



COUNCIL VARIANCE 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: CV 14-053 / 14315-00000-00768

Date Received: 10/22/14

Application Accepted By: SP+ET Fee: 11,000-

Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 97 E. 5th Avenue Zip 43201

Is this property currently being annexed into the City of Columbus ☐ Yes ☒ No

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

Parcel Number for Certified Address: 010-004662/028166/014566/020042/005514

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

Current Zoning District(s): C-4 & R-4

Civic Association or Area Commission: Italian Village Commission

Proposed use or reason for Council Variance request: to develop a mixed use project

Acreage: 0.90 acres

APPLICANT: Name Burwell Investments LLC

Address 1920 Beverly Road City/State Columbus, OH Zip 43221

Phone # 946-4693 Fax # _____ Email: bradhowe222@yahoo.com

PROPERTY OWNER(S): Name Burwell Investments LLC

Address 1920 Beverly Road City/State Columbus, OH Zip 43221

Phone # 946-4693 Fax # _____ Email: bradhowe222@yahoo.com

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

ATTORNEY / AGENT

☒ Attorney ☐ Agent

Name Jackson B. Reynolds, III c/o Smith & Hale LLC

Address 37 West Broad St., Suite 460 City/State Columbus, OH Zip 43215

Phone # 221-4255 Fax # 221-4409 Email: jreynolds@smithandhale.com

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE By: Jackson B. Reynolds, III

PROPERTY OWNER SIGNATURE By: Jackson B. Reynolds, III

ATTORNEY / AGENT SIGNATURE Jackson B. Reynolds, III

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 all checks payable to the Columbus City Treasurer



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CV14-053

STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code
Section 3307.10 Variances by City Council

- A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.

Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance 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 the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:

The owner/applicant is seeking the council variance to address residential use on the first floor of a commercially zoned lot and various development standard variances for an infill project in the Italian Village Commission area. The owner/applicant is seeking to develop an urban infill type of project with the building pulled up to the right of way and parking behind the structure, which is in keeping with the established precedent set in the neighborhood. The proposed townhome proposed along Greenwood Alley is appropriate as a transition from the residential uses south of the site to the commercial uses proposed along the 5th Avenue and Summit Street frontages.

The proposed variances will not negatively impact surrounding properties and is not in contravention of the Columbus Zoning Code. The variances are warranted given other properties in the area operate under similar circumstances and not granting the variances would put the owner/applicant in a detrimental position.

Signature of Applicant

John B. Reynolds III

Date

10/8/14

Council Variance Request
97 East 5th Avenue
Burwell Investments

1. 3356.03(C-4) – variance to allow residential use on 1st floor
2. 3309.142(a) height (35') – variance to allow building to be 72' tall (variance of 37')
3. 3332.039 (R-4) variance to allow commercial use on the residential property
4. 3349.12(c) Parking spaces – to reduce the required number of parking spaces from 138 to 102 (a reduction of 36 spaces)
5. 3312.13 Driveway width – to reduce the required driveway width from 20' to 15' (a reduction of 5')
6. 3312.21(c) – Screening – to omit screening along the west side of the ramp area
7. 3332.21 Setback (25') – to reduce the building setback from 25' to 0' (variance of 25')
8. 3332.25 Maximum sideyard (16') – to reduce the maximum sideyard to 0' (variance of 16')
9. 3332.26 Minimum sideyard (5') – to reduce the minimum sideyard from 5' to 0' (variance of 5')
10. 3332.18 lot coverage (50%) – to allow 100% lot coverage
11. 3332.27 Rearyard (25% of lot) to omit rearyard area
12. 3332.29 Height (35') variance to allow building to be 72' tall (variance of 37')
13. 3312.21 Landscaping – to omit tree requirement on surface parking lot (3 trees to 0)



COUNCIL VARIANCE APPLICATION

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AFFIDAVIT

(See next page for instructions)

APPLICATION # CV14-053

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jackson B. Reynolds, III
of (1) MAILING ADDRESS 37 West Broad Street, Suite 460, 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 CERTIFIED ADDRESS FOR ZONING PURPOSES 97 E. 5th Avenue

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) 10/22/14

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Burwell Investments LLC
1920 Beverly Road
Columbus, OH 43221

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
c/o Connie Torbeck
50 W. Gay Street, 4th Floor
Columbus, OH 43215

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.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Jackson B. Reynolds III
day of OCTOBER, in the year 2014
(8) Natalie C. Timmons
9/4/15



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

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Please make all checks payable to the Columbus City Treasurer

APPLICANT/PROPERTY OWNER**AREA COMMISSION****ATTORNEY**

Burwell Investments LLC
1920 Beverly Road
Columbus, OH 43221

Italian Village Commission
c/o Connie Torbeck
50 West Gay Street, 4th Floor
Columbus, OH 43215

Jackson B. Reynolds, III
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS

Michael J Essman
1156 Summit Street
Columbus, OH 43201

Community Housing Network
1680 Watermark Drive
Columbus, OH 43215

1202-1218 Indianola Avenue LLC
c/o Bruce H Wiland
1231 Indianola Avenue
Columbus, OH 43201

Steven G Godek
85 East Fifth Avenue
Columbus, OH 43201

North Campus Rental Properties
c/o Northsteppe Realty
10 East 17th Avenue
Columbus, OH 43201

Marybeth Curtis
1158 Summit Street
Columbus, OH 43201

1202-1218 Indianola Avenue LLC
2200 West 5th Avenue, Suite 120
Columbus, OH 43215

Jennifer Bleen
11000 Broken Land Parkway
Columbus, MD 21044

LS Development Systems LLC
P.O. Box 10123
Columbus, OH 43201

Glenn A Davey
Leslie J Gustafson
970 North 6th Street
Columbus, OH 43201

Hamdy H Hassanain
2983 Castlebrook Avenue
Hilliard, OH 43026

Marigold Mill LLC
86 Fifth Avenue
Columbus, OH 43201

Kyle A Schriner
1161 Summit Street
Columbus, OH 43201

127E5 LLC
4160 Rutherford Road
Powell, OH 43065

Genevi Schindehutte
1171 Say Avenue
Columbus, OH 43201

Raymond E Cole Jr.
Margaret E Cole
119 Summit Street
Columbus, OH 43201

Linsker Holding LLC
c/o Northsteppe Realty
10 East 17th Avenue
Columbus, OH 43201

Hakeem Shittu
1000 Urlin Avenue, Apt. 1501
Columbus, OH 43212

Starlet L Leslie
1164 Say Avenue
Columbus, OH 43201

Bradley A Strickling
1163 Say Avenue
Columbus, OH 43201

Elaine Larson
77 East 5th Avenue
Columbus, OH 43201

CN4-053

Lykens Companies
1020 Dennison Avenue, Suite 102
Columbus, OH 43201

Michael J Essman
1156 Summit Street
Columbus, OH 43201

Jennifer A Parks
1143 Summit Street
Columbus, OH 43201

Kyle D Widder
1145 Summit Street
Columbus, OH 43201

Audra A Jones
69 East Fifth Street
Columbus, OH 43201

Grettel Z Estrada
71 East Fifth Avenue
Columbus, OH 43201

5th & Say Condos LLC
c/o Thomas P Heilman II
222 East 11th Avenue
Columbus, OH 43201

buwell-5thave.lbl (nct)
10/8/14 F:Docs/s&hlabels/2014



COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.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 # CV14-053

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Jackson B. Reynolds, III

Of [COMPLETE ADDRESS] 37 West Broad Street, Suite 460, 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 in the following formats

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. Burwell Investments LLC 1920 Beverly Road Columbus, OH 43221 0 employees Brad Howe - 946-4693 | 2. |
| 3. | 4. |

☐ Check here if listing additional parties on a separate page

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 7th day of October, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



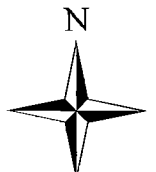
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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

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City of Columbus Zoning Plat



CV14-053

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: 010005514, 010004662, 010028166, 010014566, 010020042

Zoning Number: 97

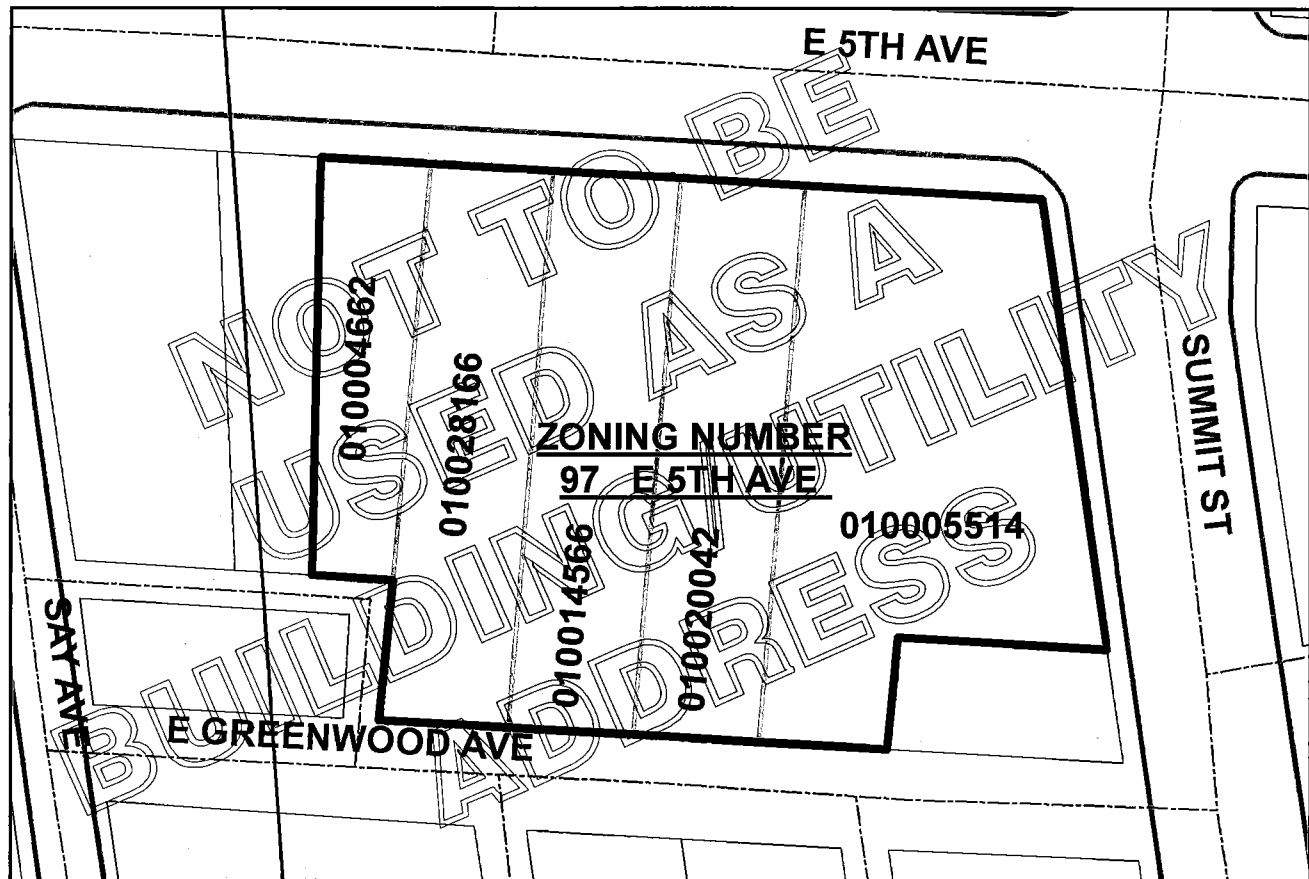
Street Name: E 5TH AVE

Lot Number : N/A

Subdivision: N/A

Requested By: SMITH & HALE (JACK REYNOLDS)

Issued By: Adyana Harrison Date: 10/1/2014



JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO 43215

SCALE: 1 inch = 60 feet

GIS FILE NUMBER: 23153

Legal Description
97 East 5th Avenue

Tract 1

Being located in the State of Ohio, County of Franklin, and City of Columbus:
Being Lot number Four (4) in S.C. Dumm's Subdivision of Lot Number's Six (6), Seven (7) and Eight (8) of M.M. Green's Subdivision of Lots Numbers Thirty-Seven (37), Thirty-Eight (38) and Thirty-Nine (39) of W.G. Deshler's Addition to Phelan's Mt. Pleasant Addition to the City of Columbus, Ohio as per plat of said Addition in Plat Book 4, page 90, Recorder's Office, Franklin County, Ohio.

Parcel Number: 010-004662

Tract 2

Being located in the State of Ohio, County of Franklin, and City of Columbus:
Being Lot Five (5) of Milbury M. Green's Subdivision of Lots Number Thirty-Seven, Thirty-Eight and Thirty-Nine (37, 38, and 39) of William G. Deshler's Amended Addition to William Phelan's Mt. Pleasant Addition to said City, as the is numbered and delineated upon the recorded plat thereof, of record in Plat Book 2, page 177, Recorder's Office, Recorder's Office, Ohio.

Parcel Number: 010-028166

Tract 3

Being located in the State of Ohio, County of Franklin, and City of Columbus:
Being part of Lot No. 1 of Wilbury M. Green's Subdivision of Lots Nos 37, 38 and 39 of Wm. G. Deshler's Addition to Phelan's Mt. Pleasant Addition to the said City of Columbus, as said Lot #1 is numbered and delineated upon the recorded plat thereof, of record in Plat Book 2, page 177, Recorder's Office, Franklin County, Ohio, which portion of said lot is bounded and described as follows:

Commencing at the Northeast corner of said Lot #1, lying in the southerly line of Fifth Avenue; thence westerly a distance of 34 feet, more or less along the North line of said Lot #1 (the south line of Fifth Avenue) to the Northwest corner thereof;

Thence southerly along the westerly line of said Lot #1 a distance of 100.13 feet to a stake; thence easterly parallel with the North line of said Lot #1 to the East line of said Lot #1 (the westerly line of Summit Street);

Thence North on the East line of said Lot #1 (a westerly line of Summit Street), a distance of one hundred two and eighty-three one hundredths (102.83) feet to the place of beginning.

Parcel Number: 010-005514

Tract 4

Being located in the State of Ohio, County of Franklin, and City of Columbus:
 Being Lot No. 2 of Willbury M. Green's Subdivision of Lots Nos. 37, 38, and 39 of Deshler's Addition to Phelan's Mt. Pleasant Addition to said City of Columbus, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 2, page 177, Recorder's Office, Franklin County, Ohio, being more particularly described as follows:

Beginning at a point in the southerly line of Fifth Avenue, 34 feet, more or less, westerly of the intersection of the westerly line of Summit Street with the southerly line of Fifth Avenue and being the Northwest corner of Lot No. 1 in said Subdivision and the Northeast corner of said Lot 2, thence westerly along the southerly line of Fifth Avenue a distance of 40 feet to the Northwest corner of said Lot No. 2;

Thence southerly along the westerly line of said Lot No. 2 a distance of 178.12 feet to a point; thence run easterly along the southerly line of said Lot No. 2 a distance of 40 feet to the Southeast corner of said Lot No. 2;

Thence northerly along the easterly line of said Lot No. 2 a distance of 178.12 feet to the point of beginning.

Parcel Number: 010-005514

Tract 5

Being located in the State of Ohio, County of Franklin, and City of Columbus:
 Being part of Lot No. 1 Millbury M. Green's Subdivision of Lots Nos. 37, 38, and 39 of Deshler's Addition, as the same is shown of record in Plat Book 2, page 177, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pin in the east line of Lot No. 2 in the above mentioned subdivision, said pin being at the southwest corner of that part of Lot No. 1 deeded to the Sun Oil Company in 1938; thence with the south line of said part of Lot No. 1 so deeded South 88 degrees 59 minutes East 55.9 feet to an iron pin in the west line of Summit Street;

Thence with the west line of Summit Street South (10) Ten degrees 24 minutes East 45 feet to an iron pin; thence North 88 degrees 52 minutes West parallel with the south line of Lot No. 1 65.61 feet to an iron pin in the east line of Lot No. 2 above mentioned;

Thence with the line between Lots No. 1 and 2 North 1 degree 58 minutes East 43.95 feet to the place of beginning.

Parcel Number: 010-005514

Tract 6

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

Being all of Lots 3 and 4 of M.M. Greene's Subdivision of Lots 37, 38 and 39 of W.G. Deshler's Addition of Phelan's Mt. Pleasant Addition, as the same are numbered and delineated upon the recorded plat thereof in Plat Book 2, page 177, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Commencing at a point at the intersection of the southerly line of East Fifth Avenue (60 feet wide), with the westerly line of Summit Street (60 feet wide), and at the northeasterly corner of Lot 1 of M.M. Greene's Subdivision;

Thence West, (the distance of the Southerly line of said E. Fifth Avenue and the northerly line of said M.M. Greene's Subdivision was assumed to be the East and West, for the purpose of this description only, and all bearings used herein are relatively to each other only), along the southerly line of said E. Fifth Ave., and along the northerly line of Lots 1 and 2 of said M.M. Greene's Subdivision, a distance of 73.89 feet to an iron pin at the northwesterly corner of said Lot 2 and the northeasterly corner of said Lot 3, and the true point of beginning at this description;

Thence South 0 degrees 58 minutes west, along the line between said lots 2 and 3, a distance of 178.28 feet to a point at the southeasterly corner of said Lot 3, (southwesterly corner of Lot 2) and in the northerly line of Greenwood Avenue, said last described point being South 89 degrees 55 minutes West, along the southerly line of said Lots 1 and 2, and along the northerly line of said Greenwood Avenue, a distance of 112.83 feet from a point at southeasterly corner of said Lot 1, and at the intersection of the westerly line of said Summit Street, with the northerly line of said Greenwood Avenue;

Thence South 89 degrees 55 minutes West, along the southerly line of said Lots 3 and 4, and along the northerly line of said Greenwood Avenue, a distance of 79.88 feet to an iron pin at the southwesterly corner of said Lot 4 and the southwesterly corner of Lot 5 of said M.M. Greene's Subdivision; thence North 0 degrees 58 minutes East along the line between said Lots 4 and 5 a distance of 178.40 feet to a point at the northwesterly corner of said Lot 4, (and at the northeasterly corner of said Lot 5), and in the southerly line of said East Fifth Avenue;

Thence East, along the northerly line of said Lots 3 and 4 along the southerly line of said East Fifth Avenue, a distance of 79.88 feet to the place of beginning.

Parcel Number: 010-020042 and 010-014566

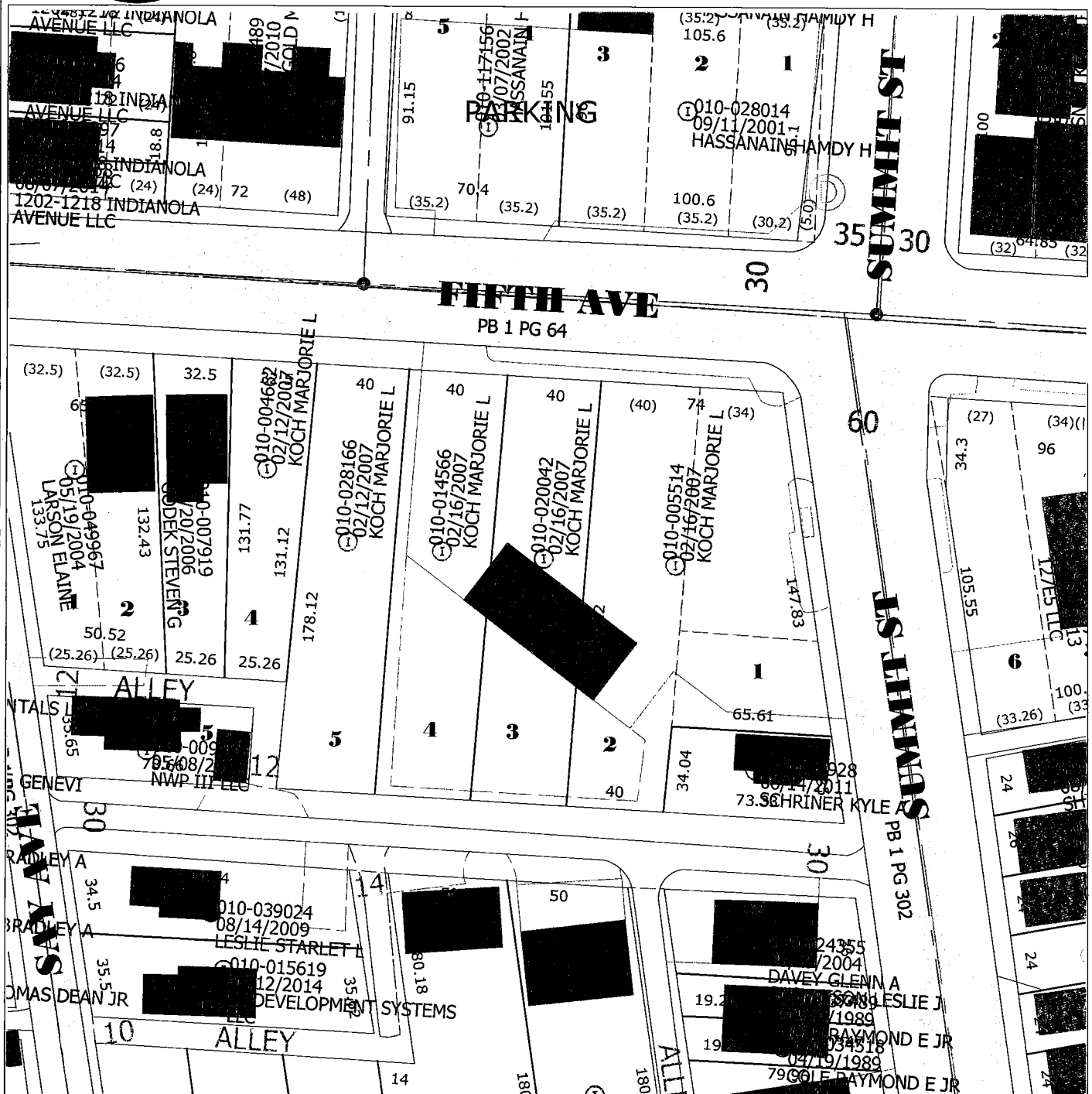
CN4-053



CLARENCE E MINGO II

FRANKLIN COUNTY AUDITOR

MAP ID: JBR DATE: 10/7/14



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



CLARENCE E MINGO II

FRANKLIN COUNTY AUDITOR

MAP ID: jbr DATE: 10/7/14



Disclaimer

Scale = 265



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

5TH AVENUE - 60' ROW

225.9'

BURWELL ON SUMMIT
PROPOSED 5 STORY MIXED USE BUILDING
70 PARKING SPACES AT ONE LEVEL BELOW GRADE
26 PARKING SPACES AT GRADE LEVEL
RETAIL AND RESIDENTIAL COMMON AREA AT GRADE LEVEL
4 FLOORS OF WOOD FRAME R2 CONSTRUCTION ABOVE 1ST FLOOR
FF - 769 +/-

SUMMIT STREET - 60' ROW

| Preliminary Buildable Area | |
|----------------------------|------|
| Level | Area |

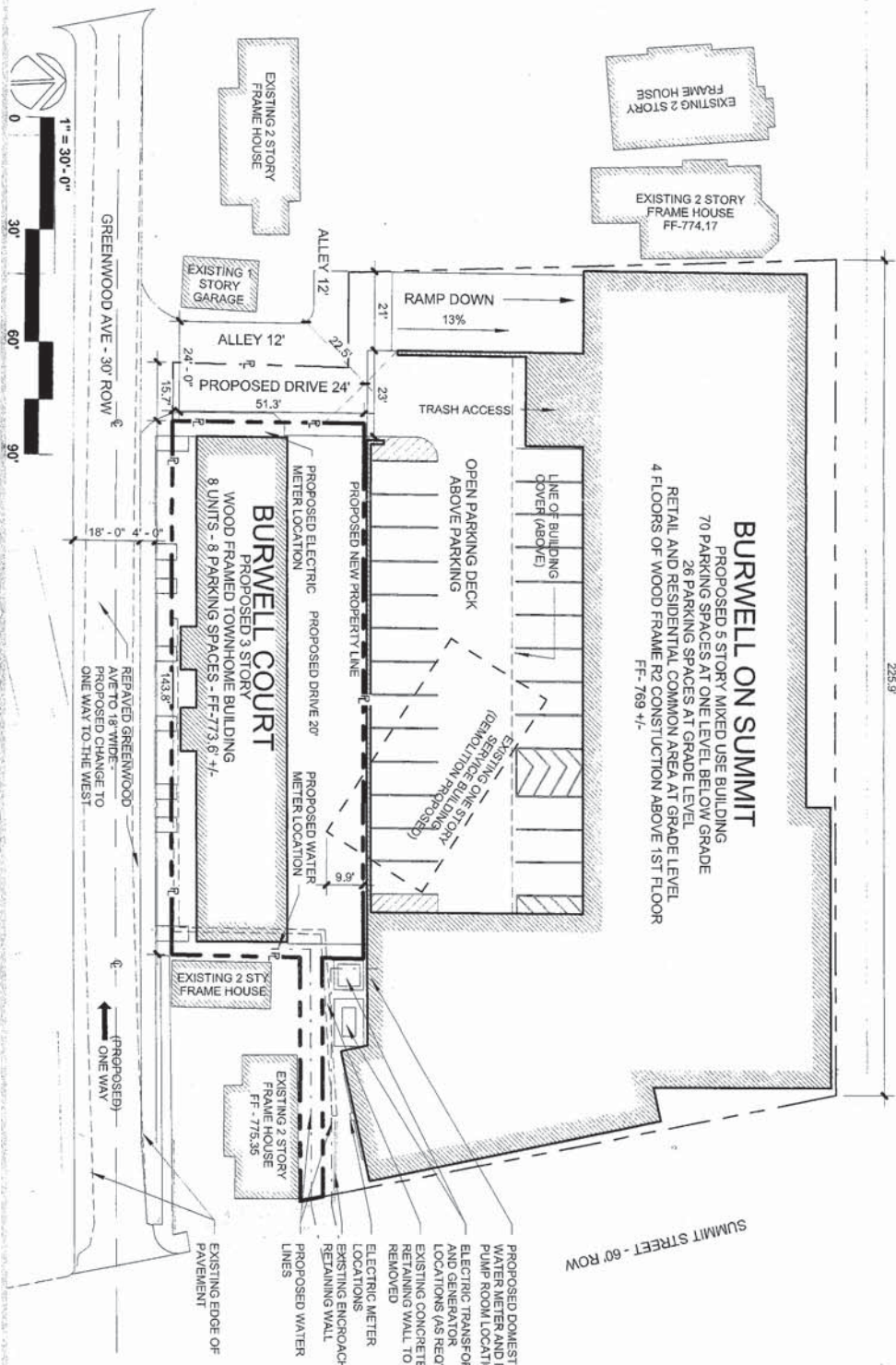
| | |
|----------------------|------------|
| BURWELL COURT | |
| 1ST FLOOR TH | 1633.37 SF |
| 2ND FLOOR TH | 1938.07 SF |
| 3RD FLOOR TH | 3480.12 SF |
| 3RD FLOOR TH | 3310.22 SF |
| 3RD FLOOR TH | 104.90 SF |
| 10467.69 SF | |

| | |
|--------------------------|-------------|
| BURWELL ON SUMMIT | |
| 1ST FLOOR | 26163.39 SF |
| 2ND FLOOR | 14646.00 SF |
| 3RD FLOOR | 14646.00 SF |
| 4TH FLOOR | 14646.00 SF |
| 5TH FLOOR | 14646.00 SF |
| BASEMENT | 25008.90 SF |
| 109756.29 SF | |
| Grand total | |
| 120223.99 SF | |

| Parking Schedule | |
|------------------|-------|
| Level | Count |

| | |
|------------------------|----|
| 1ST FLOOR TH | 8 |
| BASEMENT | 71 |
| GRADE LVL PARKING DECK | 25 |
| 104 | |

| Property Areas | |
|-------------------|-------------|
| Burwell Court | 7789.40 SF |
| Burwell on Summit | 31591.90 SF |
| Total Site Area | 39381.00 SF |
| | 0.18 AC |
| | 0.73 AC |
| | 0.90 AC |



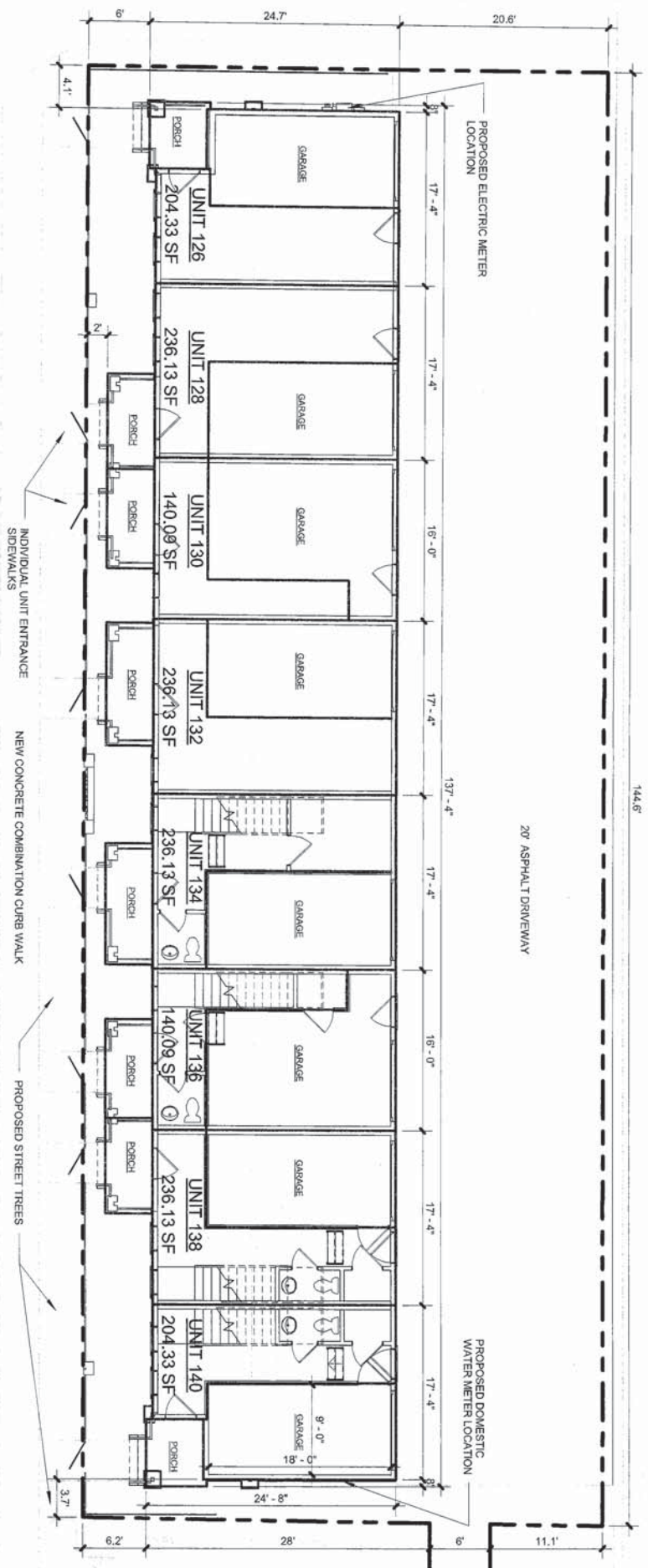
SHREMSHOCK

BURWELL ON SUMMIT

A02

5TH AVE 140178 380214

ARCHITECTURAL SITE



20' ASPHALT DRIVEWAY

PROPOSED ELECTRIC METER
LOCATIONPROPOSED DOMESTIC
WATER METER LOCATION

REPAVED GREENWOOD AVENUE

INDIVIDUAL UNIT ENTRANCE
SIDEWALKS

NEW CONCRETE COMBINATION CURB WALK

PROPOSED STREET TREES

| Interior Unit Area Schedule | |
|-----------------------------|------------|
| UNIT 126 | |
| 1ST FLOOR TH | 204.33 SF |
| 2ND FLOOR FLOOR TH | 438.44 SF |
| 3RD FLOOR TH | 418.00 SF |
| | 1056.77 SF |
| UNIT 128 | |
| 1ST FLOOR TH | 236.13 SF |
| 2ND FLOOR FLOOR TH | 416.00 SF |
| 3RD FLOOR TH | 416.00 SF |
| | 1068.13 SF |

| Interior Unit Area Schedule | |
|-----------------------------|------------|
| UNIT 130 | |
| 1ST FLOOR TH | 140.09 SF |
| 2ND FLOOR FLOOR TH | 356.73 SF |
| 3RD FLOOR TH | 384.00 SF |
| | 919.82 SF |
| UNIT 132 | |
| 1ST FLOOR TH | 236.13 SF |
| 2ND FLOOR FLOOR TH | 468.22 SF |
| 3RD FLOOR TH | 439.11 SF |
| | 1163.47 SF |

| Interior Unit Area Schedule | |
|-----------------------------|------------|
| UNIT 134 | |
| 1ST FLOOR TH | 236.13 SF |
| 2ND FLOOR FLOOR TH | 491.56 SF |
| 3RD FLOOR TH | 439.11 SF |
| | 1166.81 SF |
| UNIT 135 | |
| 1ST FLOOR TH | 140.09 SF |
| 2ND FLOOR FLOOR TH | 356.75 SF |
| 3RD FLOOR TH | 354.00 SF |
| | 819.82 SF |

| Interior Unit Area Schedule | |
|-----------------------------|------------|
| UNIT 136 | |
| 1ST FLOOR TH | 236.13 SF |
| 2ND FLOOR FLOOR TH | 416.00 SF |
| 3RD FLOOR TH | 416.00 SF |
| UNIT 140 | |
| 1ST FLOOR TH | 204.33 SF |
| 2ND FLOOR FLOOR TH | 438.44 SF |
| 3RD FLOOR TH | 416.00 SF |
| | 1058.77 SF |
| | 8423.72 SF |

| Gross Building Area | |
|---------------------|-------------|
| 1ST FLOOR TH | 3572.44 SF |
| 2ND FLOOR FLOOR TH | 3480.12 SF |
| 3RD FLOOR TH | 3415.13 SF |
| Grand total | 10467.69 SF |

Gross Building Area

Grand total

SHREMSHOCK

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BURWELL COURT
GREENWOOD AVE

GREENWOOD AVE.

| | | |
|------|--------|----------|
| SAL# | 140178 | 09/03/14 |
|------|--------|----------|

ARCHITECTURAL SITE

A03

BURWELL ON SUMMIT

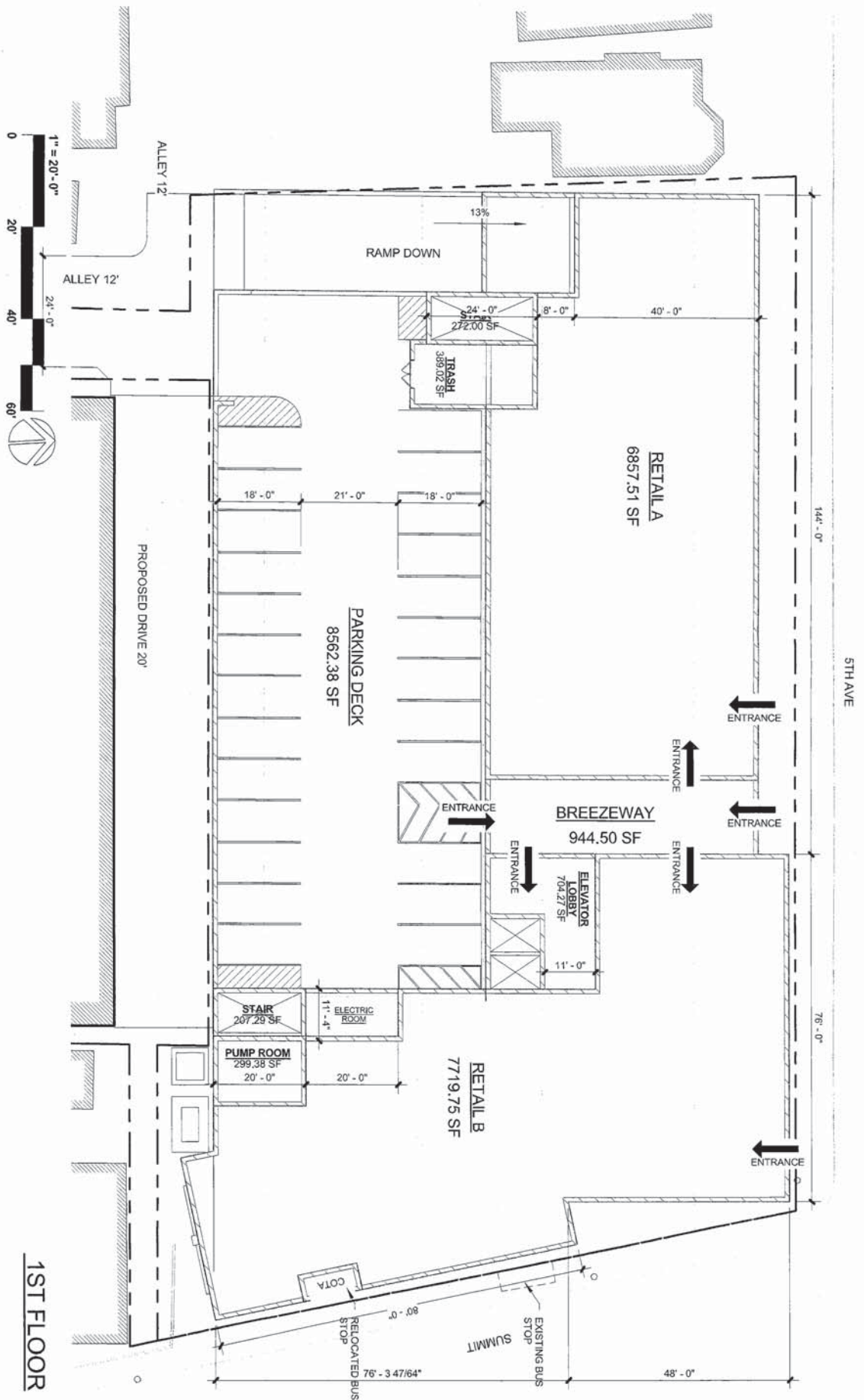
SAPPHIRE+GEM 6000 FT/GS INC
2750 S. BURNING TREE, HOUSTON TX 77058
www.sapphiregem.com

STH AVE

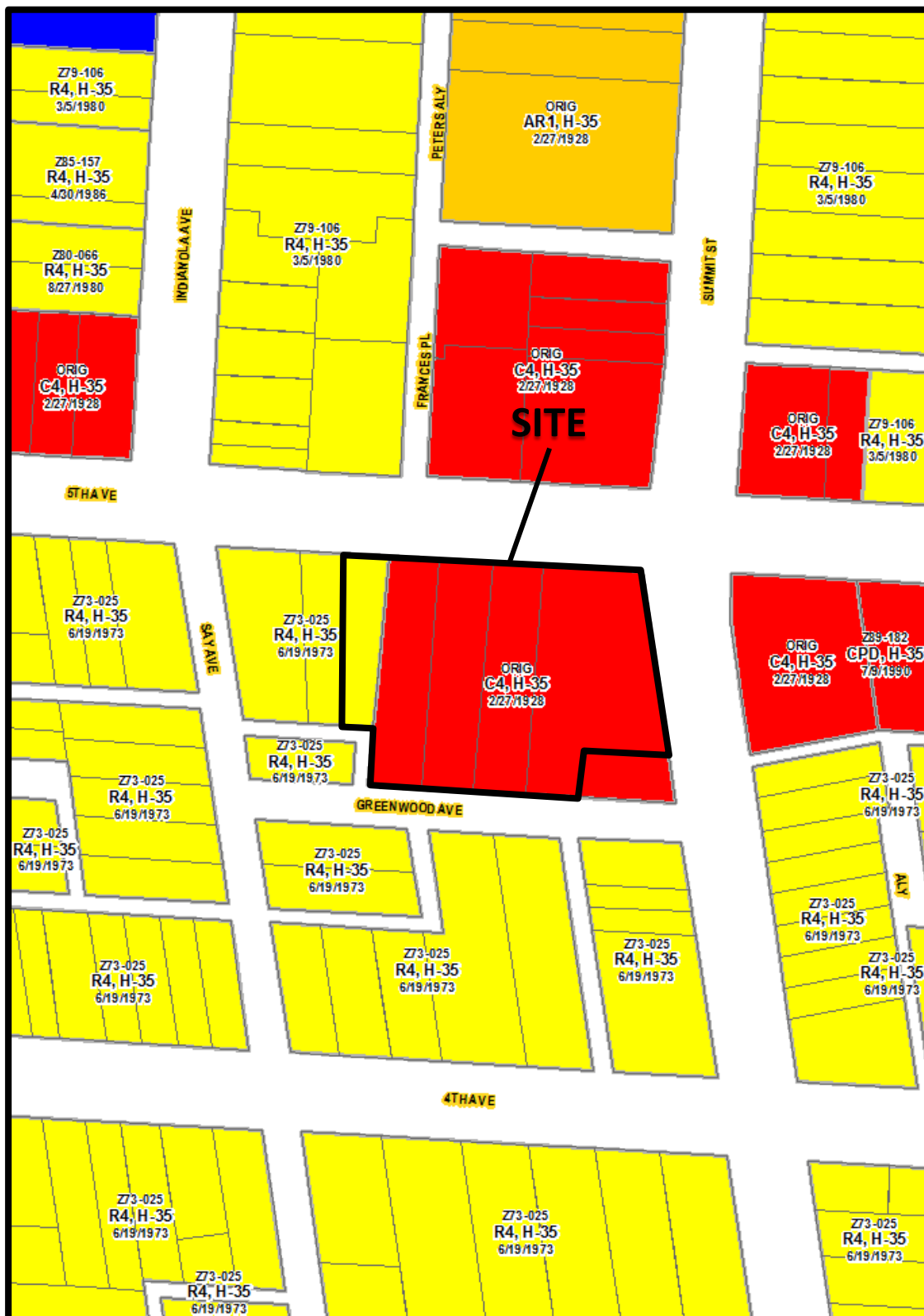
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| SAL# | 140178 | 08/03/14 |
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FIRST FLOOR PLAN

R11







CV14-053
97 East Fifth Avenue
Approximately 0.90 acres



CV14-053
97 East Fifth Avenue
Approximately 0.90 acres