

Zoning Report

Site Information

Address	540 HARLEY DR Unit 1, COLUMBUS, OH
Mailing Address	1500 SOLONA BLVD BLDG 1 ROANOKE TX 76262-1720
Owner	UNIVERSITY VILLAGE COLUMBUS APARTMENTS LLC
Parcel Number	010082589
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	616, Multi-family, AR3, 6/16/1956, H-35
Historic District	None
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	None
Commercial Overlay	None
Planning Overlay	None
Graphics Variance	None
Area Commission	None
Historic Site	No
Flood Zone	Out
Airport Overlay Environs	None

Pending Zoning Action

Zoning	None
Board of Zoning Adjustment (BZA) Variance	None
Council Variance	None
Graphics Variance	None

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

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

OFFICE USE ONLY

Application Number: BZA16-171 Date Received: 19 Dec. 2016
Application Accepted by: N/A JK Fee: \$1900
Commission/Civic: _____
Existing Zoning: _____
Comments: _____

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

Within the University Village Apartment complex,

which consists of several Tax Parcels, the property owner intends to convert forty (40) 3-bedroom units into eighty (80) 1-bedroom units, and is requesting a variance be granted to C.C.C. 3312.49 (1.5 spaces per unit) (See Attached).

LOCATION

Certified Address: 540 Harley Drive City: Columbus Zip: 43202

Parcel Number (only one required): 010-082589-00

APPLICANT (If different from Owner):

Applicant Name: Matthew Cull (Kephart Fisher LLC) Phone Number: 614-469-1882 Ext.: _____

Address: 207 N. Fourth Street City/State: Columbus/Ohio Zip: 43215

Email Address: matthewcull@kephartfisher.com Fax Number: 614-469-1887

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

Name: University Village Columbus Apartments, LLC Phone Number: 310-395-2580 Ext.: _____

Address: 429 Santa Monica Blvd, Suite 600 City/State: Santa Monica / CA Zip: 90401

c/o Columbus Pacific Properties

Email Address: Brian@columbuspacific.com Fax Number: 310-395-8455

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

Name: Matthew Cull (Kephart Fisher LLC) Phone Number: 614-469-1882 Ext.: _____

Address: 207 N. Fourth Street City/State: Columbus/Ohio Zip: 43215

Email Address: matthewcull@kephartfisher.com Fax Number: 614-469-1887

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

APPLICANT SIGNATURE Matthew Cull

PROPERTY OWNER SIGNATURE Brian

ATTORNEY / AGENT SIGNATURE Matthew Cull

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

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ANDREW J. GANTHER, MAYOR

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Matthew Cull

of (1) MAILING ADDRESS 207 N. Fourth Street, 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 540 Harley Drive, Columbus, Ohio 43202

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) University Village Columbus Apartments, LLC
c/o Columbus Pacific Properties
429 Santa Monica Blvd, Suite 600
Santa Monica, CA 90401

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

Matthew Cull (Kephart Fisher, LLC)
614-469-1882

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

(5) N/A
N/A

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

Thomas and Renata Lunt

Murshed Sayed

705 Riverview Drive, LLC

Ruffryder Property LLC

Zhang Jun

(6a) PROPERTY ADDRESS

686 Stinchcomb Dr, Columbus, Ohio 43202

715 Riverview Drive, Columbus, Ohio 43202

705 Riverview Drive, Columbus, Ohio 43202

695 Riverview Drive, Columbus, Ohio 43202

677 Riverview Drive, Columbus, Ohio 43202

(6b) PROPERTY OWNER MAILING ADDRESS

686 Stinchcomb Dr, Columbus, Ohio 43202

715 Riverview Drive, Columbus, Ohio 43202

705 Riverview Drive, Columbus, Ohio 43202

695 Riverview Drive, Columbus, Ohio 43202

677 Riverview Drive, Columbus, Ohio 43202

☒ (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 _____ day of December, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC



Janis A. Eckstein

My Notary Public Seal of Ohio
My Commission Expires 7-22-2017

Notary Seal Here

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EXHIBIT C - ADDITIONAL ADDRESSES OF SURROUNDING PROPERTY OWNERS

PROPERTY OWNER NAME	PROPERTY ADDRESS	PROPERTY OWNER MAILING ADDRESS
1. 675 Riverview Dr. LLC	675 Riverview Drive, Columbus, Ohio 43202	SAME
2. Lily Liu LLC	667 Riverview Drive, Columbus, Ohio 43202	SAME
3. Hasan Hossam Hasan	659 Riverview Drive, Columbus, Ohio 43202	SAME
4. Prospect Wango LLC	2855-2945 Olentangy River Rd., Columbus, Ohio 43202	10 N. High Street # 401, Columbus, Oh
5. Dada Habib Jon	601 Riverview Drive, Columbus, Ohio 43202	SAME
6. Friends of Internationals LLC	593 Riverview Drive, Columbus, Ohio 43202	6552 Hawthorne StWorthington, Oh 43085
7. EDP Riverview Two LTD	567-581 Riverview Drive, Columbus, Ohio 43202	1290 Northport Ct, Columbus, Oh 43215
8. EDP Riverview One LTD	557 Riverview Drive, Columbus, Ohio 43202	1290 Northport Ct, Columbus, Oh 43215
9. 515 Riverview Drive LLC	515 Riverview Drive, Columbus, Ohio 43202	SAME
10. Khan Sami	3008 Wilce Ave., Columbus, Ohio 43202	SAME
11. Chambers PWC LLC	3018 Wilce Ave., Columbus, Ohio 43202	676 Highland Dr., Columbus, Oh 43214
12. Rahman Sirajur M & Khatun Marina	3026 Wilce Ave., Columbus, Ohio 43202	SAME
13. Khalil Mohammad & Khalil Aysha	3034 Wilce Ave., Columbus, Ohio 43202	SAME
14. Alavi Shahana N & Uddin Talat R	3044 Wilce Ave., Columbus, Ohio 43202	SAME
15. Chambers PWC LLC	3052 Wilce Ave., Columbus, Ohio 43202	676 Highland Dr., Columbus, Oh 43214
16. Cook Family LP	3060 Wilce Ave., Columbus, Ohio 43202	SAME
17. Bouchnafa Ahmed & Yassini Fatima	3068 Wilce Ave., Columbus, Ohio 43202	SAME
18. Yohannes Gebremeskel	3078 Wilce Ave., Columbus, Ohio 43202	SAME
19. Miah Mohammed	3086 Wilce Ave., Columbus, Ohio 43202	SAME
20. Goreff Mollie	3096 Wilce Ave., Columbus, Ohio 43202	SAME
21. Ansari Nadeem & Ansari Zain	689 Stinchcomb Drive, Columbus, Ohio 43202	SAME
22. FB Olentangy Suites LLC	3031 Olentangy River Rd., Columbus, Ohio 43202	SAME
23. Shoppes on Olentangy II LLC	3025 Olentangy River Rd., Columbus, Ohio 43202	1480 Dublin Road, Columbus, Oh 43215
24. Oliver Karen L Tod	689 Harley Drive, Columbus, Ohio 43202	SAME
25. The State of Ohio FBO	660 Ackerman Rd. Columbus, Ohio 43202	2003 Milliken Rd # 200, Cols, Ohio 43210
26. CPP University Plaza LLC	484 Stinchcomb Dr., Columbus, Ohio 43202	c/o CPP, 429 Santa Monica Blvd, Santa Monica, CA 90401

{00251549-1}

BZA16-171
540 HARLEY DRIVE

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Board of Zoning Adjustment Application

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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:

The University Village Apartments (Property) have historically provided off-campus housing to undergrad and graduate students of The Ohio State University ("OSU"). The recent change in OSU's

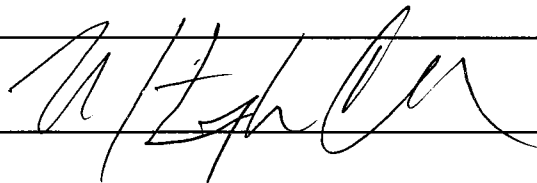
student housing policy, requiring all 1st and 2nd year students to live in on-campus dorms, has had an immediate impact on the Property. The average age of student tenant has increased and older tenants prefer fewer roommates/housemates. As such, the 3-bedroom units the Property offer often sit vacant. To meet the changes in the market, the Property owner wishes to convert forty (40), 3-Bedroom Units

located throughout the University Village Apartment complex into eighty (80), 1-Bedroom Units (See attached Exhibit B for list of proposed conversions by PID and Unit Address). The total number of

Units within University Village Apartments would increase by 40 (from 1,051 to 1,091), but the total number of bedrooms would be decreased by 40.

University Village is unique in that it is an almost entirely self-contained neighborhood of primarily student housing. The parcels for which parking variances are sought are all zoned AR-3 and limited in height to 35ft. As such, in order to meet the parking requirement imposed by Columbus City Code, the Property Owner would need add parking such that there would remain little to no green
(Cont on Exhibit B)

Signature of Applicant



Date 12/19/2016

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Please make checks payable to the Columbus City Treasurer

BZA16-171
540 HARLEY DRIVE

EXHIBIT A - VARIANCE REQUEST BY PARCEL

Address & Parcel ID	CURRENT			POST CONVERSION	
	Total Units	Total Parking	Parking Deficiency	Unit Increase	Variance Request
502 Stinchcomb Dr: 101-082587-00	112	164	4	10	19
540 Harley Dr: 010-082589-00	109	116	47.5	4	54
519 Stinchcomb Dr: 010-082590-00	112	134	34	6	43
3014 St John Ct: 010-101255-00	150	197	28	4	34
605 Harley Dr: 010-132200-00	92	95	43	6	52
3019 St John Ct: 010-132201-00	130	160	35	4	41
584 Stinchcomb Dr: 101-132202-00	130	123	72	6	81

EXHIBIT B – STATEMENT OF HARDSHIP (CONT)

-space within University Village.

At present, University Village as a whole is over 300 parking units short of meeting the requirements of C.C.C. 3312.49, but for a variety of reasons, there is no shortage of consistently available open parking spaces at all times and during all seasons. In addition to the 8 large parking lots that are shared by tenants, University Village has 160 curb-side parking spaces throughout the development.

One of the draws to University Village is that it is off-campus student housing for which owning a car is not a necessity. Though the Property does sit on public transportation routes, University Village also provides private bus transportation for its tenants to and from OSU's campus. In November of 2016, this service logged over 37,000 passengers.

It is not believed that the addition of forty (40) total units (which by zoning code would require an additional sixty (60) parking spaces), will create a significant increase in vehicle use within University Village. Any increase in actual parking needs will be easily absorbed into existing parking facilities and on-street capacity. Granting the requested parking variances will in no way be injurious to neighboring properties or property owners as University Village is a mostly self-contained neighborhood. Should there be a time when on-street parking is necessary (instead of just more convenient for tenants), it would only take place on the streets within University Village and used by its tenants. The subject requested variances are also environmentally beneficial, as if granted, the property owner would not be required to increase the impervious surface area on the Property, which would increase the rain/storm water run-off entering the City's already taxed sewerage system.

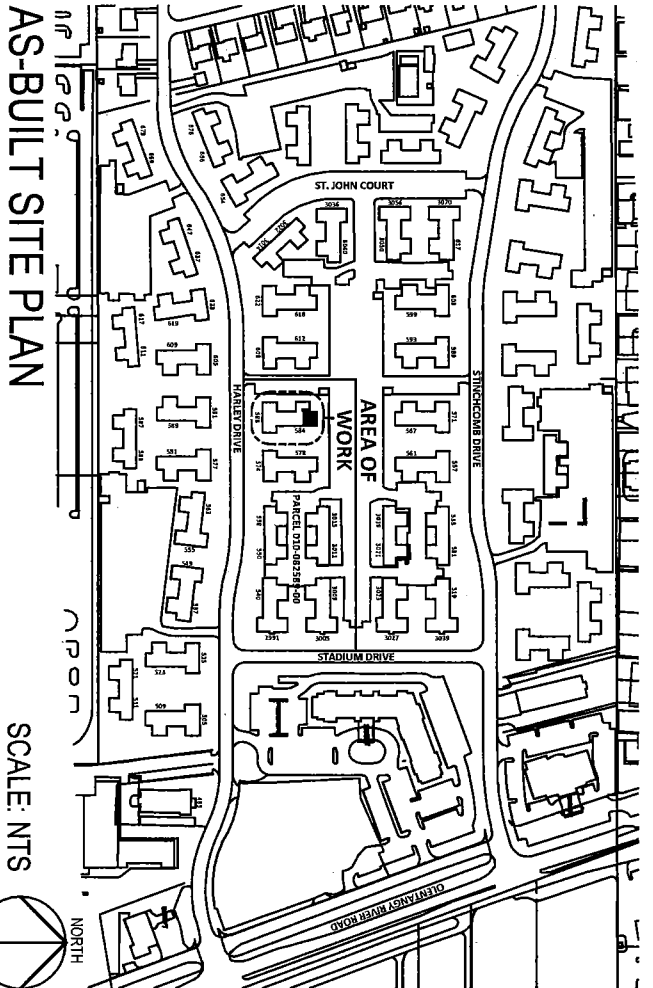
			CURRENT			POST CONVERSION	
#	Address	Unit	Total Units	Total Parking	Parking Deficiency	Unit Increase	Parking Deficiency
502 Stinchcomb Dr: 101-082587-00			112	164	4	10	19
1	506 Stinchcomb	003					
2	506 Stinchcomb	006					
3	508 Stinchcomb	001					
4	508 Stinchcomb	004					
5	512 Stinchcomb	003					
6	512 Stinchcomb	006					
7	536 Stinchcomb	001					
8	536 Stinchcomb	004					
9	554 Stinchcomb	003					
10	554 Stinchcomb	006					
540 Harley Dr: 010-082589-00			109	116	47.5	4	53.5
11	584 Harley Drive	001					
12	584 Harley Drive	004					
13	3005 Stadium Drive	001					
14	3005 Stadium Drive	004					

EXHIBIT B – STATEMENT OF HARDSHIP (CONT)

519 Stinchcomb Dr: 010-082590-00		112	134	34	6	43
15	567 Stinchcomb 003					
16	567 Stinchcomb 006					
17	571 Stinchcomb 003					
18	571 Stinchcomb 006					
19	3021 Stadium Drive 001					
20	3021 Stadium Drive 004					
3014 St John Ct: 010-101255-00		150	197	28	4	34
21	3036 Saint Johns 003					
22	3036 Saint Johns 006					
23	593 Stinchcomb 001					
24	593 Stinchcomb 004					
605 Harley Dr: 010-132200-00		92	95	43	6	52
25	619 Harley Drive 003					
26	619 Harley Drive 006					
27	637 Harley Drive 003					
28	637 Harley Drive 006					
29	669 Harley Drive 003					
30	669 Harley Drive 006					
3019 St John Ct: 010-132201-00		130	160	35	4	41
31	3035 Saint Johns 001					
32	3035 Saint Johns 004					
33	3057 Saint Johns 003					
34	3057 Saint Johns 006					
584 Stinchcomb Dr: 101-132202-00		130	123	72	6	81
35	616 Stinchcomb 003					
36	616 Stinchcomb 006					
37	644 Stinchcomb 001					
38	644 Stinchcomb 001					
39	652 Stinchcomb 003					
40	652 Stinchcomb 006					

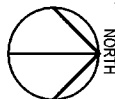


Real Estate / GIS Department

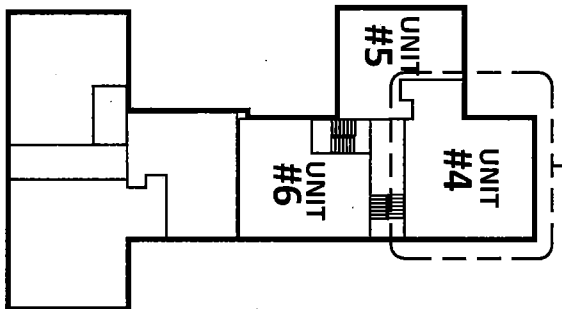


AS-BUILT SITE PLAN

SCALE: NTS



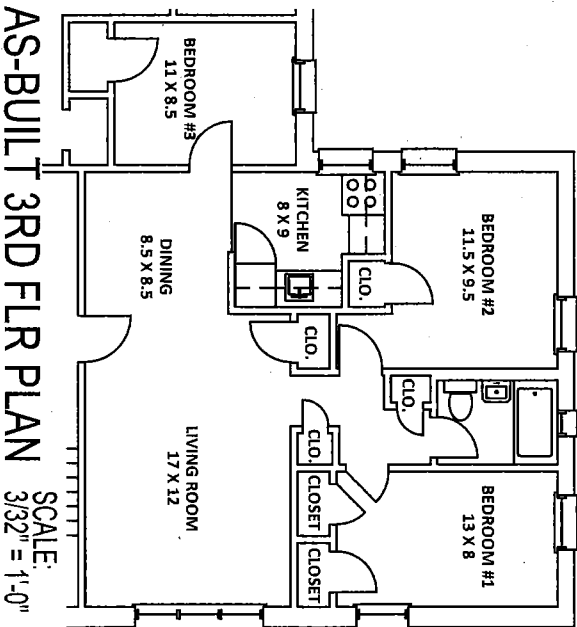
AREA OF WORK



DRAWING LIST

- SHEET 1 - AS-BUILT PLANS
- SHEET 2 - THIRD FLOOR DEMO PLAN
- SHEET 3 - THIRD FLR NEW WORK PLAN
- SHEET 4 - DETAILS
- S1 - FIRST FLOOR STRUCTURAL PLAN
- S2 - SECOND FLOOR STRUCTURAL PLAN
- S1 - FIRST FLOOR STRUCTURAL PLAN
- S4 - STRUCTURAL SECTION A
- S5 - STRUCTURAL SECTION A
- S6 - STRUCTURAL DETAILS
- H-1 - HVAC PLAN
- P-1 - WATER PLANS/SANITARY PLAN

John Hellmuth, Asst Maintenance Supervisor
UNIVERSITY VILLAGE APARTMENTS
588 Harley Dr. Columbus, OH 43202
O: (614)267-7600 F: (614)884-0840
jhellmuth@universityvillage.com



AS-BUILT 3RD FLR PLAN

SCALE: 3/32" = 1'-0"

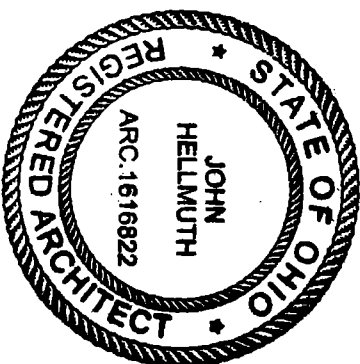
THIRD FLOOR KEY PLAN SCALE: 1:40

PROJECT SCOPE IS TO RENOVATE A UNIT OF AN EXISTING APARTMENT BUILDING. CURRENT USE IS ONE (1) THREE-BEDROOM RESIDENTIAL UNIT. PROPOSED USE IS TO SUBDIVIDE ONE (1) THREE-BEDROOM APARTMENT INTO TWO (2) ONE-BEDROOM APARTMENTS.

PARCEL NO. 010-082589-00, ZONING 596 MULTIFAMILY, AR3 HEIGHT DISTRICT H35

EXISTING: 5 BUILDINGS WITH 18 TO 20 UNITS EACH, NO WORK. 1 BUILDING WITH 16 UNITS TO BE RENOVATED AT 1 UNIT. TOTAL EXISTING UNITS: 110

PROPOSED: 5 BUILDINGS WITH 18 TO 20 UNITS EACH, NO WORK. 1 BUILDING WITH 16 UNITS TO BE RENOVATED AT 1 UNIT. UNIT 584 HARLEY 4 TO BE SUB-DIVIDED INTO TWO (2) ONE-BEDROOM UNITS. TOTAL PROPOSED UNITS: 111



John Hellmuth, License #1616822
Expiration Date 12/31/2017

12/16/2016

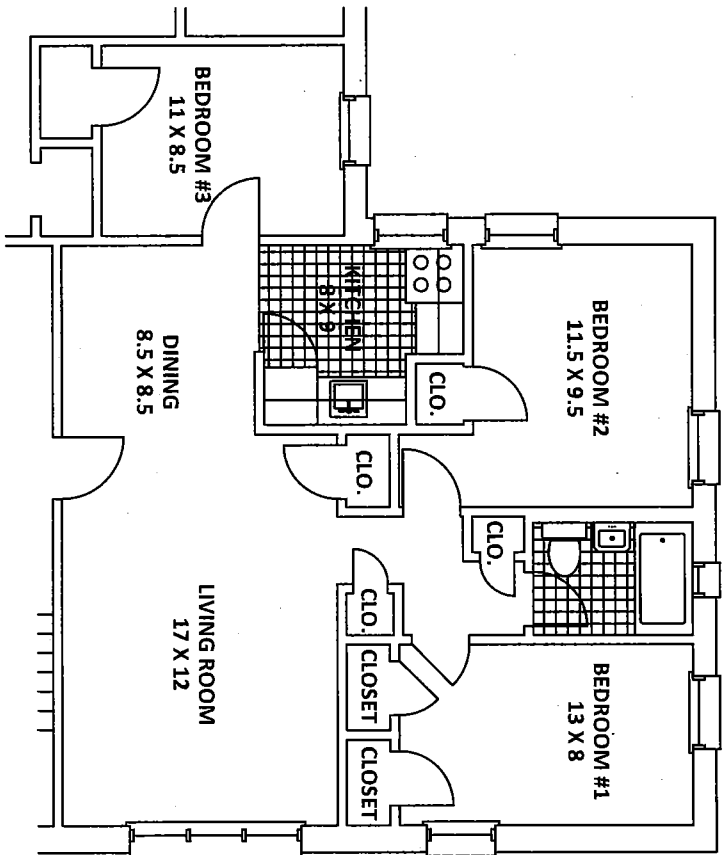
**UNIVERSITY VILLAGE
RENOVATION OF UNIT**

584 HARLEY #4

COLUMBUS, OHIO

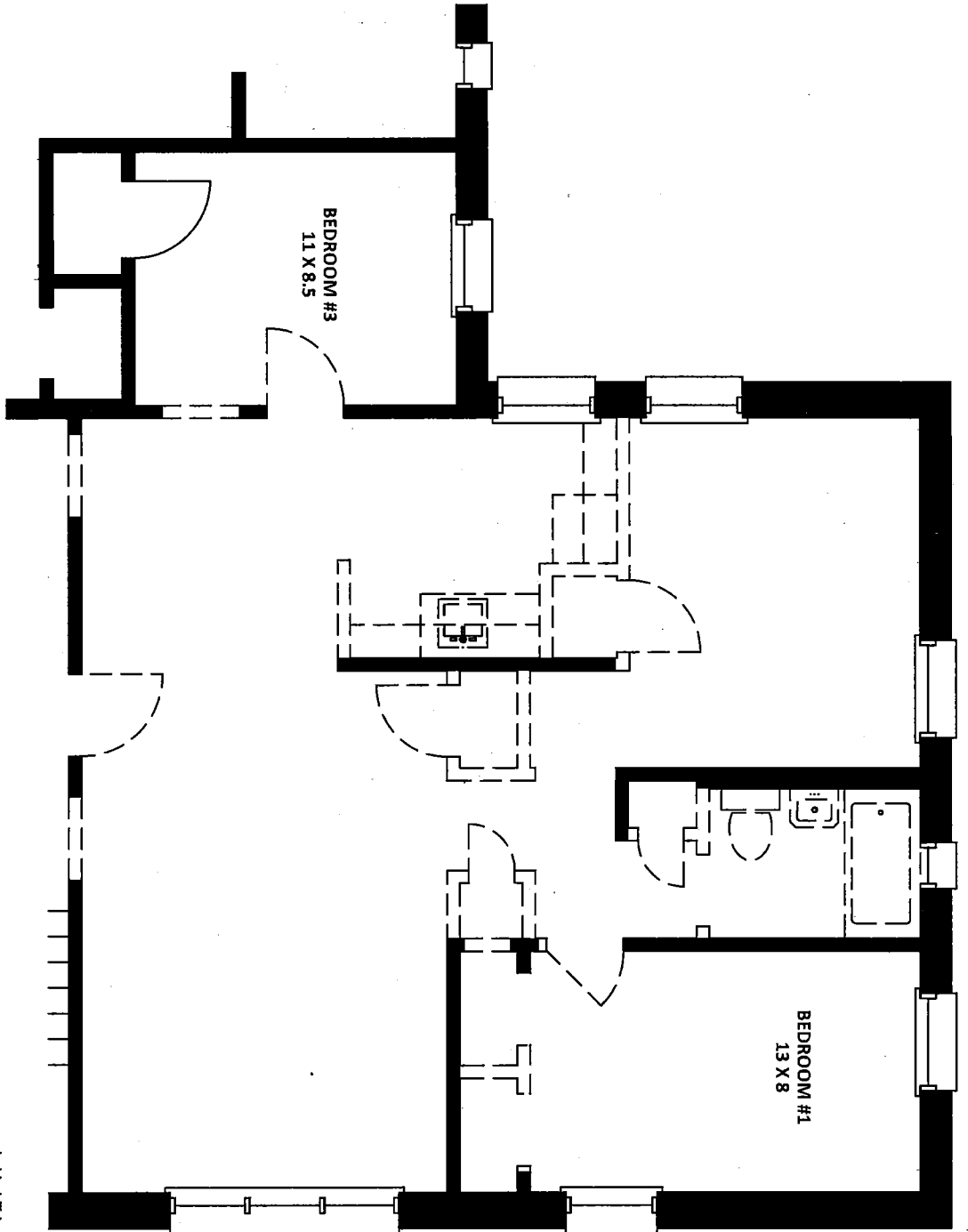
SHEET 1

EXISTING PARKING ON SITE IS SPACES. THERE IS ADDITIONAL PARKING ON STREET AND IN ADJACENT PARCELS. EXISTING CONSTRUCTION IS BRICK/BLOCK/WOOD FRAMING. THE BUILDINGS ARE NOT SPRINKLED. TYPE 1/B CONSTRUCTION. EXISTING AND PROPOSED USE IS R2/B NONSEPARATED MIXED USE. EXISTING UNIT 584 HARLEY 4 IS 739 SQUARE FEET. RESIDENTIAL UNITS ARE TYPE R2. ORIGINAL OCCUPANT LOAD WAS 739 SF/200 = 3.6 PEOPLE. SF DOES NOT CHANGE WITH THIS WORK.



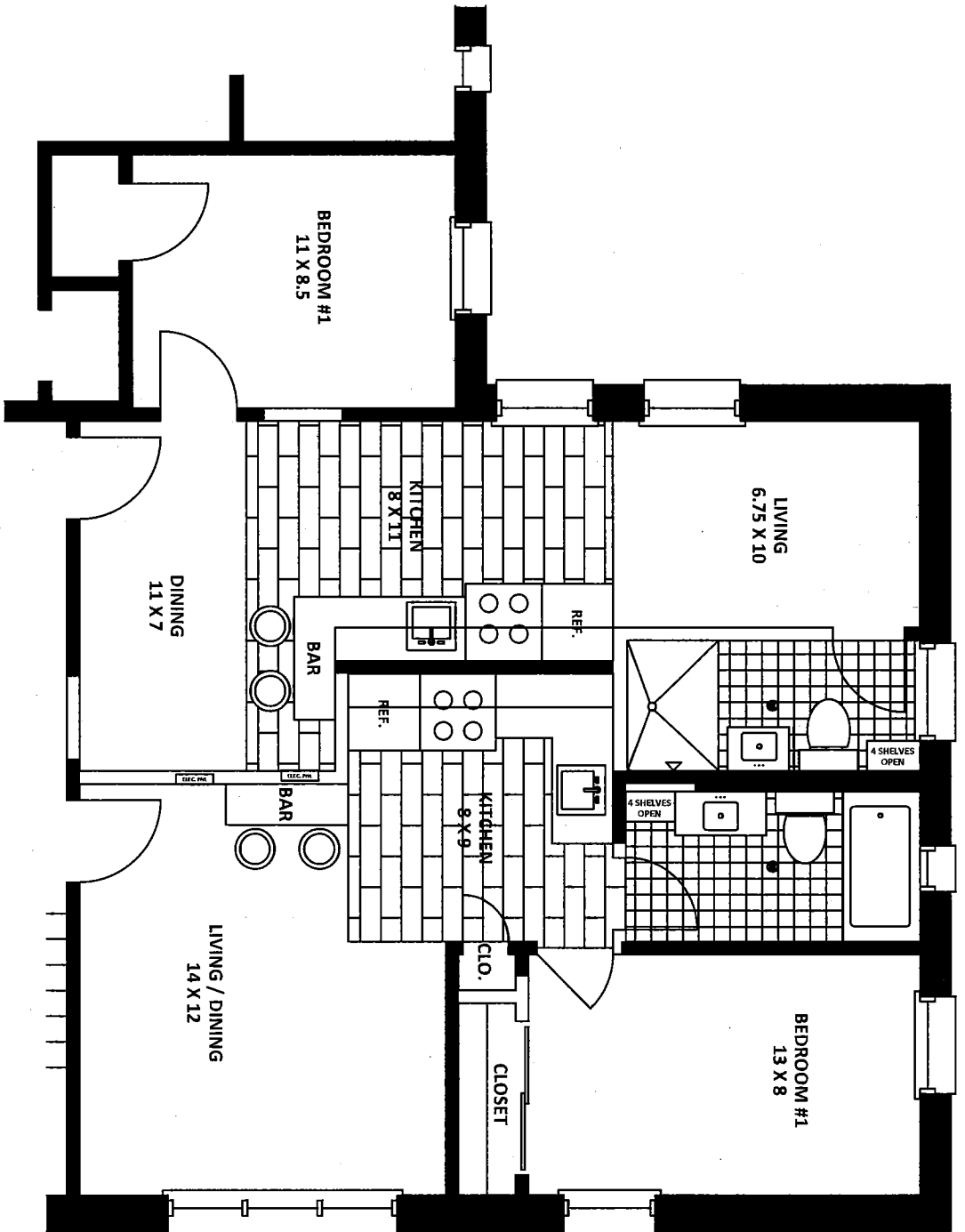
AS-BUILT SECOND FLOOR PLAN SCALE: $\frac{1}{8}$ " = 1'-0"

UNIVERSITY VILLAGE
RENOVATION OF UNIT
584 HARLEY #4
COLUMBUS, OHIO



SECOND FLOOR DEMOLITION PLAN SCALE: 3/16" = 1'-0"

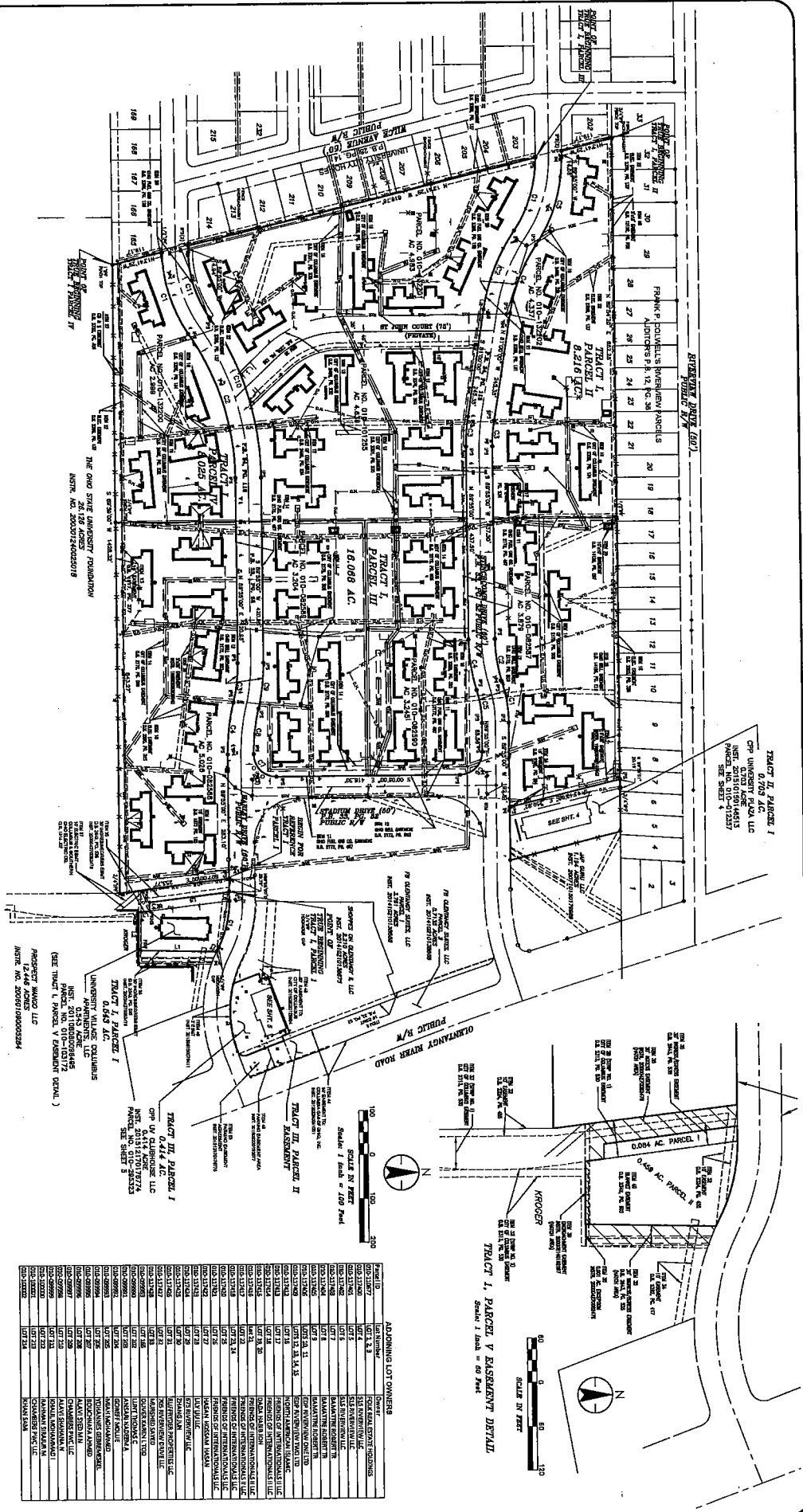
UNIVERSITY VILLAGE
RENOVATION OF UNIT
584 HARLEY #4
COLUMBUS, OHIO



SECOND FLOOR NEW WORK PLAN

SCALE: 3/16" = 1'-0"

UNIVERSITY VILLAGE
RENOVATION OF UNIT
584 HARLEY #4
COLUMBUS, OHIO

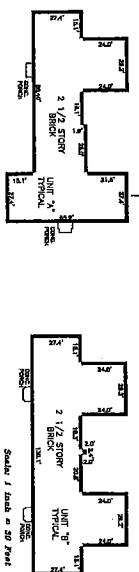
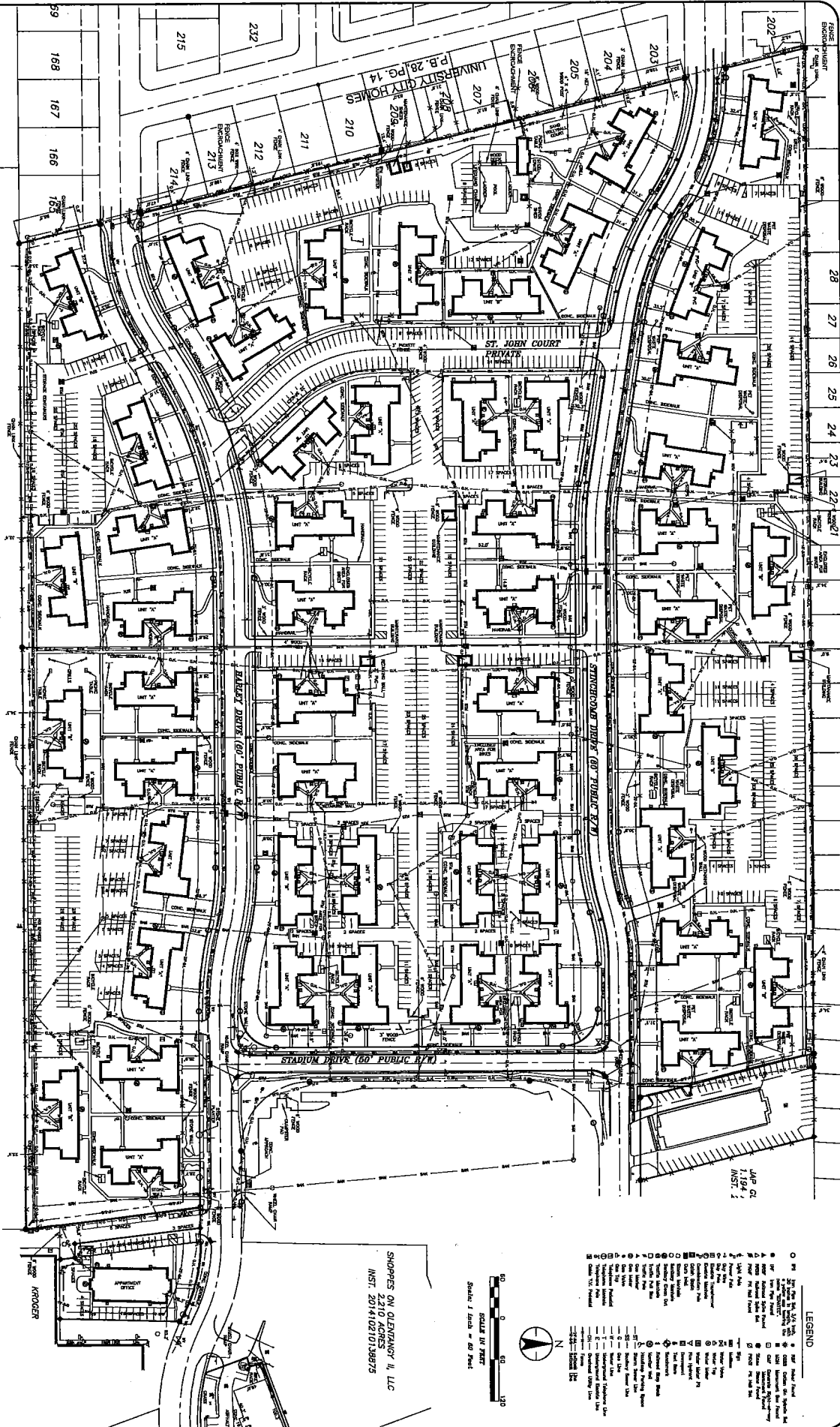


LINE	DATA NAME	UNITS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
1	1879.01	318.00	64.30	S 81°23'20" W	83.82
2	1879.01	300.00	79.30	S 81°23'20" W	84.54
3	1879.01	200.00	60.34	N 88°31'52" W	60.15
4	0700.00	200.00	60.34	N 08°28'30" W	168.60
5	2470.00	343.80	118.14	N 08°28'30" W	168.60
6	2470.00	343.80	118.14	N 27°01'00" W	207.77

[illegible]

Curve	DATA ANGLE	Radius	ARC LENGTH	CHORD	SEPARATION	CHORD LENGTH
C1	57°35'34"	322.00	198.63	M 77.25	42	163.85
C2	57°35'15"	450.00	350.13	M 72.77	25	341.63
C3	1°01'02"	348.00	60.57	S 03.04	28	180.65
C4	1°01'02"	454.00	78.38	S 03.04	31	180.65

LINE	BEARING	CHORD	CHORD BEARING	CHORD LENGTH
1	S 12° 12' 00" E	17.12		
2	S 12° 12' 00" E	84.10		
3	N 07° 00' 12" W	24.50		
4	N 07° 00' 12" W	30.12		
5	N 07° 00' 12" W	163.81		
6	S 07° 00' 12" W	20.16		
7	S 07° 00' 12" W	110.51		
8	S 07° 00' 12" W	139.48		
9	S 07° 00' 12" W	18.48		
10	S 07° 00' 12" W	13.48		
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62	S 07° 00' 12" W	13.48		
63	S 07° 00' 12" W	13.48		
64	S 07° 00' 12" W	13.48		
65	S 07° 00' 12" W	13.48		
66	S 07° 00' 12" W	13.48		
67	S 07° 00' 12" W	13.48		
68	S 07° 00' 12" W	13.48		
69	S 07° 00' 12" W	13.48		
70	S 07° 00' 12" W	13.48		
71	S 07° 00' 12" W	13.48		
72	S 07° 00' 12" W	13.48		
73	S 07° 00' 12" W	13.48		
74	S 07° 00' 12" W	13.48		



PARKING TABULATION
 TOTAL PARKING SPACES 1807

PREPARED BY: 1500 LANE DRIVE
 COLUMBIUS, OHIO 43064
 (614) 444-1100
Stantec
 SHEET 3 OF 5

SHOPPES ON GLENDALE II, LLC
 INST. 201410210138975



LEGEND

○	1" = 1" Scale
●	2" = 1" Scale
○	3" = 1" Scale
●	4" = 1" Scale
○	5" = 1" Scale
●	6" = 1" Scale
○	7" = 1" Scale
●	8" = 1" Scale
○	9" = 1" Scale
●	10" = 1" Scale
○	11" = 1" Scale
●	12" = 1" Scale
○	13" = 1" Scale
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○	15" = 1" Scale
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●	40" = 1" Scale
○	41" = 1" Scale
●	42" = 1" Scale
○	43" = 1" Scale
●	44" = 1" Scale
○	45" = 1" Scale
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●	48" = 1" Scale
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○	93" = 1" Scale
●	94" = 1" Scale
○	95" = 1" Scale
●	96" = 1" Scale
○	97" = 1" Scale
●	98" = 1" Scale
○	99" = 1" Scale
●	100" = 1" Scale

TRACT 4, PARCEL 1:

[illegible]

The underground utilities known have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utility set shown depicts all such utilities in the area. The contractor shall be responsible for the location of all utilities.

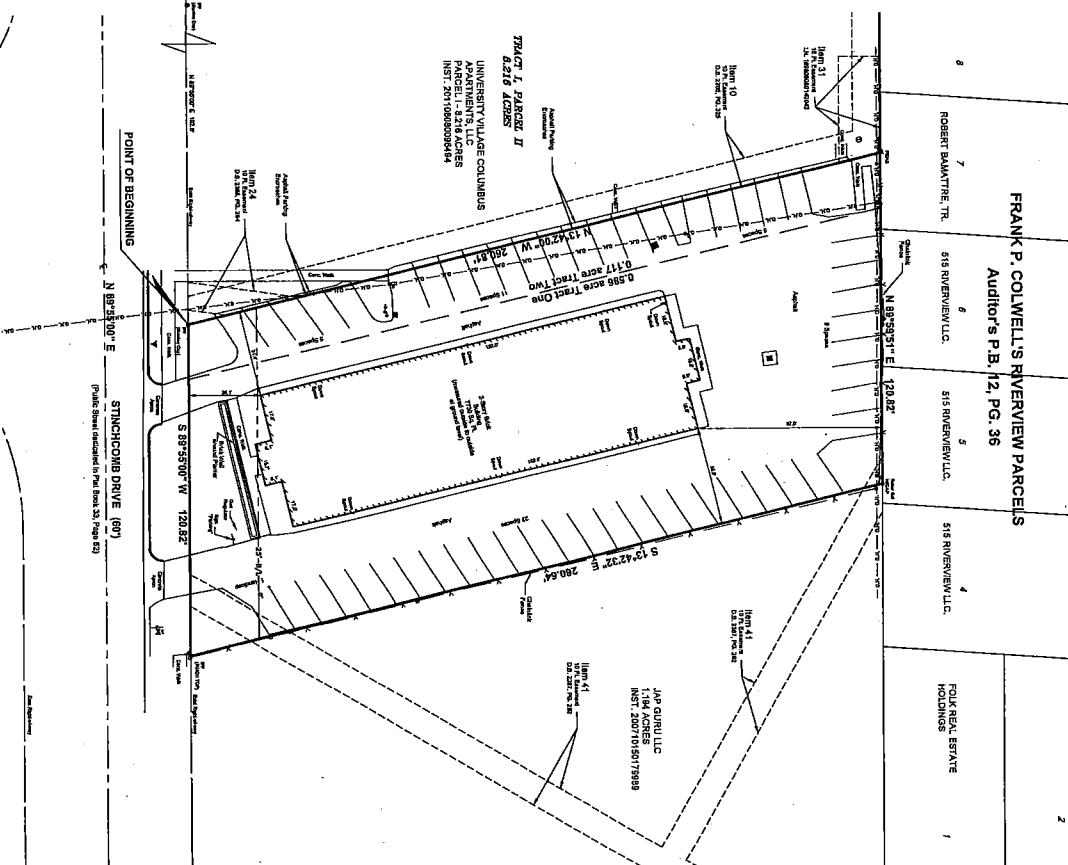
The underground utilities shown here have been located from survey information and existing drawings. The underground utilities shown here are not intended to be used for design purposes. The surveyor makes no guarantee that the underground utility is above, on, or below the surface of the ground, either in sort or abandoned. The surveyor further does not warrant that the underground utilities shown here are the only ones located. The surveyor does not warrant that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

The bearings shown hereon are based on the bearing of North 88°59'00" West for the castline of Strickcomb Drive, of record in Plat Book 33, Page 52, records of the Recorder's Office, Franklin County.

The bearings shown hereon are based on the bearing of North 88°59'00" West for the castline of Strickcomb Drive, of record in Plat Book 33, Page 52, records of the Recorder's Office, Franklin County.

The subject property lies in Zone X (area determined to be outside the 0.2% annual chance floodplain), as determined by graphic interpolation from the Flood Insurance Rate Map (FIRM), Number 5504400105K, with an effective date of June 17, 2008, published by the Federal Emergency Management Agency.

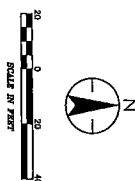
The subject property lies in Zone X (area determined to be outside the 0.2% annual chance floodplain), as determined by graphic interpolation from the Flood Insurance Rate Map (FIRM), Number 5504400105K, with an effective date of June 17, 2008, published by the Federal Emergency Management Agency.



Augustus parking on west side entrance into trail, Pinal IL

Augustus parking on west side entrance into trail, Pinal IL

- [illegible]



- 400° Fasting Period
- 6000 Calorie Diet

- 400° Fasting Period
- 6000 Calorie Diet

ALTA/NSPS LAND TITLE SURVEY OF
484 Stinchcomb Drive, Columbus Ohio

TRACT II, PARCEL I - 0.703 ACRE

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS.

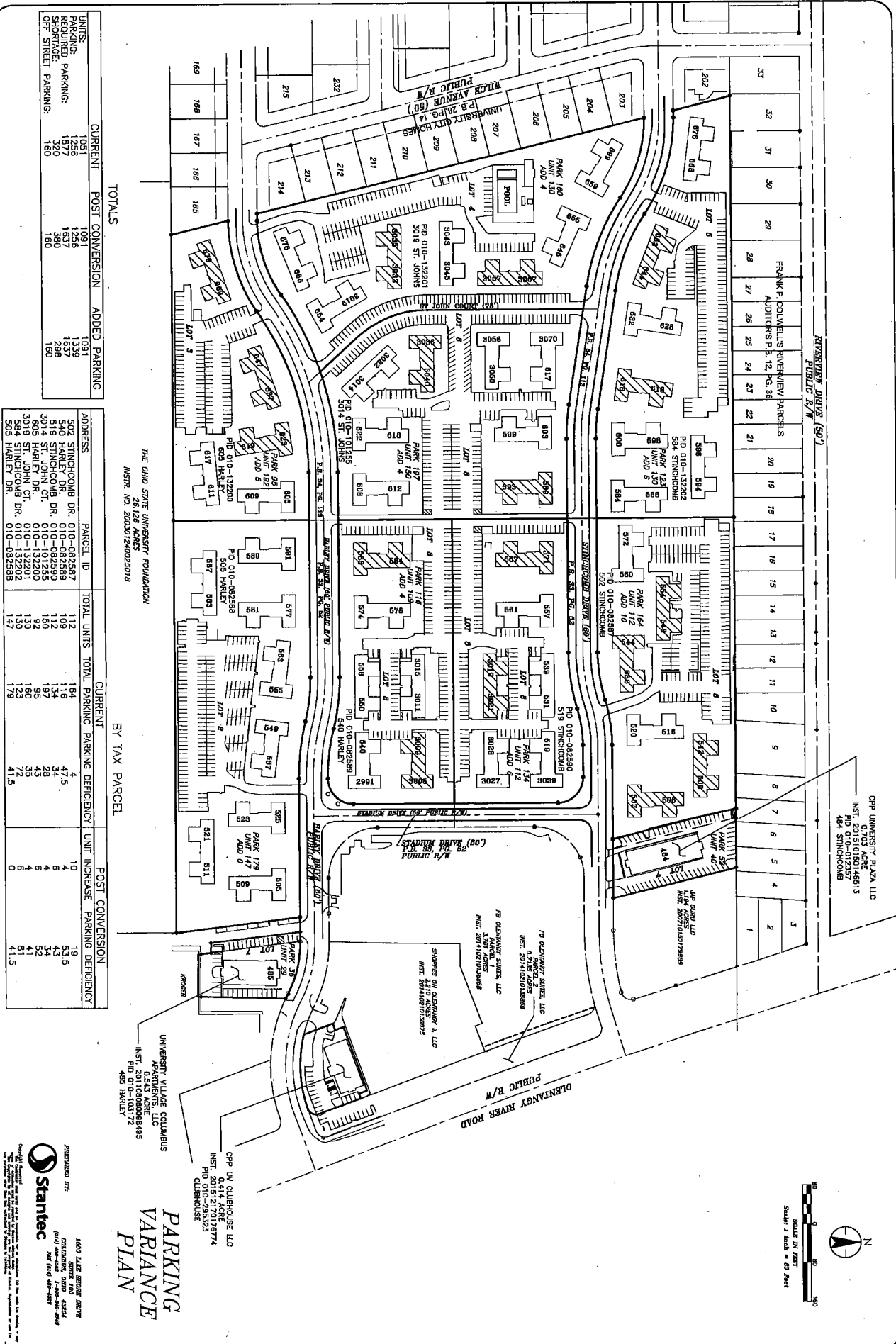
INITIATED STATES INITIALLY DISCIPLED

Sozial: 1 Inch = 20 Post
 Datum: August 2002, November August 2011, September 2015

PREPARED BY:

STATTEC

[illegible]



THE CITY OF
COLUMBUS
ANDREW J. GANTHER, MAYOR

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) Matthew T. Cull
of (COMPLETE ADDRESS) 207 N. Fourth St, 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 and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

University Village Columbus Apartments, LLC (Property Owner)

c/o Columbus Pacific Properties, 429 Santa Monica Blvd, Suite 600, Santa Monica, CA 90401

CPP University Village, LLC (Sole Member of Property Owner)

c/o Columbus Pacific Properties, 429 Santa Monica Blvd, Suite 600, Santa Monica CA 90401

SIGNATURE OF AFFIANT Matthew T. Cull

Sworn to before me and signed in my presence this 19 day of December, in the year 2016

SIGNATURE OF NOTARY PUBLIC



Notary Seal Here

Janis A. Eckstein
Notary Public, State of Ohio
My Commission Expires 7-22-2017

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