in addition, stack parking in driveway
	Subtotal:	32	32
TOTAL		1,166	893

- Any mix of types of senior housing permitted subject to maximum calculated code required parking of 154 parking spaces.
- The surface parking spaces are located to the east of the senior housing (Subarea B) on Subarea C. Twelve (12) spaces of the surface spaces shown in Subarea C may be used by Subarea B.
- Any mix of commercial uses, including retail, restaurant, and office uses, permitted subject to calculated code required parking requiring a maximum of 121 parking spaces.
- The 474 space parking structure (Subarea C3) and eighteen (18) surface parking spaces will provide parking for Subarea C (C1, C2, C4) and shared parking for Subarea B and D.
- There will be shared use of surface parking spaces in Subarea C for use as both parking spaces and loading areas during designated times to be determined, as depicted.
- 16 spaces available for D-2 in C-3 parking garage

09-04-24



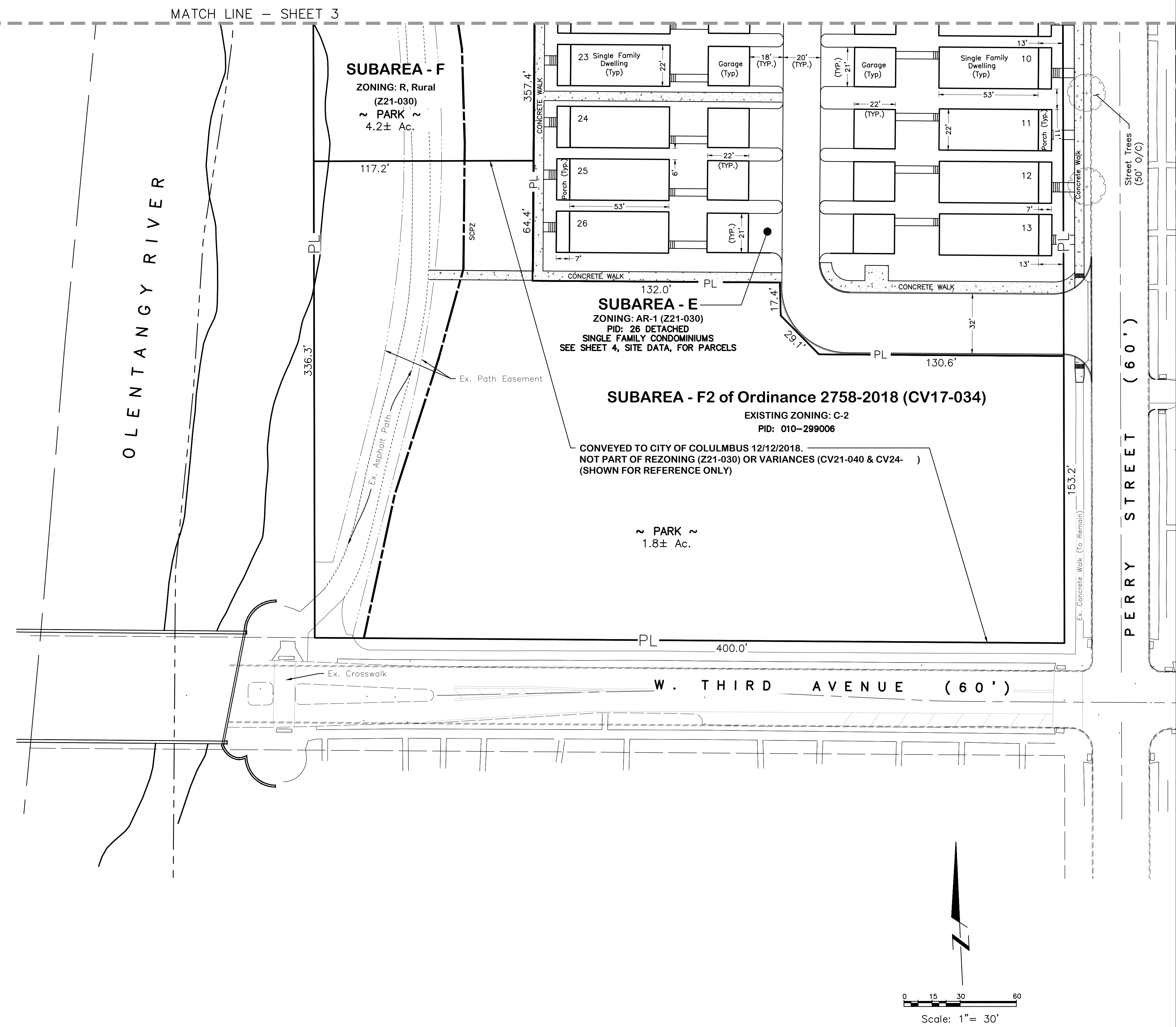
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

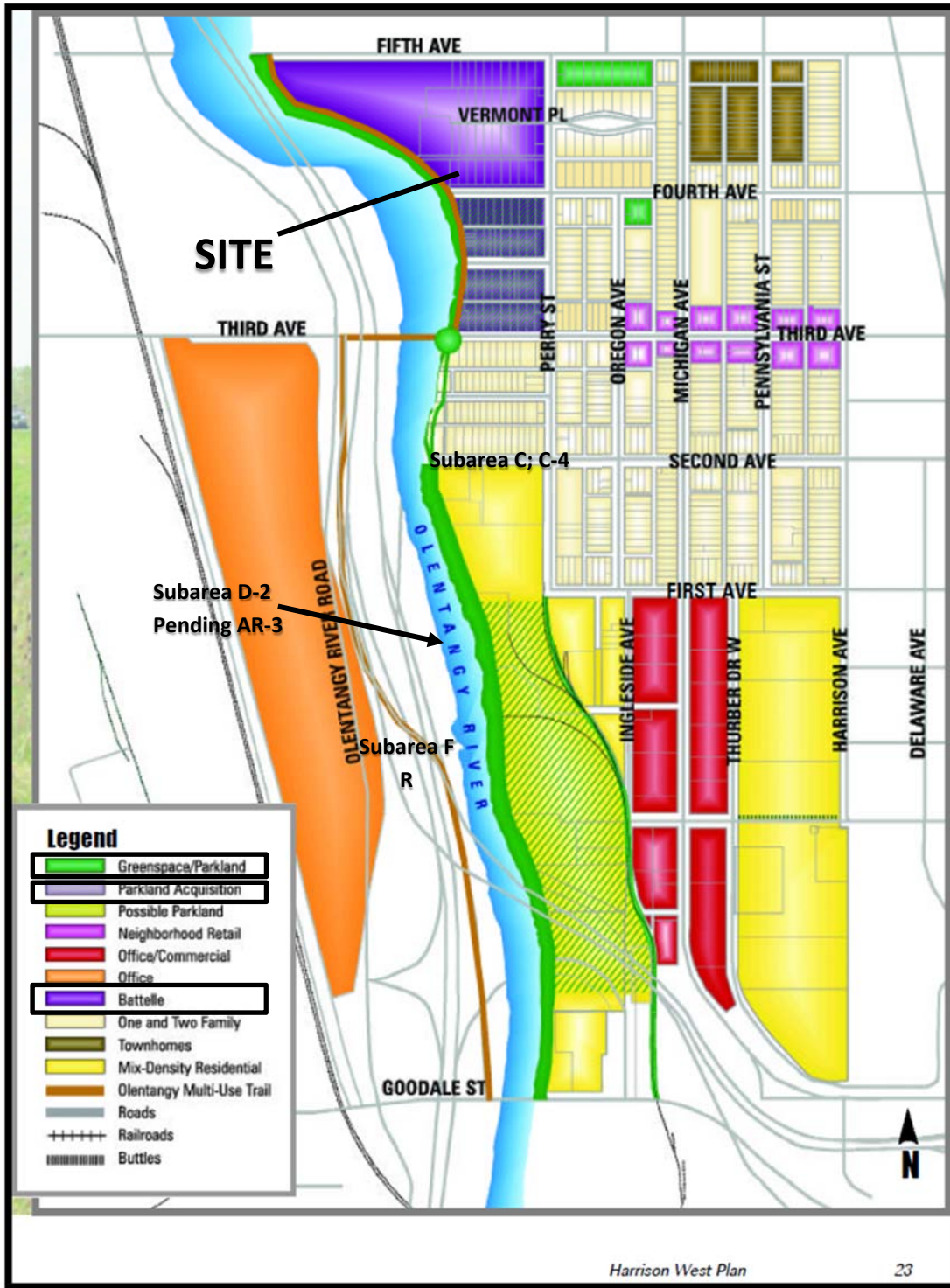
CITY OF COLUMBUS, OHIO
FOUNDERS PARK
THRIVE COMPANIES

JOB NO.	1005.024
DESIGNED BY:	MEF
DRAWN BY:	MEF
CHECKED BY:	CDM
APPROVED BY:	MEF
DATE:	9/4/24

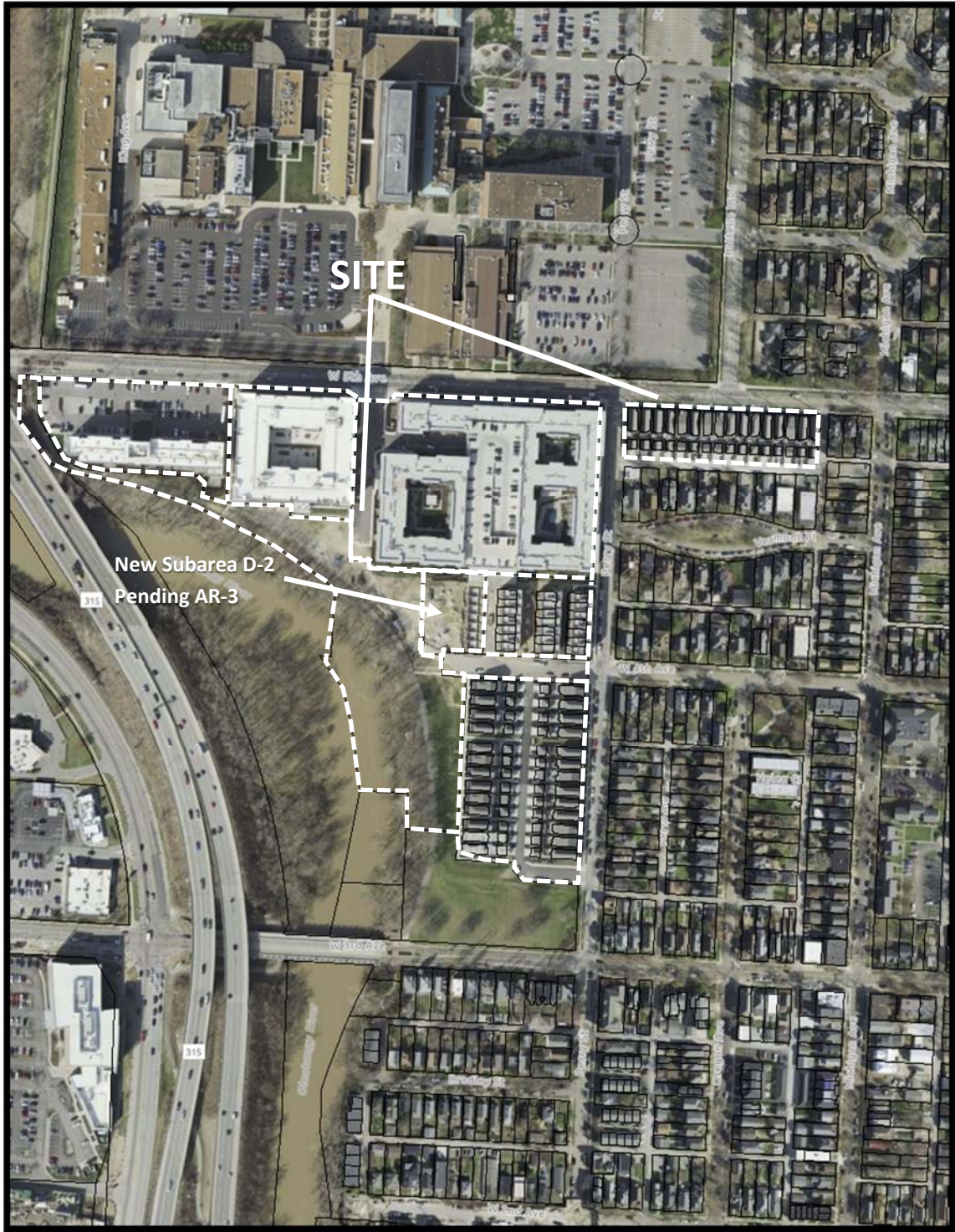
ZONING VARIANCE SITE PLAN
531 WEST FIFTH AVE.
CV24-

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





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



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