



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Wed Jun 29 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 2275 N HIGH ST COLUMBUS OH 43201

Mailing Address: 135 WATERS MILL CIR

ALPHARETTA GA 30022-4487

Owner: EVENTIDE INC

Parcel Number: 010049822

ZONING INFORMATION

Zoning: ORIG, Commercial, C4

effective 2/27/1928, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: UNIVERSITY UCO

Graphic Commission: N/A

Area Commission: University Area Commission

Planning Overlay: University/Impact

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

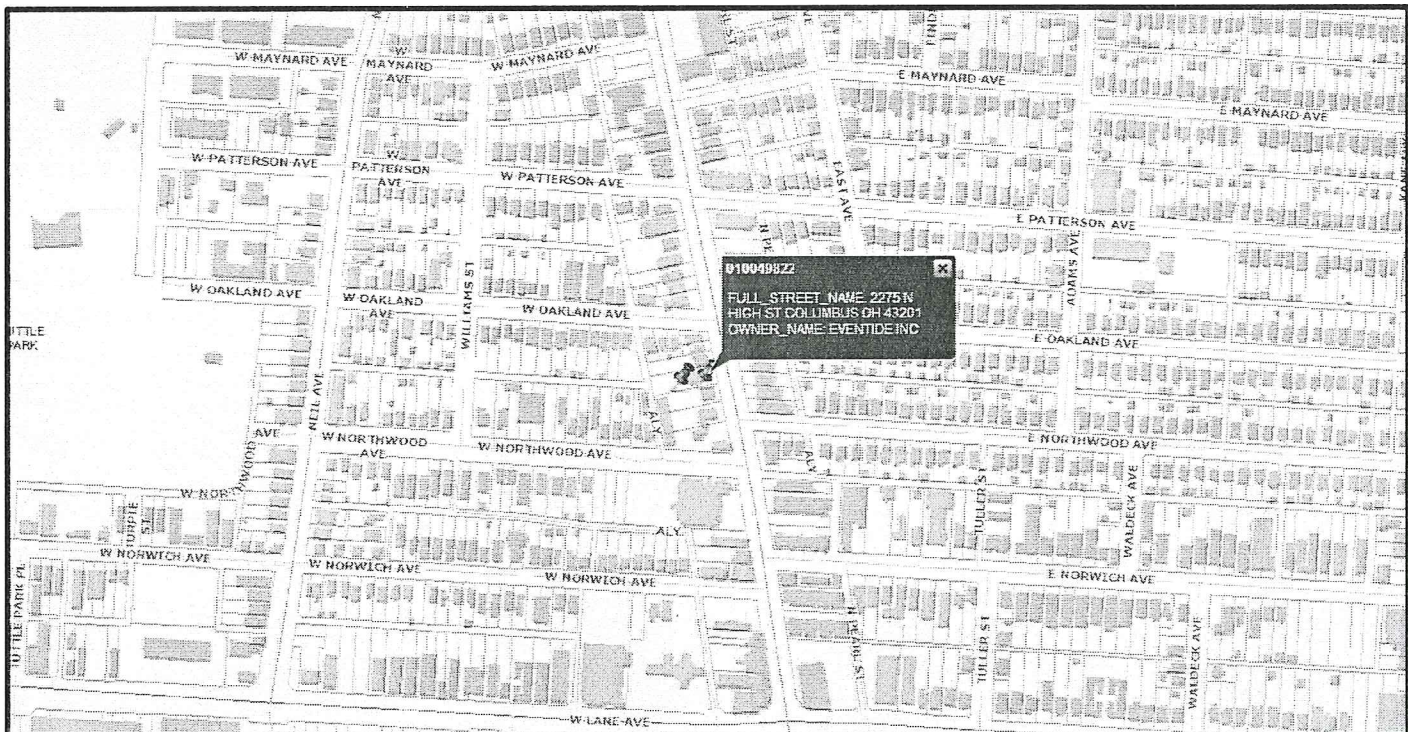
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





DEPARTMENT OF BUILDING
AND ZONING SERVICES

Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: BZA16-093 Date Received: 24 June 2016
 Application Accepted by: JF Fee: \$1900-
 Commission/Civic: _____
 Existing Zoning: _____
 Comments: Just BZA

TYPE(S) OF ACTION REQUESTED (Check all that apply):

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

Mixed use retail, office and multifamily. Applicant requests relief from Section 3372.604, which would require covering nearly the entirety of a 1.4 acre assemblage with a single structure, and further require demolition of a number of structures to be preserved as part of the existing streetscape.

LOCATION

Certified Address: 2273 N. High St. City: Columbus Zip: 43201

Parcel Number (only one required): 010-049822

APPLICANT (If different from Owner):

Applicant Name: JSDI Celmark, Ltd. Phone Number: 614-334-6151 Ext.: _____

Address: c/o Taft Stettinius & Hollister, 65 E. State St., Ste. 1000 City/State: Columbus, OH Zip: 43215

Email Address: jmaniace@taftlaw.com Fax Number: 614-221-2007

PROPERTY OWNER(S) ☒ Check here if listing additional property owners on a separate page

Name: See attached Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

ATTORNEY / AGENT (Check one if applicable): ☒ Attorney ☐ Agent

Name: James V. Maniace Phone Number: 614-334-6151 Ext.: _____

Address: 65 E. State St., Suite 1000 City/State: Columbus, OH Zip: 43215

Email Address: jmaniace@taftlaw.com Fax Number: 614-221-2007

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE James V. Maniace, President of Member

PROPERTY OWNER SIGNATURE See attached

ATTORNEY / AGENT SIGNATURE J V Maniace

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

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME James V. Maniace

of **(1)** MAILING ADDRESS 65 E. State St., Suite 1000, Columbus, Ohio 43215

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

(2) per ADDRESS CARD FOR PROPERTY 2273 N. High St., Columbus, Ohio 43201

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on **(3)** _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) See attached.

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

JSDI Celmark, Ltd., c/o Taft Stettinius & Hollister, LLP
614-334-6151

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS

(5) University Area Commission
c/o Susan Keeny
358 King Avenue, Columbus, OH 43201

and that the following 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:

(6) PROPERTY OWNER NAME
See attached

(6a) PROPERTY ADDRESS

(6b) PROPERTY OWNER MAILING ADDRESS

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

☒ **(7)** Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 23RD day of June, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



ROSEMARY L. CULLISON
Notary Public, State of Ohio
My Commission Expires
August 5, 2018

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Please make checks payable to the Columbus City Treasurer.

PROPERTY OWNERS:

PARCELS

010-042030
010-004877
010-049822
010-001685
010-038768
010-010188

Eventide, Inc.

010-038718
010-023648
010-002891

Johnathan R. Pavey SU-TR

010-023143

Cynthia P. Rieth, Tr.

Address, email and fax number for all owners:

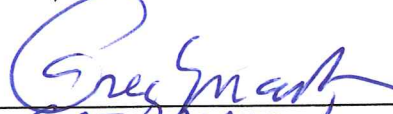
c/o Brian Close, Esq.
Dinsmore & Shohl
191 W. Nationwide Blvd., #1000
Columbus, OH 43215
(614) 227-4209

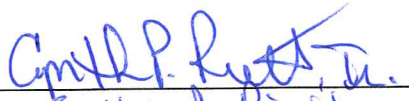
Brian.close@dinsmore.com
Fax: (614) 221-8590

Signatures:


Eventide, Inc.

Cynthia P. Rieth, Tr.


By: GREG MANTEL
Its: TREASURER


By: Cynthia P. Rieth
Its: Trustee

Johnathan R. Pavey SU-TR


By: Johnathan R. Pavey
Its: Trustee



Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

STATEMENT OF HARDSHIP

APPLICATION #

3307.09 Variances by Board.

- A.** The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. Special circumstances or conditions apply to the subject property that do not apply, generally, to other properties in the same zoning district.
 2. The special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. The special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. The grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B.** In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard public safety and welfare.
- C.** Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

See Attached Letter.

Signature of Applicant

Date _____

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

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

Please make checks payable to the Columbus City Treasurer

JAMES V. MANIACE
614.334.6151
jmaniace@taftlaw.com

June 24, 2016

Columbus Board of Zoning Adjustment
c/o James Friese
757 Carolyn Avenue
Columbus, OH 43224

Re: 2273 N. High Street

Dear Jamie:

This letter is to serve as a Statement of Hardship for the variance application for the above property.

This variance request is a classic example of a technical variance, because it is solely to preserve certain existing site conditions as opposed to relaxing standards to permit development. Literal compliance with the code provision in question, 3372.604 OCC, would force the construction of a single building which would almost completely cover a 1.4 acre parcel and compel the demolition of a set of structures comprising a streetscape prized by the public and the University Area Review Board. Before analyzing the requested variance, a discussion of the proposed project will help put the request in perspective.

The subject property is an aggregation of ten tax parcels which collectively constitute a 1.4 acre parcel collectively fronting N. High Street. This stretch of N. High Street is near W. Lane Avenue and the properties are directly across from an OSU facility at the corner of N. High and W. Northwood Avenue. The site presently contains a hodge-podge of older residential, office and restaurant uses and a garage in the rear. The six northernmost existing structures facing N. High Street are the most attractive structures on the site and are in reasonable condition given their age.

The property is currently zoned as C-4, one of the most intense commercial classifications permitting a wide variety of uses. The Pavey Family, which has been in ownership of the properties for over a century, wishes to develop the property and engaged the applicant, JSDI Celmark, Ltd., ("JSDI Celmark") to do so. JSDI Celmark

Columbus Board of Zoning

June 24, 2016

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and its principals have extensive experience in University Area development. The applicants have offered several different design alternatives to the University Area Review Board ("UARB"), which has no authority over variances but reviews development design. After submitting several designs, and taking into account the comments of the public and UARB, the applicant settled on an approach which preserved the six northernmost structures on N. High St. and placed a taller structure on the rear of the site. Renderings have been submitted as part of this application which illustrate the development concept.

The development plan submitted represents a considered analysis by UARB and the Applicant of the appropriateness of the development for the community, and the ability to fold the "to be preserved" buildings into a larger development, making their preservation economically feasible. The literal application of 3372.604 OCC would wreak havoc upon this plan, and for that matter any development plan for the site which would demolish any rear primary building.

The setback exhibit attached to this letter illustrates the damage the application of 3372.604 OCC causes. In a development scenario, where all tax parcels are combined under uniform ownership, the demolition of any of the rear W. Oakland Avenue facing structures would require rebuilding a structure which would overwhelm the site and destroy the six buildings all stake holders wish to preserve. The rebuilt building could have no more than a 10 foot setback from three separate public streets! The code provision, which may operate effectively in bringing a single rebuilt building on a small lot to face High Street, is plainly not suited for sites with multiple buildings where some existing buildings merit preservation.

The facts and conditions of this application justify the granting of this variance under 3307.09 OCC.

The requirements are in bold below with analysis immediately following:

1. Special circumstances or conditions apply to the subject property that does not apply, generally, to other properties in the same zoning district.

The streetscape of six consecutive stone buildings has been identified by the community and the University Area Review Board as an identifying feature of the entrance into a neighborhood known as the Old North, which is part of the University District. This property is a large assemblance compared to other properties in the District, and the code provision in question imposes a substantially different effect to the subject property than to a smaller parcel with a single building.

2. The special circumstances or conditions are not the result of the actions of the property owner or applicant.

The streetscape to be preserved is a property attribute which is over 100 years old, and existed when the current owners took title. The code provision in question was adopted in 2008.

3. The special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.

Development with a sensitivity to community needs is a substantial property right. It is impossible to meet the desires of the community to develop the property while preserving aspects of the streetscape without the variance. The District is populated with numerous single-building parcels which would not be adversely affected by the code provision, but this larger parcel has multiple buildings worth preserving.

4. The grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.

The grant of the variance is certainly not injurious to the neighboring properties as it preserves existing conditions to which the neighboring properties are accustomed. To the extent that University Area Review Board and the University District Plan expresses a public interest in preserving a streetscape, the variance advances the public interest by permitting such preservation.

Further, under the standards of *Duncan v. Village of Middlefield*, 23 Ohio S.3rd 83 (1986), the variance is justified based on practical difficulties. As the Court in *Duncan* stated, "[t]he key to this standard is whether the area zoning requirement, as applied to the property owner in question, is reasonable." The Applicant believes an area standard which essentially provides that the demolition of a small house in the rear of a parcel would require the destruction of 10 other structures is on its face unreasonable and absurd.

Next, let's review the enumerated standards in *Duncan* to determine to further justify the variance sought.

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance?

No. There can be no beneficial development use of the property without the variance. The property owners conducted a widely circulated request for proposal to solicit development proposals. Development of property within reasonable area standards is a fundamental property right of the owner. All of the realistic proposals received involved the demolition of some existing buildings, which effectively would call into play the code provision in question. In accord with the owners, developers do not see the existing property as constituted as being economically feasible in the long run. Without the variance, this site, with its functionally obsolescent and in some cases internally decaying buildings, is impossible to develop in any manner.

2. Whether the variance is substantial?

No. To the contrary, the application of the code provision is substantial, causing the demolition of the existing streetscape. The variance merely preserves desirable existing conditions and therefore is not substantial.

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as the result of the variance?

No. The variance retains what many consider an essential character of the neighborhood, the N. High St. streetscape.

4. Whether the variance would adversely affect the delivery of governmental services?

No. The variance has no impact on the delivery of governmental services.

5. Whether the property owner purchased the property with knowledge of the zoning restriction.

No. The property has been owned by the Pavey Family for over 100 years, and the code provision became law in 2008.

Columbus Board of Zoning

June 24, 2016

Page 5

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance?

No. There is no feasible way to develop the property without demolishing a rear building, and thus no way to preserve the streetscape without the variance.

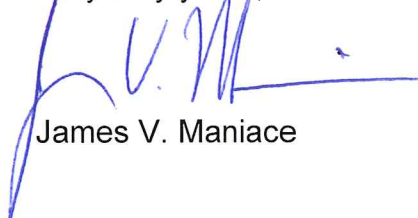
7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance?

Yes. The spirit and intent behind this provision is to bring the fronts of buildings within the Urban Commercial Overlay close to the street. This is not necessary for this parcel. The buildings which are being preserved by the variance are already near High Street and create the streetscape envisioned by the Urban Commercial Overlay.

Finally, at the time of this writing, the applicant can only speculate as to the eventual position of the University Area Commission. Based on discussions before the UARB, the applicant believes that there may be some opposition to this variance not related to any zoning issue but because of a perception that the overall project may not be in compliance with the University District Plan.

This Board is accustomed to explaining to community groups that plans do not have the force of law. The proposed development is fully compliant with all legal zoning requirements related to use, height, parking and floor area ratio. Arguments related to the University District Plan are irrelevant.

Very truly yours,



James V. Maniace

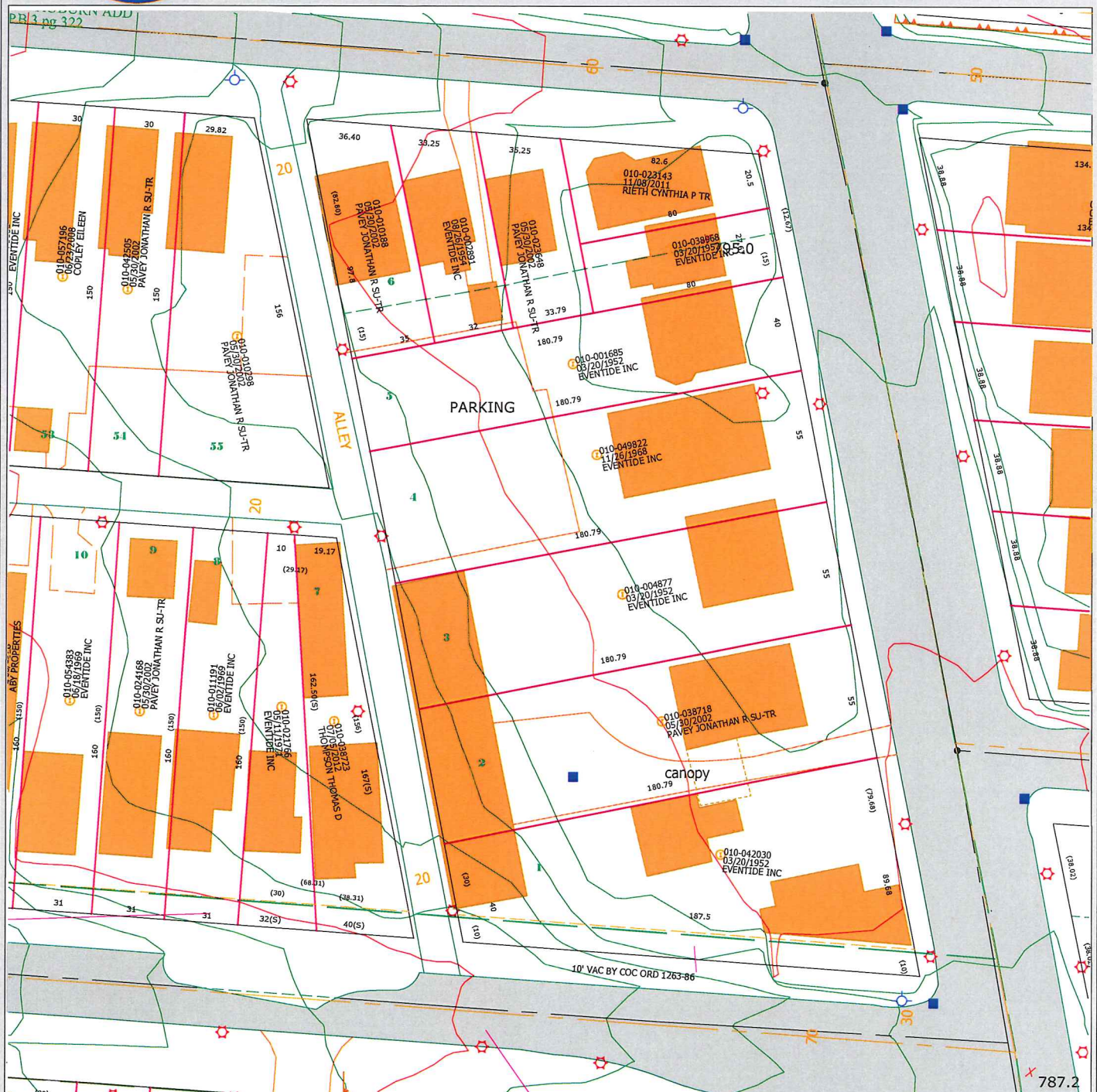
JVM:rlc
Enclosures



CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: N

DATE: 6/20/16



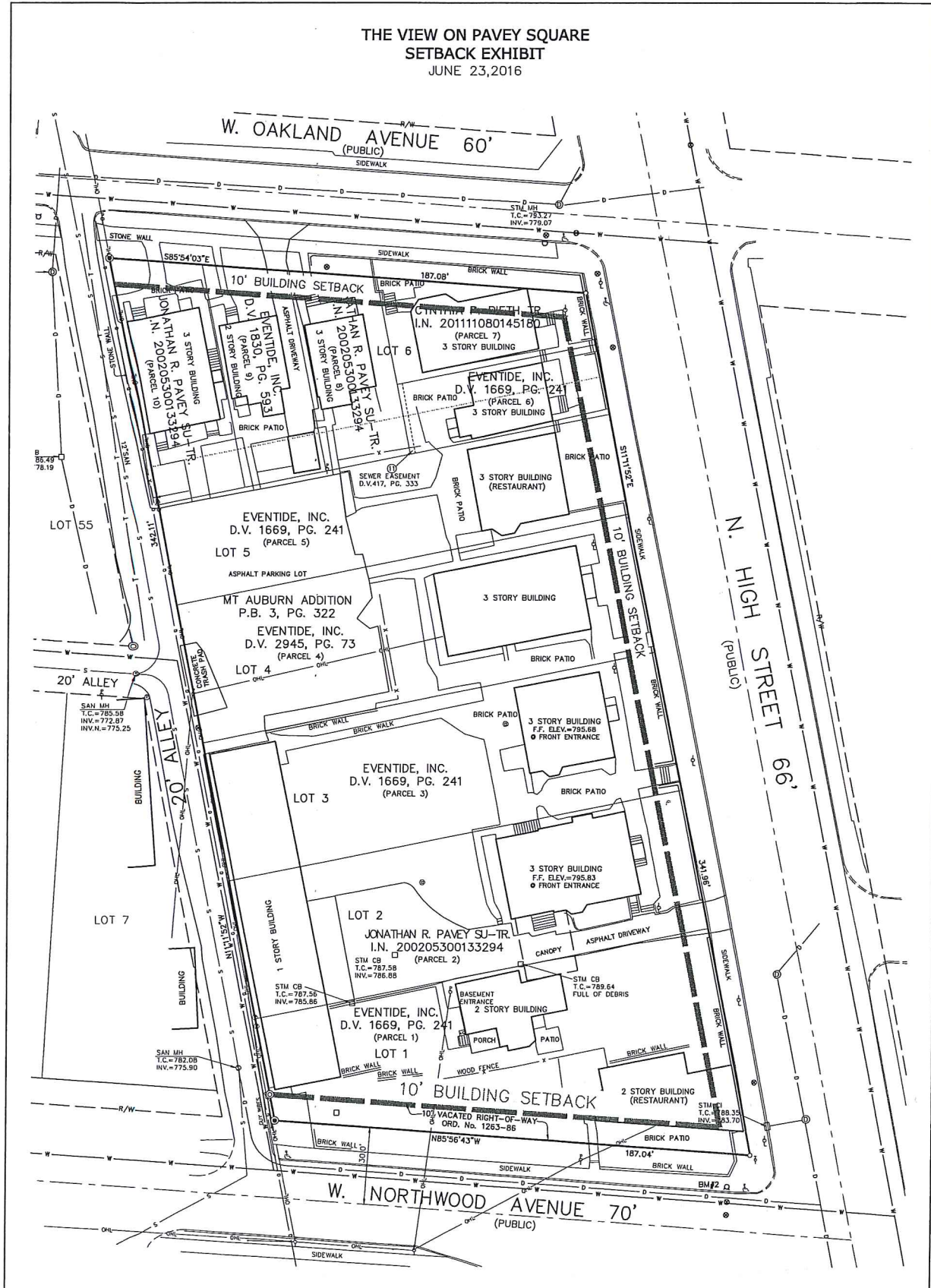
Disclaimer

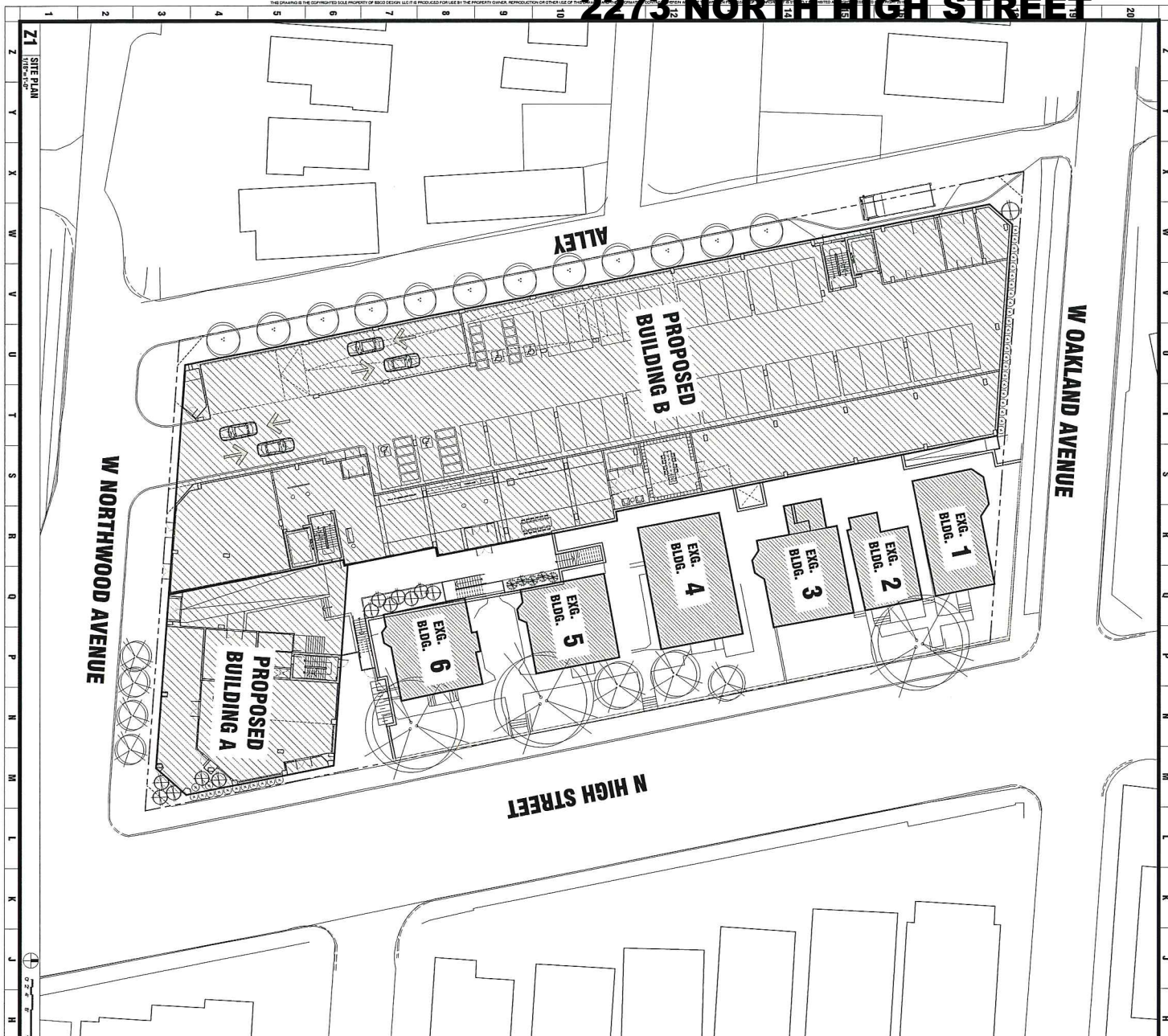
Scale = 60



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

Real Estate / GIS Department





PROJECT DATA / UNIT MATRIX									
RESIDENTIAL UNITS									
UNIT TYPE	DESCRIPTION	%AGE	SF	UNIT COUNT	BED COUNT	SF	PARKING SPACES	PARKING SPACES	PARKING SPACES
U1	2 BED 2 BATH	740	50	100	10	15	15	15	15
U2	4 BED 4 BATH	1295	10	40	40	15	15	15	15
U3	3 BED 3 BATH	1915	5	15	15	15	15	15	15
U4	STUDIO	400	30	30	30	15	15	15	15
U5	4 BED 4 BATH	1880	2	8	8	15	15	15	15
U6	2 BED 2 BATH	870	1	2	2	15	15	15	15
U7	3 BED 3 BATH	1080	1	2	2	15	15	15	15
U8	3 BED 3 BATH	1320	1	2	2	15	15	15	15
U9	4 BED 4 BATH	1910	2	8	8	15	15	15	15
U10	2 BED 2 BATH	860	2	4	4	15	15	15	15
U11	4 BED 4 BATH	1480	2	8	8	15	15	15	15
U12	3 BED 3 BATH	1440	2	4	4	15	15	15	15
U13	2 BED 2 BATH	880	2	4	4	15	15	15	15
U14	STUDIO	560	1	2	2	15	15	15	15
U15	2 BED 2 BATH	1080	1	2	2	15	15	15	15
U16	1 BED 1 BATH	724	14	14	14	15	15	15	15
TOTAL UNIT COUNT			132	233	233	198	198	198	198
PROPOSED BUILDING A (3 STORY)									
BASEMENT PARKING									
RESTAURANT ON FIRST FLOOR									
RESIDENTIAL (2 & 3)									
UNITS									
BEDS									
PARKING REQUIRED:									
RESTAURANT INTERIOR = 1778 SF									
REQUIRED PARKING = 1778 = 23.7 SPACES									
RESTAURANT FLOOR LOADING = 993 SF									
REQUIRED PARKING = 1150 = 6.4 SPACES									
WITH 25% UCO REDUCTION = 5 SPACES									
RESTAURANT PARKING REQUIRED = 23 SPACES									
RESIDENTIAL PARKING REQ. = 1.5 PER UNIT = 12 SPACES									
TOTAL FOR BUILDING A = 35 SPACES									
PROPOSED BUILDING B (6 STORY)									
BASEMENT PARKING									
COMMERCIAL OFFICE & ATM									
FIRST FLOOR PARKING									
LOBBY & MECHANICAL									
RESIDENTIAL (2-5)									
UNITS									
BEDS									
PARKING REQUIRED:									
OFFICE = 1,885 SF									
WITH 25% UCO REDUCTION = 4 SPACES									
TOTAL FOR BUILDING B = 190 SPACES									
TOTAL REQUIRED PARKING FOR BUILDING A & B = 225 SPACES									
EXISTING STRUCTURES:									
2288 N HIGH ST - JAPANESE RESTAURANT (BLDG. 3) = 14 SPACES (BY VARIANCE)									
2265 N HIGH ST (BLDG. 6) - SINGLE FAMILY DWELLING									
2266 N HIGH ST (BLDG. 5) - OFFICE & DWELLING									
2275 N HIGH ST (BLDG. 4) - OFFICE & DWELLING									
2286 N HIGH ST (BLDG. 2) - SINGLE FAMILY DWELLING									
2288 N HIGH ST (BLDG. 1) - SINGLE FAMILY DWELLING									
TOTAL OFFICE AREA = 2,924 SF									
WITH 25% UCO REDUCTION = 8 SPACES PER 1.45 PER BUILDING									
TOTAL REQUIRED PARKING FOR EXISTING STRUCTURES = 27 SPACES									
TOTAL REQUIRED PARKING FOR PROJECT = 252 SPACES									
TOTAL PROVIDED PARKING FOR PROJECT = 253 SPACES									
MECHANIZED PARKING = 273 SPACES									
HANDICAP ACCESSIBLE = 7 SPACES									
BIKE PARKING									
REQUIRED = 1 PER 20 CARS = 13 SPACES									
PROVIDED = 14 SPACES									

ARCHITECTURAL SITE PLAN

THE VIEW ON PAVEY SQUARE

2265 North High Street Columbus Ohio 43201

BBDO DESIGN

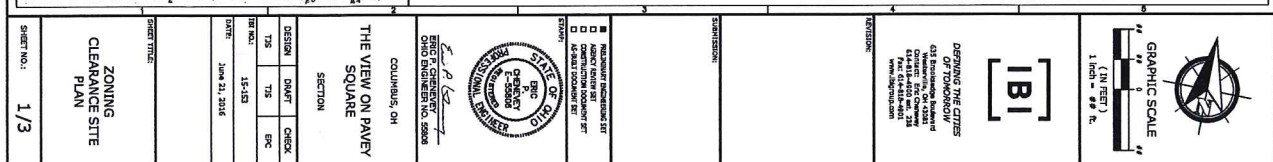
2015-16

SP-100

NO FOR CONSTRUCTION

Soloive Real Estate

Celmark



[BI]

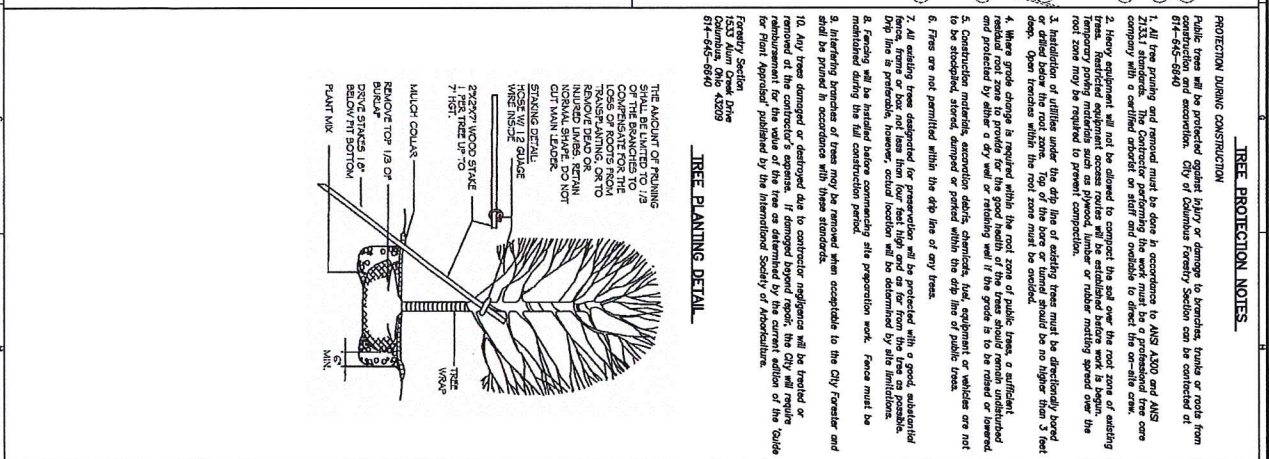
THE VIEW ON PAV
SQUARE

DESIGN	DRAFT	CH
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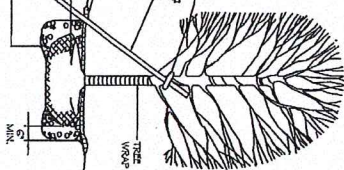
DATE: June 21, 2016

ZONING DATA

SHEET NO.: 2/3



TREE PLANTING DETAIL.



[IBI]

SUBMISSION:

☐ PRELIMINARY ENGINEERING SET
☐ AGENCY REVIEW SET
☐ CONSTRUCTION DOCUMENT SET
☐ AS-BUILT DOCUMENT SET

SQUARE

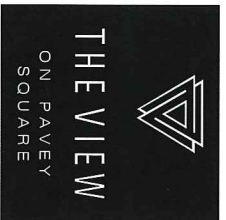
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IIR NO.: 15-153		
DATE: June 21, 2016		

GARAGE DETAIL

SHEET NO.: 3/3



PROJECT IMAGES



SCHEMATIC DESIGN

June 20 2016

2265 North High Street Columbus Ohio 43201















IMAGES ARE REPRESENTATIVE ONLY. DRAWINGS & SPECIFICATIONS PREVAIL.

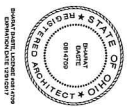


GENERAL NOTES

- [illegible]

MATERIALS LEGEND

	BRICK		BRICK
	POROUS FLUFF		FOID INSULATION
	GRAVEL AND COARSE CONCRETE		PARTICLE BOARD
	GML		PLYWOOD
	GLASS BOARD		ACOUSTIC TILE
	BATT INSULATION		BATT INSULATION
	FINISH WOOD		SPRAYED-ON INSULATION



ARCHITECT OF RECORD



2029 RIVERSIDE DRIVE
SUITE 200
COLUMBUS OH 43221
P +1 614 443 2622
INFO@BBCODESIGN.COM
BBCODESIGN.COM



JSDI Celmark

**7630 RED BAY COURT
DUBLIN OH 43016
PHONE 614 932 9800
FAX 614 559 6575**

CIVIL ENGINEER



**635 BROOKSEDGE BOULEVARD
WESTERVILLE, OH 43081
PHONE 614.818.4900
FAX 614.818.4901**

STRUCTURAL ENGINEER

schæfer

937 WEST 3RD AVENUE
COLUMBUS, OHIO 43215
PHONE 614.428.4400
FAX 614.428.4500

MEP ENGINEER



1405 DUBLIN ROAD
COLUMBUS, OH 43215
P +1 614 486 4778
F +1 614 486 4082

LANDSCAPE ARCHITECT



**7792 OLENTANGY RIVER ROAD, STE G
COLUMBUS, OH 43235
P +1 614 403 1442**



SCHEMATIC DESIGN

June 20 2016

2265 North High Street Columbus Ohio 43201



אגודת חסידי חב"ד

**Solove**
Real Estate

Architectural rendering of the proposed 10-story building at 1000 Broadway. The rendering shows the building's facade, signage, and surrounding context, including trees and a street view. The building is a multi-story structure with a modern design, featuring large windows and a prominent entrance. The signage on the building includes "1000 BROADWAY" and "THE BROADWAY HOTEL". The surrounding context includes a street with trees and a sidewalk.

Architectural elevation drawing of a multi-story building facade. The drawing shows a mix of architectural styles, including traditional brick and modern glass/steel elements. The building is surrounded by landscaping, including trees and shrubs. The drawing is oriented vertically on the page.

DHANANJAY DASGUPTA, LICENSURE CONSULTANT
FARMINGTON, CONNECTICUT 06030

**NOT FOR
CONSTRUCTION**

BUILDING ELEVATIONS



THE VIEW
ON PAVEY
SQUARE

2265 North High Street Columbus Ohio 43201

BBCO DESIGN

Solove
Real Estate



Celmark
14 PLYMOUTH AVE. SUITE 200
ROSELAND, NJ 07068
(201) 991-1111

A-300



N11 NORTH ELEVATION



N1 WEST ELEVATION



STATE OF OHIO
REGISTERED PROFESSIONAL ENGINEER
LICENSE NO. 97323
PROJECT NO. 2015-16



2015-16

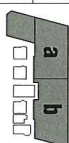
A-301

BUILDING ELEVATIONS



THE VIEW
ON PAVEY
SQUARE

2265 North High Street Columbus Ohio 43201



SHEET PLAN



BBO DESIGN
1000 N. HIGH STREET, SUITE 100
COLUMBUS, OHIO 43201
PH: 614.261.1000
WWW.BBODESIGN.COM



Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) James V. Maniace
of (COMPLETE ADDRESS) Taft Stettinius & Hollister, LLP, 65 E. State St., Suite 1000, Columbus, OH 43215
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following
is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of
this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

JSDI Celmark, Ltd. c/o James Maniace, Taft Stettinius & Hollister, 65 E. State St., Suite 1000, Columbus, OH 43215
Eventide, Inc. c/o Brian Close, Esq., Dinsmore & Shohl, 191 W. Nationwide Blvd., #1000, Columbus, OH 43215

Cynthia P. Rieth, Tr. c/o Brian Close, Esq., Dinsmore & Shohl, 191 W. Nationwide Blvd., #1000, Columbus, OH 43215

Johnathan R. Pavay SU-TR c/o Brian Close, Esq., Dinsmore & Shohl, 191 W. Nationwide Blvd., #1000, Columbus, OH 43215

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 23RD day of June, in the year 2016

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



ROSEMARY L. CULLISON
Notary Public, State of Ohio
My Commission Expires
August 5, 2018

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

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

Please make checks payable to the Columbus City Treasurer