



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

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

OFFICE USE ONLY

Application Number: 13310-0-00026
 Date Received: 1/14/13
 Commission/Group: Italian Village
 Existing Zoning: R-4 Application Accepted by: D. Reiss Fee: \$315.00
 Comments: 3/26/13

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

See attached sheet

LOCATION

1. Certified Address Number and Street Name 46 E. 4th Avenue, A
 City Columbus State Ohio Zip 43201
 Parcel Number (only one required) 010-015059

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Burwell Investments LLC
 Address P.O. Box 6235 City/State Columbus, OH Zip 43206
 Phone # 946-4693 Fax # _____ Email _____

PROPERTY OWNER(S):

Name Burwell Investments LLC
 Address P.O. Box 6235 City/State Columbus, OH Zip 43206
 Phone # 946-4693 Fax # _____ Email _____
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney ☐ Agent

Name Jackson B. Reynolds, III - c/o Smith & Hale LLC
 Address 37 W. Broad Street, Suite 725 City/State Columbus, OH Zip 43215
 Phone # 221-4255 Fax # 221-4409 Email: jreynolds@smithandhale.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Burwell Investments LLC
 PROPERTY OWNER SIGNATURE Burwell Investments LLC
 ATTORNEY / AGENT SIGNATURE Jackson B. Reynolds, III

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

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer



BOARD OF ZONING ADJUSTMENT APPLICATION

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OFFICE USE ONLY

Application Number: 13310-0-00027
Date Received: 1/14/13
Commission/Group: Italian Village
Existing Zoning: R-4 Application Accepted by: W. Reiss Fee: \$315.00
Comments: 3/26/13

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

See attached sheet

LOCATION

1. Certified Address Number and Street Name 46 E. 4th Avenue, B
City Columbus State Ohio Zip 43201
Parcel Number (only one required) 010-015059

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Burwell Investments LLC
Address P.O. Box 6235 City/State Columbus, OH Zip 43206
Phone # 946-4693 Fax # _____ Email _____

PROPERTY OWNER(S):

Name Burwell Investments LLC
Address P.O. Box 6235 City/State Columbus, OH Zip 43206
Phone # 946-4693 Fax # _____ Email _____
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney ☐ Agent

Name Jackson B. Reynolds, III - c/o Smith & Hale LLC
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APPLICANT SIGNATURE Burwell Investments LLC
PROPERTY OWNER SIGNATURE Burwell Investments LLC
ATTORNEY / AGENT SIGNATURE Jackson B. Reynolds, III

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OFFICE USE ONLY

Application Number: 13310-0-00028
Date Received: 1/14/13
Commission/Group: Station Village
Existing Zoning: R-4 Application Accepted by: 10. Reiss Fee: \$ 315.00
Comments: 3/26/13

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

See attached sheet

LOCATION

1. Certified Address Number and Street Name 46 E. 4th Avenue, C
City Columbus State Ohio Zip 43201
Parcel Number (only one required) 010-015059

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Burwell Investments LLC
Address P.O. Box 6235 City/State Columbus, OH Zip 43206
Phone # 946-4693 Fax # _____ Email _____

PROPERTY OWNER(S):

Name Burwell Investments LLC
Address P.O. Box 6235 City/State Columbus, OH Zip 43206
Phone # 946-4693 Fax # _____ Email _____
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney ☐ Agent

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Address 37 W. Broad Street, Suite 725 City/State Columbus, OH Zip 43215
Phone # 221-4255 Fax # 221-4409 Email: jreynolds@smithandhale.com

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APPLICANT SIGNATURE Burwell Investments LLC
PROPERTY OWNER SIGNATURE Burwell Investments LLC
ATTORNEY / AGENT SIGNATURE Jackson B. Reynolds, III

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OFFICE USE ONLY

Application Number: 13310-0-00029
Date Received: 1/14/13
Commission/Group: Italian Village
Existing Zoning: R-4 Application Accepted by: R. Reiss Fee: \$315.00
Comments: 3/26/13

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.
See attached sheet

LOCATION

1. Certified Address Number and Street Name 46 E. 4th Avenue, D
City Columbus State Ohio Zip 43201
Parcel Number (only one required) 010-015059

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Burwell Investments LLC
Address P.O. Box 6235 City/State Columbus, OH Zip 43206
Phone # 946-4693 Fax # _____ Email _____

PROPERTY OWNER(S):

Name Burwell Investments LLC
Address P.O. Box 6235 City/State Columbus, OH Zip 43206
Phone # 946-4693 Fax # _____ Email _____
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney ☐ Agent

Name Jackson B. Reynolds, III - c/o Smith & Hale LLC
Address 37 W. Broad Street, Suite 725 City/State Columbus, OH Zip 43215
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APPLICANT SIGNATURE Burwell Investments LLC
PROPERTY OWNER SIGNATURE Burwell Investments LLC
ATTORNEY / AGENT SIGNATURE Jackson B. Reynolds, III

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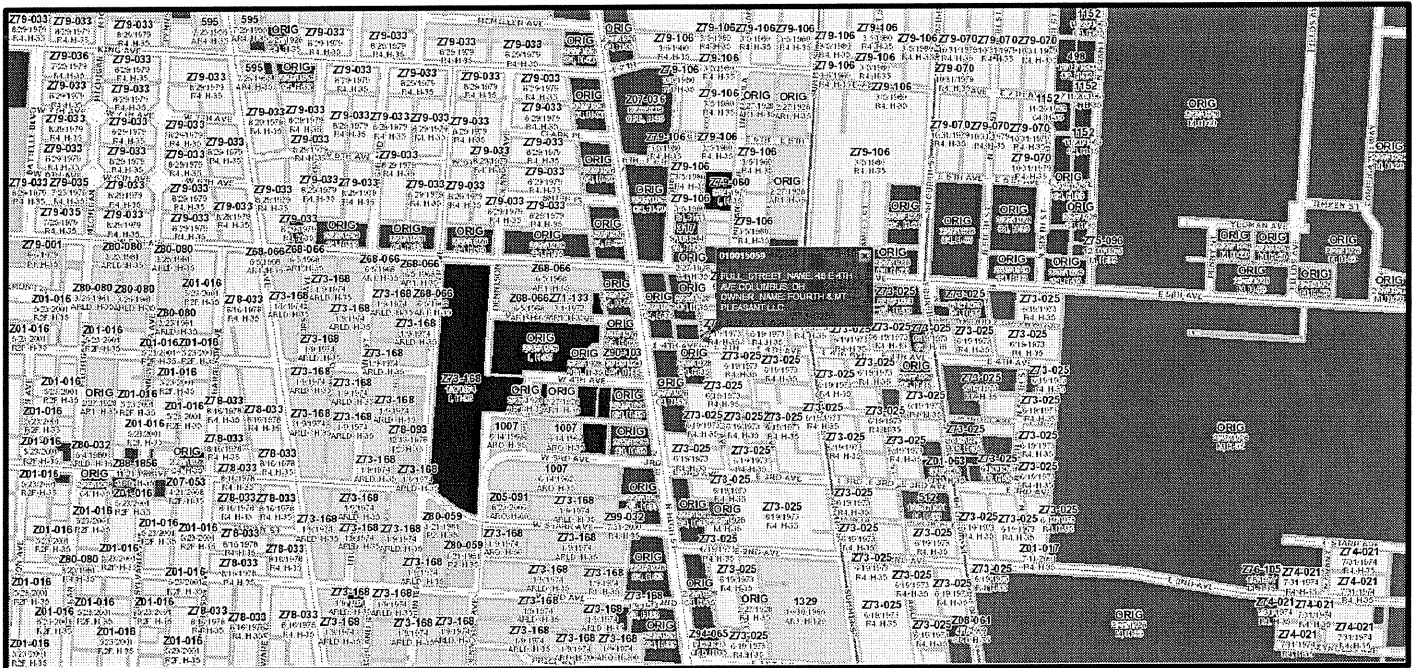


General Zoning Inquiries: 614-645-8637

Parcel Number: 010015059

Airport Overlay Environs: N/A

Graphic Commission: N/A





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AFFIDAVIT

13310-00026,27,28,29

46 E. 4th Ave., A,B,C,D

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jackson B. Reynolds, III
of (1) MAILING ADDRESS 37 W. Broad Street, Suite 725, Columbus, OH 43215
deposed 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
for which the 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) Burwell Investments LLC

P.O. Box 6235

Columbus, OH 43206

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

Burwell Investments LLC

946-4693

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

(5) Italian Village Commission

109 N. Front Street

Columbus, OH 43215

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(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS
See attached sheet

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 11th day of January, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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PROPERTY OWNER

Burwell Investments LLC
P.O. Box 6235
Columbus, OH 43206

AREA COMMISSION

Italian Village Area Commission
109 N. Front Street
Columbus, OH 43215

ATTORNEY

Jackson B. Reynolds, III
Smith & Hale LLC
37 W. Broad Street, Suite 725
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS

FK IV LP
2362 N. High Street
Columbus, OH 43202

Thomas B & Mary C Hagan
c/o Daisy M Hagan-Bolen
2210 Rankin Avenue
Columbus, OH 43211

Stickmen Properties Ltd.
c/o Day Companies
22 E. Gay Street, Suite 800
Columbus, OH 43215

Beth Purcell
5716 Heather View Lane
Fort Wayne, IN 46818

Connie Pozzo
Dean L Mamas
4415 Clearwater Harbor Drive
Largo, FL 33770

Bryan K Wolfe
1178 Mt. Pleasant Avenue
Columbus, OH 43201

Johnny L Ringo
1159 Say Avenue
Columbus, OH 43201

Roman F & Deborah J Czech
735 Highland Drive
Columbus, OH 43214

Genevi Schindehutte
1171 Say Avenue
Columbus, OH 43201

Michael F Maloof
2362 N. High Street
Columbus, OH 43202

Joseph R Armeni
Amelia A Salerno
c/o New Victorians Inc.
455 W. 3rd Avenue
Columbus, OH 43201

Sarah D Cohen
55 E. Fourth Avenue
Columbus, OH 43201

Stickmen Properties Ltd.
22 E. Gay Street, Suite 800
Columbus, OH 43215

New Victorians
455 W. 3rd Avenue
Columbus, OH 43201

Bradley A Strickling
1163 Say Avenue
Columbus, OH 43201

Cheryl & Herbert Ltd.
1316 Fireside Court
Union, KY 41091

Geoffrey A Rensi
1011 City Park Avenue
Columbus, OH 43206

NJ MT PLEASANT LTD
815 N. High Street
Columbus, OH 43215

Burwell-e4thave.lbl (nct)
1/11/13 F:\Docs\s&hlabels/2013

13310-00026,27,28,29
46 E. 4th Ave., A,B,C,D, E.



BOARD OF ZONING ADJUSTMENT APPLICATION

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STATEMENT OF HARDSHIP

13310-00026,27,28,29

46 E. 4th Ave., A,B,C,D

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. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That 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. That 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 the 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:

The special circumstances that apply in this situation is the Columbus Zoning Code does not recognize urban infill development where fee simple town home buildings are proposed. The proposal is to have attached single family homes (4 total) that are proposed as an infill development in Italian Village and the Zoning Code treats every unit in the R-4 district as if they are detached units. The special circumstance is not a result of the actions of the applicant rather it is the standards contained in the Zoning Code. The special circumstances do necessitated the granting of the requested variances as this type of development is common place in the area. The granting of the variances will not be injurious to surrounding property owner not would the granting be counter to intent and purpose of the Zoning Code.

Signature of Applicant

Date

1/14/13

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Variances – Unit A

- 1) 3312.49 - Reduce the parking spaces from 2 to 0 (reduction of 2 spaces)
- 2) 3332.05(A)(5) – Reduce the lot width requirements from 50' to 21' (a reduction of 29')
- 3) 3332.15 - Reduce the area requirement from 1,500 sq. ft. to 1,309 sq. ft. (a reduction of 191 sq. ft.)
- 4) 3332.18(D) to increase the lot coverage from 50% to 70% (an increase of 20%)
- 5) 3332.20 to reduce the building setback from 10' to 3' (a reduction of 7')
- 6) 3332.26 Minimum Sideyards – to reduce from 5' to 0' (a reduction of 5')
- 7) 3332.25 Maximum Sideyards from 16' to 0' (a reduction of 16')
- 8) 3332.27 to decrease the rear yard area from 25% to 8% (a reduction of 17%)
- 9) 3321.05 (B)(2) to reduce the vision clearance to 0'

burwell-variance-unitA 1st (nct)
1/14/13 F:Docs

13310-00026,27,28,29
46 E. 4th Ave., A,B,C,D

Variances – Unit B

- 1) 3312.49 - Reduce the parking spaces from 2 to 0 (reduction of 2 spaces)
- 2) 3332.05(A)(5) – Reduce the lot width requirements from 50' to 21' (a reduction of 29')
- 3) 3332.15 - Reduce the area requirement from 2,500 sq. ft. to 1,050 sq. ft. (a reduction of 1,450 sq. ft.)
- 4) 3332.18(D) to increase the lot coverage from 50% to 80% (an increase of 30%)
- 5) 3332.20 to reduce the building setback from 10' to 3' (a reduction of 7')
- 6) 3332.26 – to reduce the minimum sideyards from 5' to 0' (a reduction of 5')
- 7) 3332.25 – to reduce the maximum sideyards from 16' to 0' (a reduction of 16')
- 8) 3332.27 to decrease the rear yard area from 25% to 18% (a reduction of 17%)

burwell-variance-unitB.lst (nct)
1/22/13 F:Docs

13310-00026,27,28,29
46 E. 4th Ave., A,B,C,D

Variances – Unit C

- 1) 3312.49 - Reduce the parking spaces from 2 to 0 (reduction of 2 spaces)
- 2) 3332.05(A)(5) – Reduce the lot width requirements from 50' to 21' (a reduction of 29')
- 3) 3332.15 - Reduce the area requirement from 2,500 sq. ft. to 1,050 sq. ft. (a reduction of 1,450 sq. ft.)
- 4) 3332.18(D) to increase the lot coverage from 50% to 80% (an increase of 30%)
- 5) 3332.20 to reduce the building setback from 10' to 3' (a reduction of 7')
- 6) 3332.26– to reduce the minimum sideyards from 5' to 0' (a reduction of 5')
- 7) 3332.25 – to reduce the maximum sideyards from 16' to 0' (a reduction of 16')
- 8) 3332.27 to decrease the rear yard area from 25% to 18% (a reduction of 7%)

burwell-variance-unitC.lst (nct)
1/22/13 F:Docs

13310-00026,27,28,29
46 E. 4th Ave., A,B,C,D

Variances – Unit D

- 1) 3312.49 - Reduce the parking spaces from 2 to 1 (reduction of 1 space)
- 2) 3332.05(A)(5) – Reduce the lot width requirements from 50' to 28' (a reduction of 22')
- 3) 3332.15 - Reduce the area requirement from 2,500 sq. ft. to 1,071 sq. ft. (a reduction of 1,429 sq. ft.)
- 4) 3332.18(D) to increase the lot coverage from 50% to 70% (an increase of 20%)
- 5) 3332.20 to reduce the building setback from 10' to 3' (a reduction of 7')
- 6) 3332.26– to reduce the minimum sideyards from 5' to 0' (a reduction of 5')
- 7) 3332.25 – to reduce the maximum sideyards from 16' to 0' (a reduction of 16')
- 8) 3332.27 to decrease the rear yard area from 25% to 10% (a reduction of 15%)
- 9) 3321.05(B)(1) – to reduce the vision clearance from 10' to 5'

$1'' = 10'-0''$

⊕ site plan / site compliance drawing

north

[illegible]

THE BURWELL
46 - 48 east 4th avenue
columbus, ohio

owner:
THE BURWELL LLC
columbus, ohio

architect:
Berardi + Partners, Inc.
Columbus, Ohio

structural engineer:
Jezerinac Geo
dublin,

SITE LOCATION

PROJECT INFORMATION

4 UNIT APARTMENT BUILDING
 387 TOP OF CARPARKET
 11 AC. 1926 SN
 RIDG. 010-018091-23
 010-018091-45
 R4 - 387 HOBART DISTRICT
 ITALIAN VILLAGE COMMISSION
 4 COVERED SPACES
 PARKING

ALL ASPECTS OF THIS DEVELOPMENT SHALL CONFORM WITH THE CITY OF CHANDLER ZONING CODE.

LANDSCAPING AND PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF CHANDLER ZONING CODE SECTION 15.12.12.

ALL UTILITIES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF CHANDLER ZONING CODE.

PARKING AND SPACE STRENGTH SHALL CONFORM TO THE CITY OF CHANDLER ZONING CODE.

PARKING SPACE STRENGTH IS NOT APPLICABLE TO THIS SITE.

PLANTING REQUIRES SHALL CONFORM TO THE CITY OF CHANDLER ZONING CODE SECTION 15.12.12.12.

WATER STRENGTH IS NOT APPLICABLE TO THIS SITE.

landscape detail 1

 $3/16" = 1'-0"$

(c)

NOTE: AT 50%
LOCATIONS BUILDING IS
LOCATED FROM
PROPERTY LINE TO EXT.
SHEATHING T

40-47E 470-20E

the 1970s, the 1980s, and the 1990s. The 1970s were characterized by a strong emphasis on the environment and social justice. The 1980s saw a shift towards economic growth and technological advancement. The 1990s were marked by a focus on globalization and international relations. These trends have shaped the political and social landscape of the United States and have influenced the policies of various administrations.

PHASED
PERMIT
-FOUNDATION-

PROJECT DATE	01/07/12
PROJECT #	1212
SHEET DATE	01/07/12

100

A101

berardi +

$$\frac{d}{dt} \left(\frac{1}{2} m \dot{x}^2 \right) = \frac{d}{dt} \left(\frac{1}{2} m \dot{y}^2 \right) + \frac{d}{dt} \left(\frac{1}{2} m \dot{z}^2 \right)$$

1ST FLOOR

KEYNOTES



City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010015059

Zoning Number: 46

Street Name: E 4TH AVE

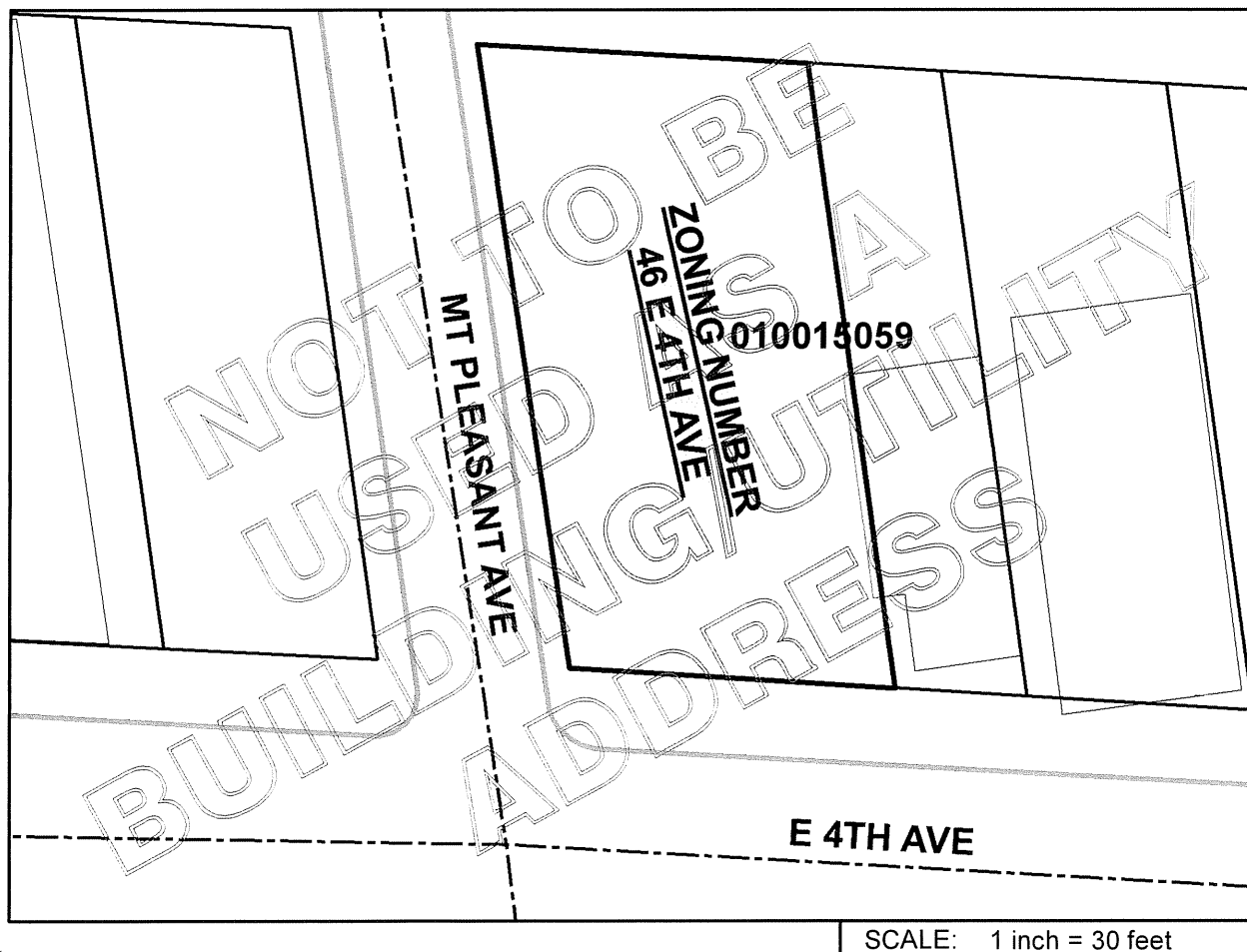
Lot Number: 1-2

SUBDIVISION: MELVINS

Requested By: SMITH & HALE (JACK REYNOLDS)

Issued By: Adyana Amarism

Date: 1/11/2013



SCALE: 1 inch = 30 feet



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

GIS FILE NUMBER: 6174



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 1/11/13



Disclaimer

Scale = 60

Grid

This map is prepared for the real property inventory within this county. I survey plats, and other public records and data. Users of this map are not information sources should be consulted for verification of the informatic county and the mapping companies assume no legal responsibilities for th Please notify the Franklin County GIS Division of any discrepancies.

13310-00026,27,28,29
46 E. 4th Ave., A,B,C,D



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City of Columbus, Ohio • Department of Building & Zoning Services

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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 #

13310-00026,27,28,29

STATE OF OHIO

COUNTY OF FRANKLIN

46 E. 4th Ave., A,B,C,D

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III

of (COMPLETE ADDRESS) 37 W. Broad Street, Suite 725, 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

Burwell Investments LLC, P.O. Box 6235, Columbus, OH 43206

SIGNATURE OF AFFIANT

Jackson B. Reynolds III

Subscribed to me in my presence and before me this 11th day of January, in the year 2013

SIGNATURE OF NOTARY PUBLIC

Natalie C. Timmons

My Commission Expires:

9/4/15



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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