

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: CV16-072 Date Received: 11/1/16

Application Accepted by: MM + KP Fee: \$1600

Comments: Assigned to Kelsey Priebe - kpriebe@columbus.gov; 614-645-1341

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 200 West Norwich Avenue, Columbus, Ohio Zip: 43201

Is this application being annexed into the City of Columbus? Select one: YES NO

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 010-051674

Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): AR-4

Area Commission or Civic Association: University Area Commission

Proposed Use or reason for Council Variance request:

Council Variance is requested to permit commercial leasing office in AR-4 development, among other

area variances.

Acreage: +/- 0.49

APPLICANT:

Name: Eley Partners Phone Number: _____ Ext.: _____

Address: 1532 College Avenue, F19 City/State: Manhattan, KS Zip: 66502

Email Address: _____ Fax Number: _____

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

Name: H & W Realty II, LLC Phone Number: _____ Ext.: _____

Address: 536 South Wall Street, Suite 300 City/State: Columbus, OH Zip: 43215

Email Address: _____ Fax Number: _____

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

Name: Michael Shannon, Esq. Phone Number: 614-229-4506 Ext.: _____

Address: 500 South Front Street, Suite 1200 City/State: Columbus, OH Zip: 43215

Email Address: mshannon@cbjlawyers.com Fax Number: 614-229-4559

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

APPLICANT SIGNATURE Michael Shannon (by ESZ)

PROPERTY OWNER SIGNATURE Michael Shannon (by ESZ)

ATTORNEY / AGENT SIGNATURE Michael Shannon (by ESZ)

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.

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

STATEMENT OF HARDSHIP

Property Address: 200 West Norwich
Parcel ID: 010-051674
Applicant: Elsey Partners, c/o
Attorney: Michael T. Shannon, Esq.
CRABBE, BROWN & JAMES, LLP
500 South Front Street, Suite 1200
Columbus, Ohio 43215
mshannon@cbjlawyers.com
Date of Text: November 1, 2016
Application: CV16-072

Applicant submits this Statement of Hardship in support of its Application for a Council Variance, among other variances. Applicant proposes demolition of the existing site and development of a five story rooming house with 274 bedroom suites. Amenities will include common space, shared full kitchens, and an underground parking garage providing 146 parking spaces. The mixed-use development will also include a leasing office for multiple properties.

The subject property site (“Site”) (PID: 010-051674) is located at 200 West Norwich Avenue. The Site is situated within the Tuttle Park neighborhood north of the Ohio State University campus. The Site is currently occupied by three apartment buildings which stand two to three stories and a surface parking lot in the rear.

The Site is zoned with the original AR-4, Apartment Residential zoning classification. The Site is bordered on the north, west, and east by property with the AR-4, Apartment Residential zoning classification. The Site is bordered on the south, across West Norwich Avenue, by property with the AR-3, Apartment Residential zoning classification. The Site currently has a Height District of 35 feet.

The Site is situated within the University Planning Overlay and subject to the University Area Commission. The Site is not situated within the University Commercial Overlay and is not situated within a University Impact Area. The Site is not a Historic Site.

Applicant requests the following variances:

1. § 3333.035 – AR-4 apartment residential district use. Applicant requests a Council Variance to permit the operation of a leasing office, a commercial use.
2. § 3372.561(B) – Density. Which section provides that any new use of a residence requiring a rooming house license shall house no more than one occupant for each 400 square feet of lot area. Applicant requests a variance to allow a maximum 274 occupants.
3. § 3372.563 – Maximum lot coverage. Which section provides that a building or combination of buildings, including any rear or side porch or roofed stairs but excluding

any balcony, walkway, deck, front porch, carport or garage, shall cover no more than 30 percent of the lot area. Applicant requests a variance to allow a maximum lot coverage of 87%

4. § 3372.564 – Parking. Which section requires a minimum of 247 parking spaces based on the calculation variables of 75,100 square feet Total Calculated Floor Area and 1 Dwelling Unit. Applicant requests a variance to allow a minimum of 145 residential parking spaces (which includes 2 ADA parking spaces and 1 van parking space). Please note that the applicant is providing one parking space for the leasing office pursuant to § 3312.49. Applicant proposes providing a total of 146 parking spaces for the mixed-use development.
5. § 3372.565(A)(1) – Building lines. Which section establishes the building line by averaging the setbacks of the nearest buildings on each side of the subject lot. Applicant requests a variance to allow a building line of 5 feet.
6. § 3372.566(C) – Building separation and size. Which section provides that no buildings shall exceed 10,200 square feet of calculated floor area. Applicant requests a variance to allow a maximum calculated floor area of 75,100 square feet.
7. § 3372.567(A)(1)(b) – Maximum floor area. Which section provides for a maximum floor area ratio of 0.80. Applicant requests a variance to allow a maximum floor area ratio of 3.5.
8. § 3372.568 – Height. Which section establishes a maximum height of 35 feet. Applicant requests a variance to allow a maximum height of 56 feet, not including mechanical systems.
9. § 3333.22 – Maximum side yard required. Which section provides that the sum of the widths of each side yard shall equal or exceed 20 percent of the width of the lot, provided that no more than 16 feet need be so devoted. Applicant requests a variance to reduce the maximum side yard required to 10 feet.

Applicant’s proposed development complies with the University District Plan (“UDP”), which was adopted by Columbus City Council on February 2, 2015. The Site is situated within the Tuttle Park neighborhood of the UDP and is designated “Regional Mixed Use” in the Land Use Plan. This classification is the highest level of intensity in the planning area. These corridors contain multiple land uses (in the same building or within the same block) and act as the planning area’s Main Street. Land uses within this classification include high density multifamily residential, retail, office uses, and institutional. Hotels, theaters and performance spaces are examples of larger-scale commercial uses appropriate for these areas. Retail should be walkable, but may include auto-oriented commercial (e.g., gas stations with convenience stores) built to Urban Commercial Overlay design standards. A variety of uses are appropriate for Regional Mixed Use areas, including retail, office, multifamily residential, and institutional. The Land Use Standards for the Regional Mixed Use are:

- (1) Minimum Floor Area Ratio of 1.0. There is no maximum Floor Area Ratio.
- (2) The minimum building height is 24 feet and the maximum building height is 72 feet.
- (3) The minim required parking is 0.375 parking spaces per bed.

The Site is subject to unusual and practical difficulties which warrant granting of Applicant's requested area variances because Columbus City Council adopted a development plan for the area which is restricted by the University Planning Overlay. The requested variances are not substantial in light of the UDP's Land Use Standards. The Land Use Standards for the Regional Mixed Use call for high density and unlimited Floor Area Ratio. Applicant's proposed height variance is less than the UDP's 72-foot height limit. Further, Applicant's proposal provides parking spaces in excess of the UDP's required 0.375 parking spaces per bed.

Applicant's proposed development will not substantially alter the character of the neighborhood or be a substantial detriment to adjoining properties. The Site is bookended on the block by three-story apartment buildings which share a common use with the proposed development and serve to transition the block's height from five stories to three stories. Further, the adjoining parcel to the south is a 12-story apartment building and the property to the north is a park. Applicant's proposed development is within the character of the neighborhood and compliant with the UDP.

Applicant's requested use variance is warranted because the leasing office will alleviate a hardship. The leasing office will allow Applicants to ensure that their own development is operated properly as well as operate a leasing business that is needed for the developing area. The use variance will not adversely affect the rights of adjacent owner nor affect the public health, safety, or general welfare. The use variance is consistent with the general spirit of the UDP because the development will be a mix of commercial and residential uses.

Applicant's proposed development will not adversely affect the surrounding neighborhood. In addition to being compliant with the UDP and City Council's vision for this area of north campus, Applicant's proposed development will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

The undersigned, being the owner of the subject property, together with the Applicant in the subject Application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions.

Respectfully Submitted,



Michael T. Shannon, Esq.
Attorney for Applicant

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

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

AFFIDAVIT (See instruction sheet)

Application Number: CV16-072

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Eric Zartman
of (1) MAILING ADDRESS 500 South Front Street, Suite 1200, 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 200 West Norwich Avenue.

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 11/1/14

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME (4) H & W Realty II, LLC
AND MAILING ADDRESS 536 South Wall Street, Suite 300
Columbus, Ohio 43215

APPLICANT'S NAME AND PHONE # (4) Eley Partners
(same as listed on front application) 785-317-9352

AREA COMMISSION OR CIVIC GROUP (5) University Area Commission
AREA COMMISSION ZONING CHAIR Susan Keeny
OR CONTACT PERSON AND ADDRESS 358 King Avenue
Columbus, Ohio 43201

and that the attached document (6) 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 (7)

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

(8) SIGNATURE OF AFFIANT [Signature]

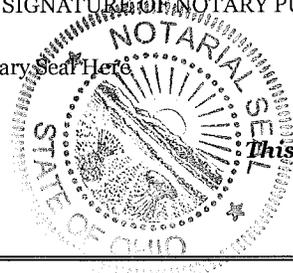
Sworn to before me and signed in my presence this 1st day of November, in the year 2016

Rev Carol A. Stewart

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires **CAROL A. STEWART**
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06/28/2019

Notary Seal Here



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

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H&W Realty II LLC
536 S. Wall Street #300
Columbus, Ohio 43215

Garland Properties LTD
2239 Neil Ave.
Columbus, Ohio 43201

Monet Pit LTD
P.O. Box 82543
Columbus, Ohio 43202

LC Rentals LLC
P.O. Box 224
Ostrander, Ohio 43061

Capital City Properties
72 E. 14th Ave
Columbus, Ohio 43201

Thomas P. Heilman II
222 E 11th Avenue
Columbus, Ohio 43201

Pella Company
52 E. 15th Avenue
Columbus, Ohio 43201

Harrison Holdings LLC
222 W. Lane Ave
Columbus, Ohio 43201

Palmn Wich LLC
48 E. 15th Avenue
Columbus, Ohio 43201

William & Mary Peyton
186 W. Norwich Avenue
Columbus, Ohio 43201

Cooper Properties VII LLC
2935 Kenny Rd
Ste. 100
Columbus, Ohio 43221

City of Columbus
Real Estate Management
90 W. Broad St., #425
Columbus, Ohio 43215

Norwich Holding Company LLC
222 W. Lane Ave OFC
Columbus, Ohio 43201

Bennett BB Properties
3050 Avalon Road
Columbus, Ohio 43221

Columbia Gas of Ohio Inc.
NISOURCE
P.O. Box 117
Columbus, Ohio 43216

ATTORNEY

APPLICANT

OWNER

Michael T. Shannon
Crabbe, Brown & James, LLP
500 S. Front St., Ste. 1200
Columbus, Ohio 43215

Elsely Partners
1532 College Avenue, F19
Manhattan, KS 66502

H&W Realty II, LLC
536 South Wall Street
Ste. 300
Columbus, Ohio 43215

AREA COMMISSION

University Area Commission
Attn: Susan Keeny
358 King Avenue
Columbus, Ohio 43201

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director
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 # CV16-072

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartman
of (COMPLETE ADDRESS) 500 S. Front St. Suite 1200, Columbus Ohio 43215

deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Elsey Partners 1532 College Avenue, F19 Manhattan, KS 66502 785-317-9352	2.
3. Zero employees	4.

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

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 1st day of November, in the year 2016

Notary Seal Here


SIGNATURE OF NOTARY PUBLIC Carol A. Stewart

CAROL A. STEWART
My Commission Expires
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06/28/2019

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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: 010051674

Zoning Number: 200

Street Name: W NORWICH AVE

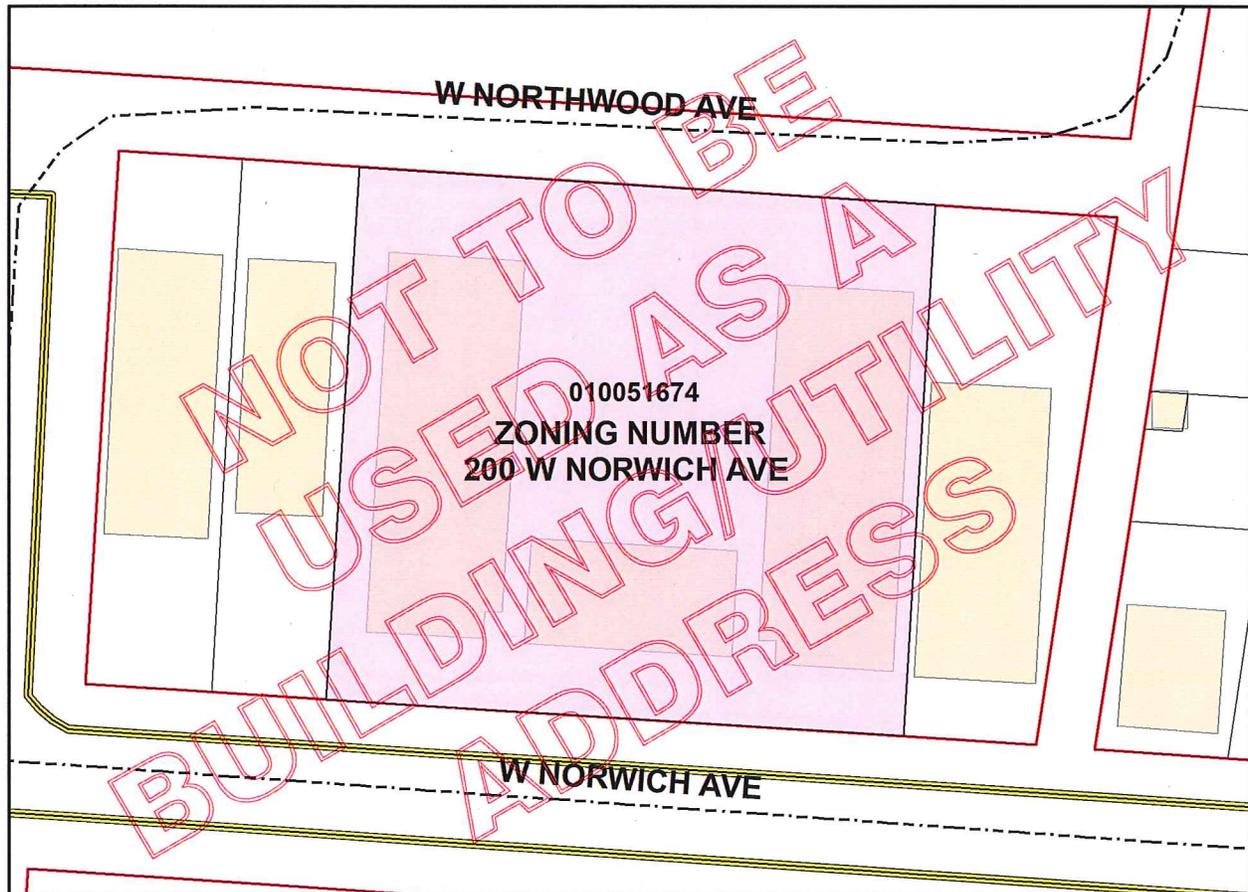
Lot Number: N/A

Subdivision: N/A

Requested By: CRABBE BROWN & JAMES, LLP (ERIC ZARTMAN)

Issued By: *Edyena Amarian*

Date: 10/28/2016



FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 77878

CV16-072

LEGAL DESCRIPTION

Situated in the County of Franklin, in the State of Ohio, and the City of Columbus:

Being Five (5) feet off the entire West Side of Lot Number Sixteen (16), all of Lots Number Seventeen (17), Eighteen (18), Nineteen (19) and Twenty (20) and Lot Number Twenty-one (21) EXCEPT Two (2) feet off the entire West Side of Lot Number Twenty-One (21), as said lots are numbered and delineated upon the recorded plat thereof, of record in Plat Book 5, Pages 232 and 233, Recorder's office, Franklin County, Ohio.

Parcel No: 010-051674

Property Address: 200 West Norwich Avenue, Columbus, Ohio 43201

PLANNING DATA	PROPOSED	REQUIRED/ALLOWED
FRONT SETBACK	5'-0"	5'-0"
REAR SETBACK	5'-0"	7'-0" MIN
SIDE	5'-0"	7'-0" MAX
BUILDING HEIGHT	59'-0"	72'-0" MAX
CONSTRUCTION TYPE	5-ELEYS OF CONCRETE I-A	
GROSS SITE AREA	74,500 SF	
NET SITE AREA	2,775 SF	
UNSATURATED AREA	2,775 SF	
OVERLAP AREA	2,775 SF	
MAXIMUM LOT COVERAGE	18.09% SF (6% OF TOTAL SITE)	1.07% SF (6% OF TOTAL SITE)
ALLOWABLE USES	MULTIFAMILY RESIDENTIAL	MULTIFAMILY RESIDENTIAL
REAR YARD SETBACK	27'-0" MIN	7 SPACES
REAR YARD AREA	6,390 SF	
REAR YARD PARKING	146 SPACES	
REAR YARD DRIVE	146 STALLS	

TYPE	PROVIDED	REQUIRED
REGULAR STALL	142	2
ADA PARKING	1	1
OFFICE PARKING	1	1
TOTAL	146	3

AREA SUMMARY	
TOTAL AREA	74,500
TOTAL GFA	75,100
TOTAL RESIDENTIAL	75,100
TOTAL PARKING	146
TOTAL	75,100



SITE DATA TABLE

TOTAL SITE AREA: 74,500 SF
 TOTAL DISTURBED AREA: 2,775 SF
 PRE-DEVELOPED IMPERVIOUS: 2,775 SF

PERMIT TO DEMOLITION PERMIT, A
 PERMIT FOR SANITARY SEWER CONNECTION TO SANITARY SEWER
 CANNOT BE MADE WITHOUT OBTAINING A PERMIT FROM SEWER PERMIT OFFICE
 910 DUBUARD 810 FLOOR
 614-645-1466

SECTION	USE	SUBJECT	PROPOSED	REQUIRED
3333.03	RESIDENTIAL	PERMIT THE OPERATION OF A COMMERCIAL RA-4 APARTMENT RESIDENTIAL LIVING UNIT	MAX. 277 COVERSANTS (ONE PER 74 SF)	MAX. 277 COVERSANTS (ONE PER 74 SF)
3372.65(D)	RECREATION	MAX LOT COVERAGE	18% LOT COVERAGE	18% LOT COVERAGE
3372.65(A)	PARKING	MAX. LOT COVERAGE	18% LOT COVERAGE	18% LOT COVERAGE
3372.65(A)(1)	PARKING	AVERAGE OF REARSET BUILDINGS	248 PARKING SPACES	248 PARKING SPACES
3372.65(A)(2)	PARKING	AVERAGE OF REARSET BUILDINGS	MAX. 10,000 SF	MAX. 10,000 SF
3372.65(A)(3)	PARKING	MAX. FLOOR AREA	MAX. 10,000 SF	MAX. 10,000 SF
3372.65(A)(4)	PARKING	MAX. HEIGHT OF 35'-0"	MAX. HEIGHT OF 35'-0"	MAX. HEIGHT OF 35'-0"
3372.65(B)	HEIGHT	MAX. HEIGHT OF 35'-0"	MAX. HEIGHT OF 35'-0"	MAX. HEIGHT OF 35'-0"
3372.65(C)	HEIGHT	MAX. HEIGHT OF 35'-0"	MAX. HEIGHT OF 35'-0"	MAX. HEIGHT OF 35'-0"
3372.65(D)	HEIGHT	MAX. HEIGHT OF 35'-0"	MAX. HEIGHT OF 35'-0"	MAX. HEIGHT OF 35'-0"
3372.65(E)	HEIGHT	MAX. HEIGHT OF 35'-0"	MAX. HEIGHT OF 35'-0"	MAX. HEIGHT OF 35'-0"
3372.65(F)	HEIGHT	MAX. HEIGHT OF 35'-0"	MAX. HEIGHT OF 35'-0"	MAX. HEIGHT OF 35'-0"
3372.65(G)	HEIGHT	MAX. HEIGHT OF 35'-0"	MAX. HEIGHT OF 35'-0"	MAX. HEIGHT OF 35'-0"
3372.65(H)	HEIGHT	MAX. HEIGHT OF 35'-0"	MAX. HEIGHT OF 35'-0"	MAX. HEIGHT OF 35'-0"
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3372.65(J)	HEIGHT	MAX. HEIGHT OF 35'-0"	MAX. HEIGHT OF 35'-0"	MAX. HEIGHT OF 35'-0"
3372.65(K)	HEIGHT	MAX. HEIGHT OF 35'-0"	MAX. HEIGHT OF 35'-0"	MAX. HEIGHT OF 35'-0"
3372.65(L)	HEIGHT	MAX. HEIGHT OF 35'-0"	MAX. HEIGHT OF 35'-0"	MAX. HEIGHT OF 35'-0"
3372.65(M)	HEIGHT	MAX. HEIGHT OF 35'-0"	MAX. HEIGHT OF 35'-0"	MAX. HEIGHT OF 35'-0"
3372.65(N)	HEIGHT	MAX. HEIGHT OF 35'-0"	MAX. HEIGHT OF 35'-0"	MAX. HEIGHT OF 35'-0"
3372.65(O)	HEIGHT	MAX. HEIGHT OF 35'-0"	MAX. HEIGHT OF 35'-0"	MAX. HEIGHT OF 35'-0"
3372.65(P)	HEIGHT	MAX. HEIGHT OF 35'-0"	MAX. HEIGHT OF 35'-0"	MAX. HEIGHT OF 35'-0"
3372.65(Q)	HEIGHT	MAX. HEIGHT OF 35'-0"	MAX. HEIGHT OF 35'-0"	MAX. HEIGHT OF 35'-0"
3372.65(R)	HEIGHT	MAX. HEIGHT OF 35'-0"	MAX. HEIGHT OF 35'-0"	MAX. HEIGHT OF 35'-0"
3372.65(S)	HEIGHT	MAX. HEIGHT OF 35'-0"	MAX. HEIGHT OF 35'-0"	MAX. HEIGHT OF 35'-0"
3372.65(T)	HEIGHT	MAX. HEIGHT OF 35'-0"	MAX. HEIGHT OF 35'-0"	MAX. HEIGHT OF 35'-0"
3372.65(U)	HEIGHT	MAX. HEIGHT OF 35'-0"	MAX. HEIGHT OF 35'-0"	MAX. HEIGHT OF 35'-0"
3372.65(V)	HEIGHT	MAX. HEIGHT OF 35'-0"	MAX. HEIGHT OF 35'-0"	MAX. HEIGHT OF 35'-0"
3372.65(W)	HEIGHT	MAX. HEIGHT OF 35'-0"	MAX. HEIGHT OF 35'-0"	MAX. HEIGHT OF 35'-0"
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3372.65(Y)	HEIGHT	MAX. HEIGHT OF 35'-0"	MAX. HEIGHT OF 35'-0"	MAX. HEIGHT OF 35'-0"
3372.65(Z)	HEIGHT	MAX. HEIGHT OF 35'-0"	MAX. HEIGHT OF 35'-0"	MAX. HEIGHT OF 35'-0"

PROJECT INFORMATION

SITE: 200 W. NORWICH STREET, COLUMBUS, OH 43201

OWNER: ELSLEY PARTNERS, 1915 W. MANHATTAN, AS 66502

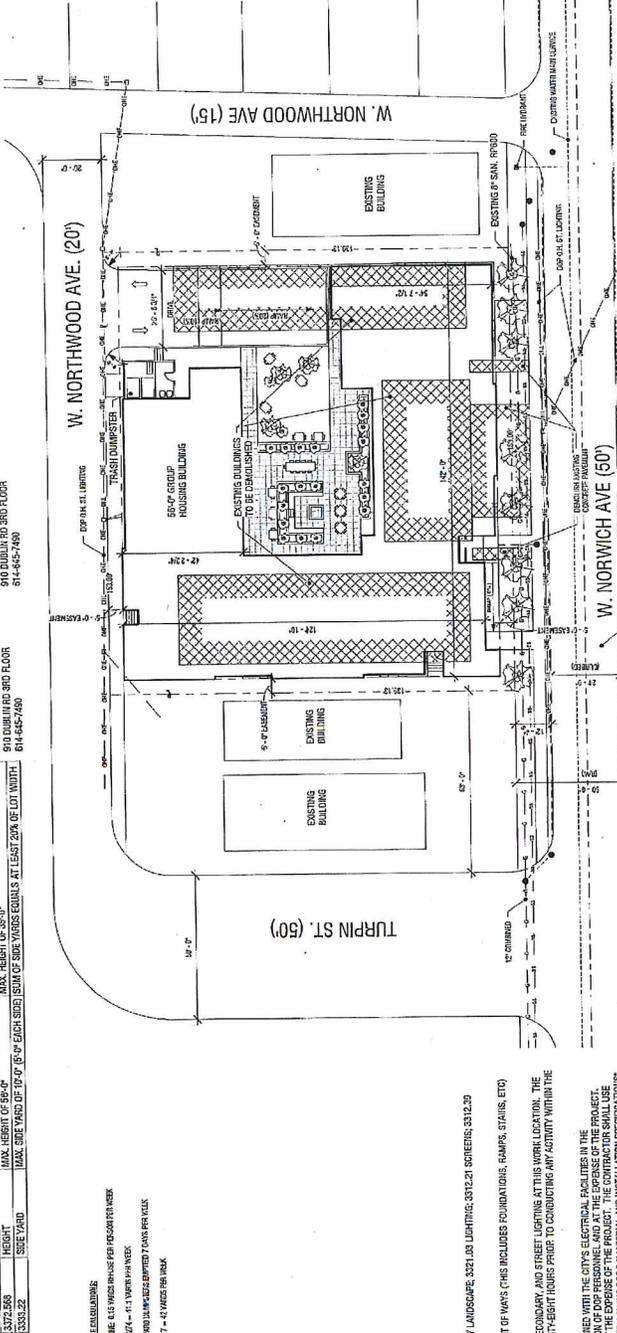
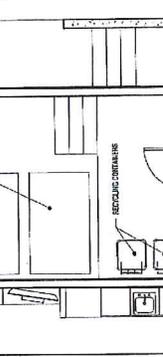
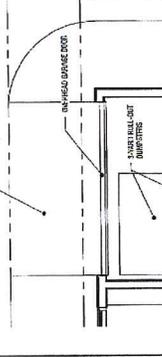
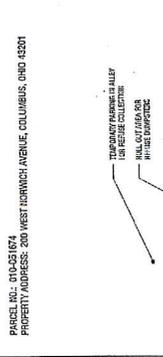
ARCHITECT: PRIME DESIGN, LLC, 1915 W. MANHATTAN, AS 66502

ZONING DISTRICT: AR-4 (UNIVERSITY DISTRICT PLANNING AREA)

FLOOD ZONING AREA: AREA OF MINIMAL FLOOD HAZARD (ZONE X)

LEGAL DESCRIPTION OF RECORD: SITUATED IN THE COUNTY OF FRANKLIN, IN THE STATE OF OHIO, AND IN THE CITY OF COLUMBUS BEING ONE (1) FEET OFF THE ENTIRE WEST SIDE OF LOT TWENTY (20) AND TWENTY (20) AND LOT NUMBER TWENTY-ONE (21), AS SAID LOTS ARE NUMBERED AND DELINEATED UPON THE RECORDS OF THE COUNTY OF FRANKLIN, OHIO, PLAT BOOK 5, PAGES 282 AND 283, RESUBDIVISION OFFICE, FRANKLIN COUNTY, OHIO.

PARCEL NO.: 010-051674
 PROPERTY ADDRESS: 200 WEST NORWICH AVENUE, COLUMBUS, OHIO 43201



REVISIONS

1. 11/16/2016

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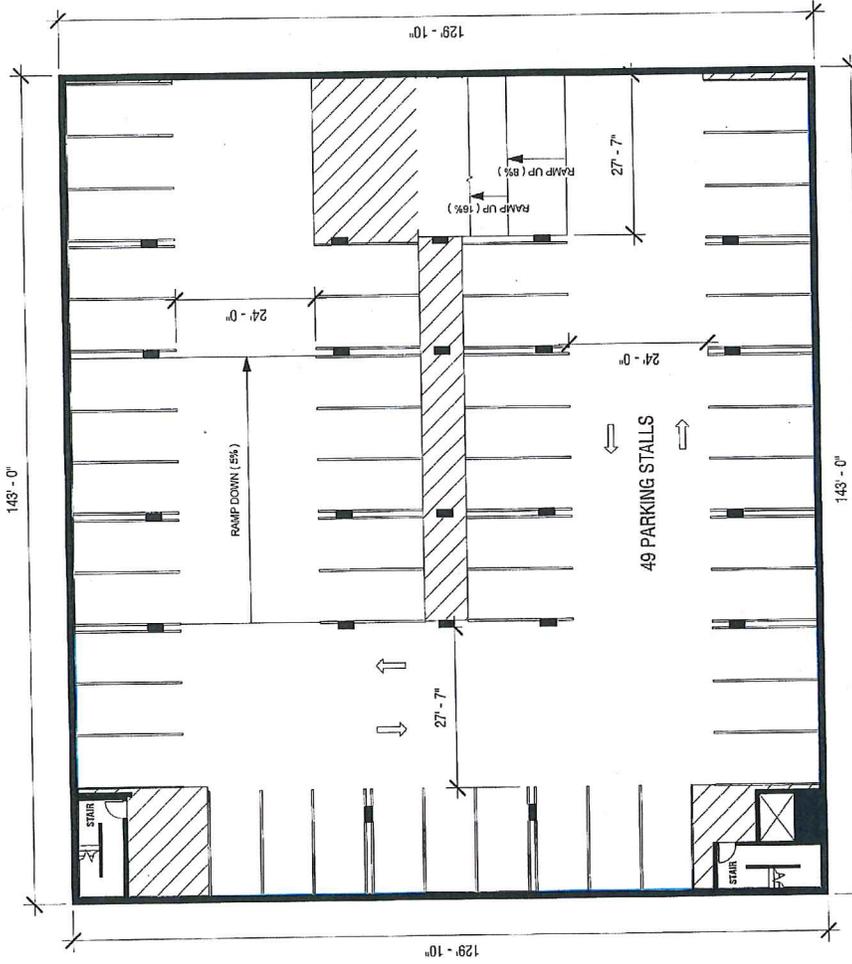
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1 GARAGE LEVEL 3
A2
1" = 20'-0"

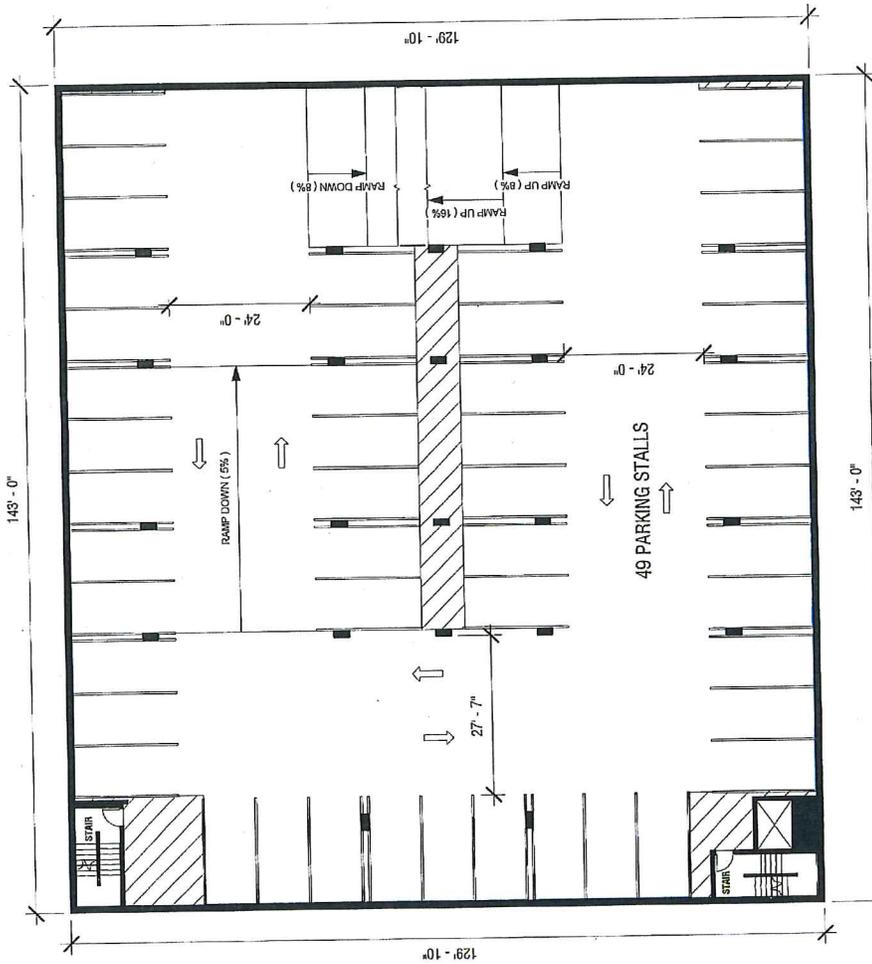
- BEDROOM SUITES
- CIRCULATION
- LEASING OFFICE
- SHARED LIVING SPACE
- UTILITY/SUPPORT

MULTI-FAMILY DEVELOPMENT | A2 | FLOOR PLANS

ELSEY PARTNERS, LLC
 200 WEST NORWICH STREET COLUMBUS, OH 43201

PRIME DESIGN

CV16-072



1 GARAGE LEVEL 2
 A3 1" = 20'-0"

- BEDROOM SUITES
- CIRCULATION
- LEASING OFFICE
- SHARED LIVING SPACE
- UTILITY/SUPPORT

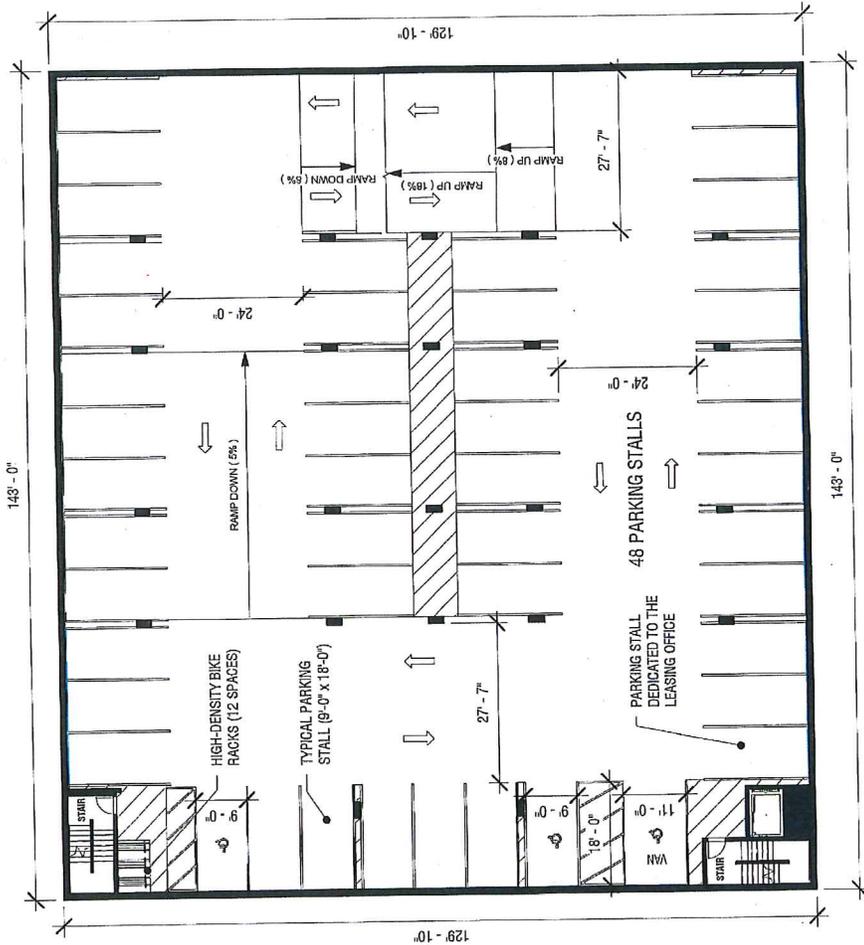
A3 FLOOR PLANS

MULTI-FAMILY DEVELOPMENT

200 WEST NORWICH STREET COLUMBUS, OH 43201
 ELSEY PARTNERS, LLC

PRIME DESIGN

CW16-073



1 GARAGE LEVEL 1
A5 1" = 20'-0"

- BEDROOM SUITES
- CIRCULATION
- LEASING OFFICE
- SHARED LIVING SPACE
- UTILITY/SUPPORT

A5 FLOOR PLANS

MULTI-FAMILY DEVELOPMENT
 200 WEST NORWICH STREET COLUMBUS, OH 43201
 ELSEY PARTNERS, LLC

PRIME DESIGN

0116-077



EXTERIOR COURTYARD INSPIRATION IMAGE



EXTERIOR COURTYARD INSPIRATION IMAGE



1 1ST FLOOR (42 UNITS)
 A6 1" = 20'-0"

- BEDROOM SUITES
- CIRCULATION
- LEASING OFFICE
- SHARED LIVING SPACE
- UTILITY/SUPPORT

PROJECT INFORMATION
 BEDROOM UNITS: 274 UNITS
 PARKING STALLS: 132 STALLS
 (103 REQUIRED)

A6 FLOOR PLANS

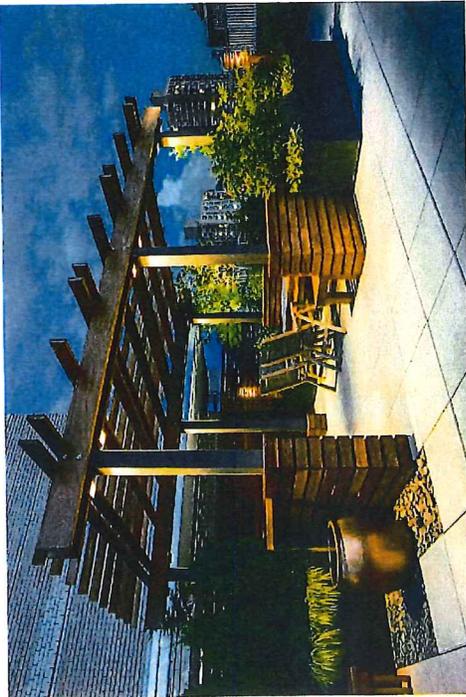
MULTI-FAMILY DEVELOPMENT
 200 WEST NORWICH STREET COLUMBUS, OH 43201
 ELSEY PARTNERS, LLC

PRIME DESIGN

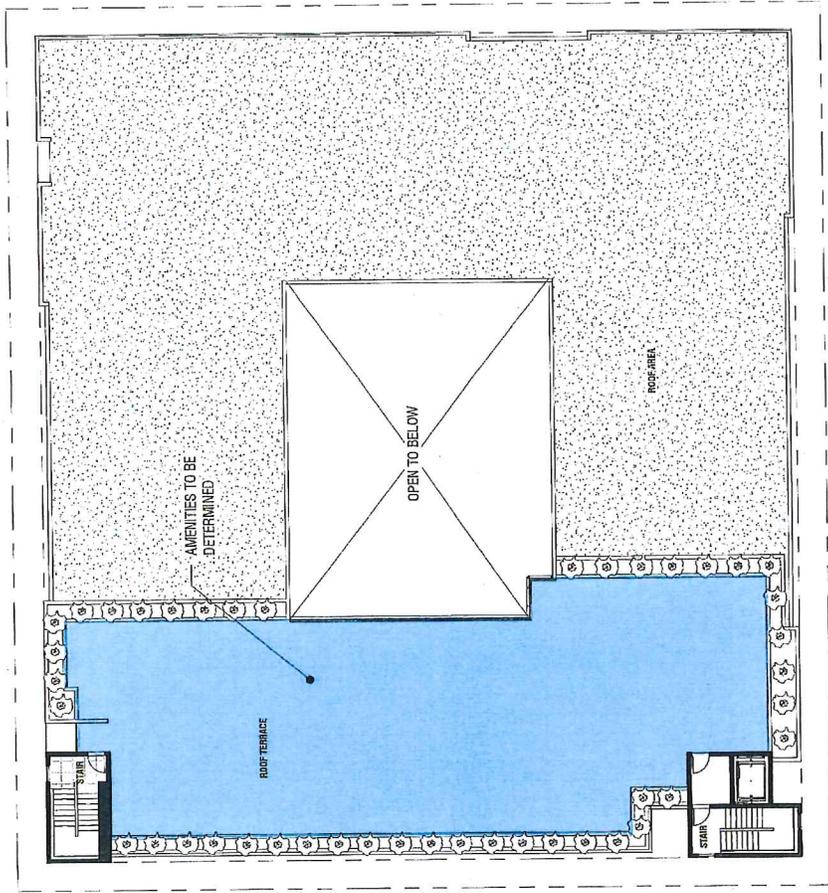
CV16-072



ROOF TERRACE INSPIRATION IMAGE



ROOF TERRACE INSPIRATION IMAGE



1 ROOF PLAN
1" = 20'-0"

- BEDROOM SUITES
- CIRCULATION
- LEASING OFFICE
- SHARED LIVING SPACE
- UTILITY/SUPPORT

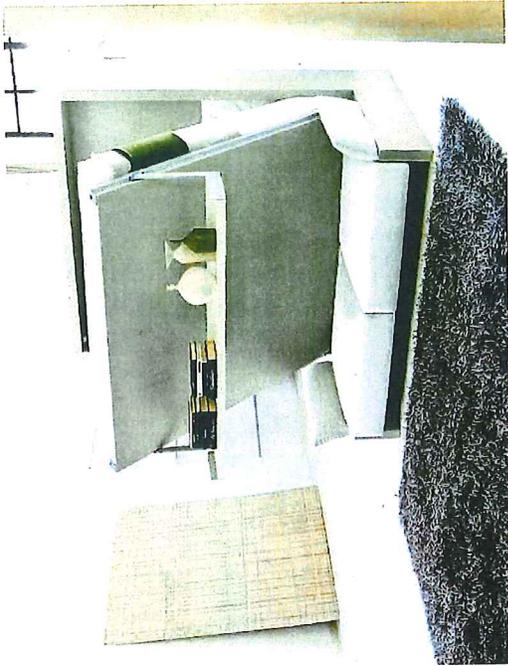
PROJECT INFORMATION
 BEDROOM UNITS: 274 UNITS
 PARKING STALLS: 132 STALLS
 (103 REQUIRED)

A8 ROOF PLAN

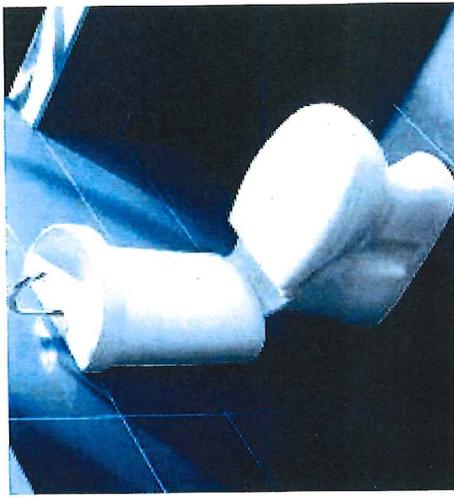
MULTI-FAMILY DEVELOPMENT
 200 WEST NORWICH STREET COLUMBUS, OH 43201
 ELSEY PARTNERS, LLC

PRIME DESIGN

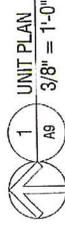
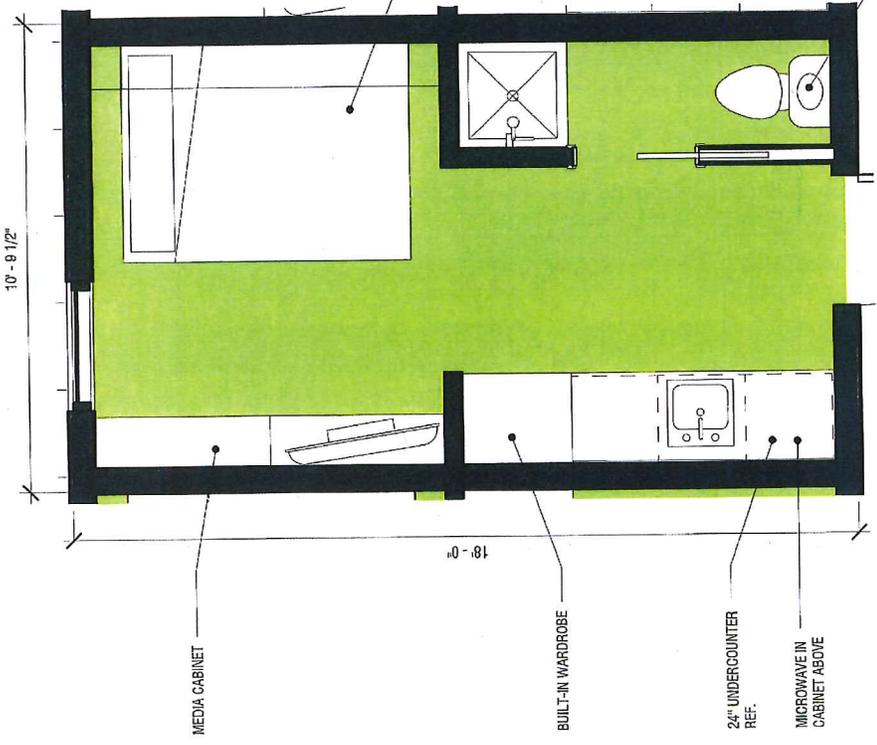
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QUEEN-SIZED MURPHY BED WITH TABLE, DESK, OR COUCH



HIGH-EFFICIENCY "COMBO" TOILET WITH INTEGRAL LAVATORY SINK

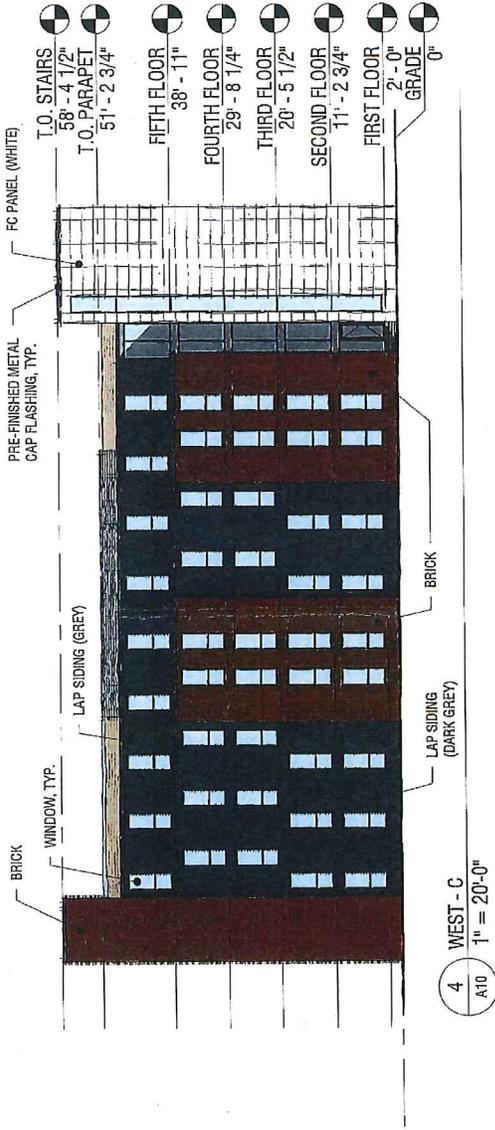


A9 | UNIT PLAN

MULTI-FAMILY DEVELOPMENT
 200 WEST NORWICH STREET COLUMBUS, OH 43201
 ELSEY PARTNERS, LLC

PRIME DESIGN

CW16-072

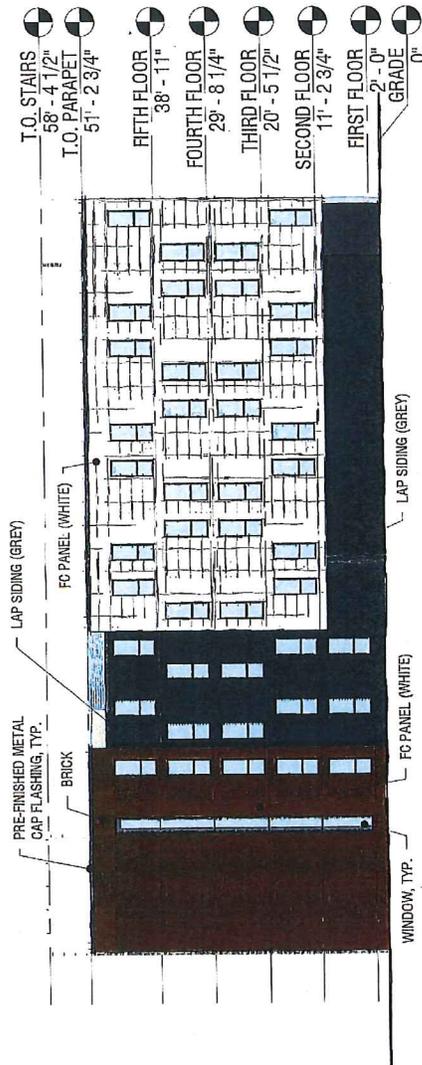


A10 ELEVATIONS

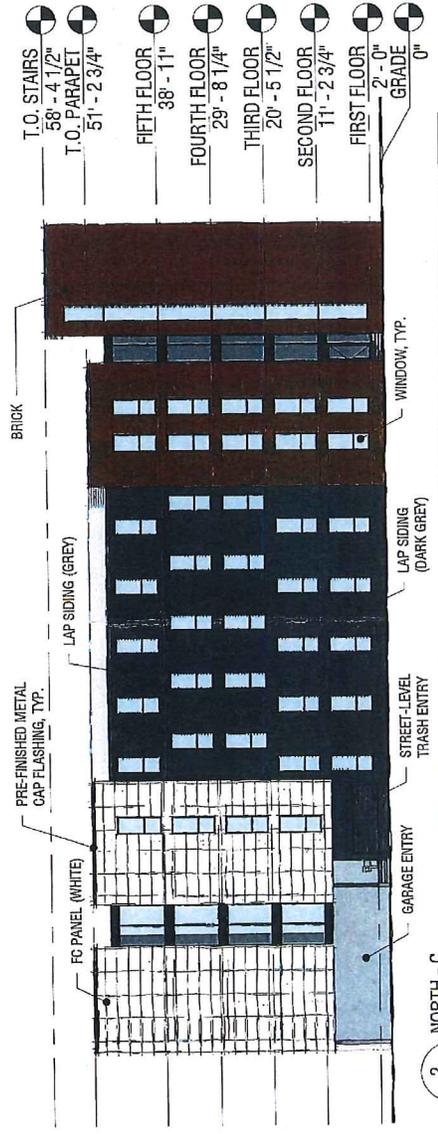
MULTI-FAMILY DEVELOPMENT
200 WEST NORWICH STREET COLUMBUS, ELSEY PARTNERS, LLC
OH 43201

PRIME DESIGN

CV16-072



1 EAST - C
A11
1" = 20'-0"



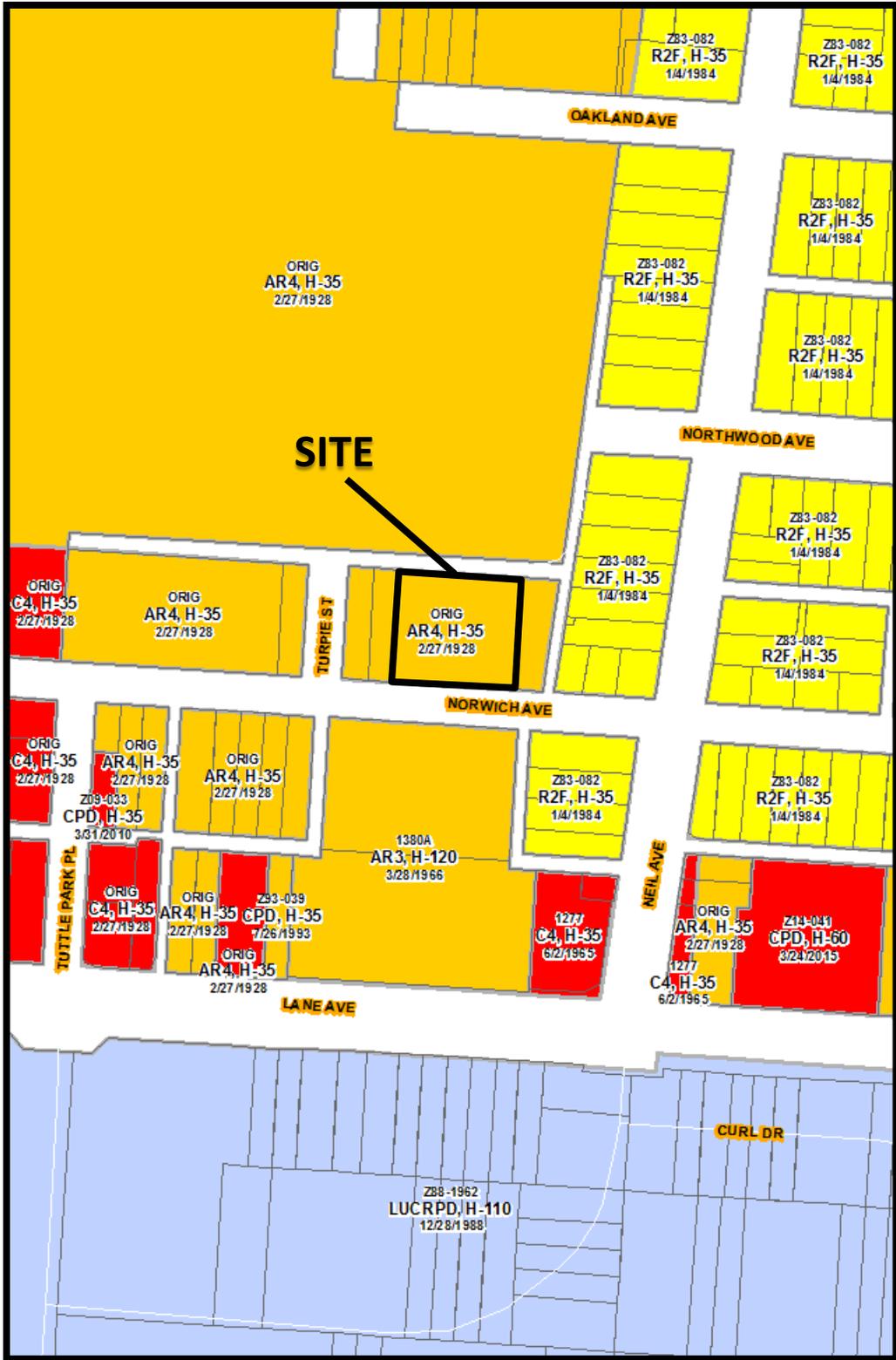
2 NORTH - C
A11
1" = 20'-0"

A11 ELEVATIONS

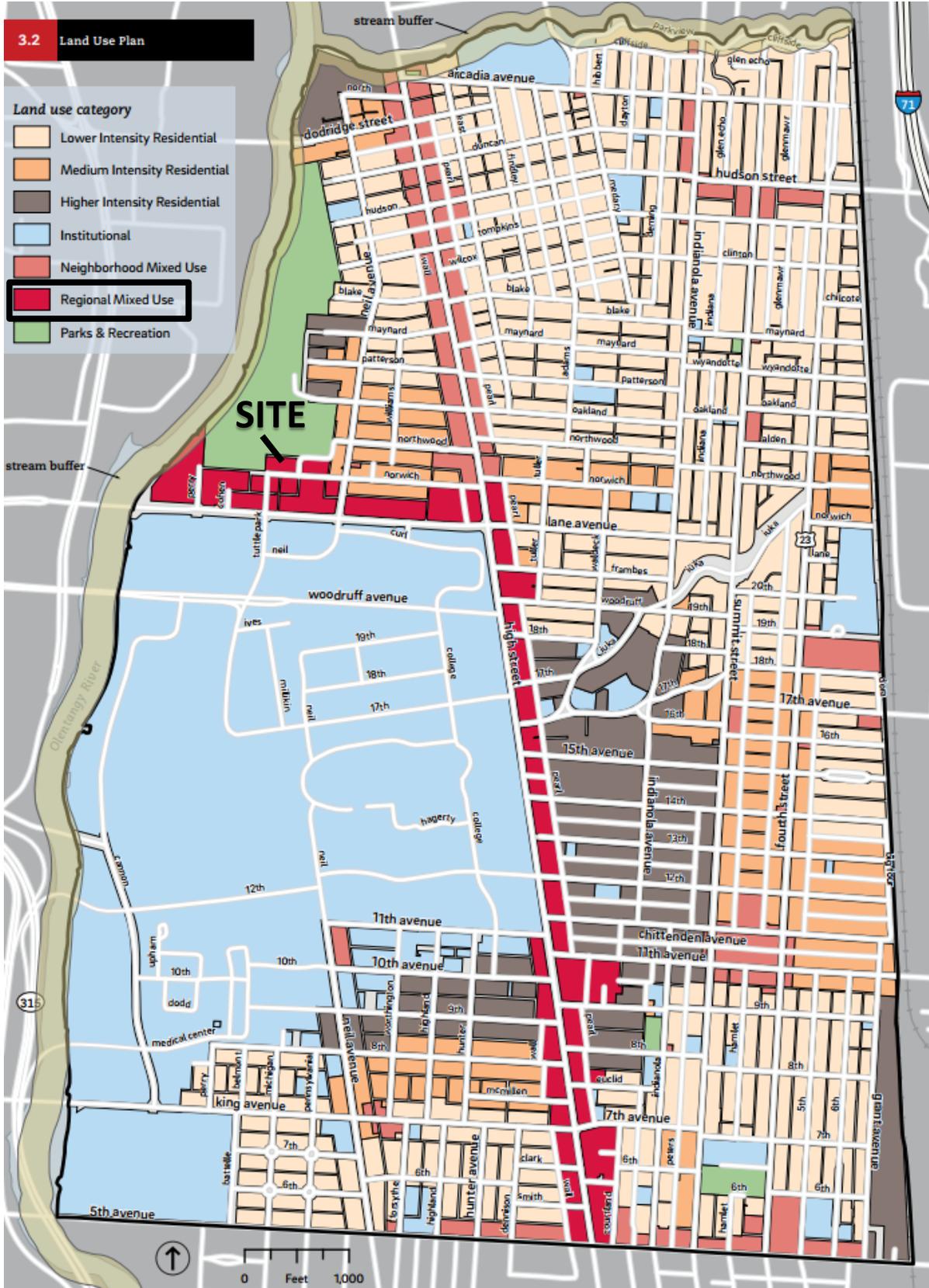
MULTI-FAMILY DEVELOPMENT
200 WEST NORWICH STREET COLUMBUS, OH 43201
ELSEY PARTNERS, LLC

PRIME DESIGN

W16-07A



CV16-072
 200 West Norwich Avenue
 Approximately 0.49 acres



CV16-072
 200 West Norwich Avenue
 Approximately 0.49 acres



CV16-072
200 West Norwich Avenue
Approximately 0.49 acres