

PLANNING DATA			
ITEM	REQUIRED/ALLOWED (AR-4/UPD)	REQUIRED/ALLOWED (UDZO/RMU)	PROPOSED
FRONT SETBACK	25'-0"	0'-0"	9'-6"
REAR YARD	25% OF LOT AREA	SAME AS AR-4, NOT ADDRESSED BY UDZO	4% OF LOT AREA
SIDE YARD	16'-0"	0'-0"	13'-0"
BUILDING HEIGHT	35'-0"	72'-0"	53'-4" AT PARAPET 65'-0" AT ELEVATOR PENTHOUSE
CONSTRUCTION TYPE	-	-	5 LEVELS OF 3A OVER 1-A
GROSS SITE AREA	-	-	21,420 SF
GROSS FLOOR AREA	-	-	70,151 SF
DENSITY	400 SF/ROOM	SAME AS AR-4, NOT ADDRESSED BY UDZO	272 SF/ROOM
F.A.R.	0.8	NO MAX.	3.3
IMPERVIOUS AREA	-	-	16,843 SF
OPEN SITE AREA	-	-	6,850 SF
LANDSCAPED AREA	1,071 SF (5% OF TOTAL SITE)	SAME AS AR-4, NOT ADDRESSED BY UDZO	3,872 SF (17% OF TOTAL SITE)
MAXIMUM LOT COVERAGE	8,568 SF (40% OF TOTAL SITE)	SAME AS AR-4, NOT ADDRESSED BY UDZO	14,566 SF (68% OF TOTAL SITE)
ROOFTOP DECK AREA	-	-	2,140 SF
CODE DEFINED DWELLING UNITS	-	-	1 DWELLING UNIT
BEDROOM "UNITS"	-	-	258 UNITS
BIKE PARKING	20 SPACES	20 SPACES	128 SPACES
CAR PARKING	232 STALLS	130 STALLS	140 STALLS

PARKING SUMMARY										
TYPE	REQUIRED (AR-4)	REQUIRED (UDZO)	PROVIDED							
REGULAR STALL	226	126	136							
ADA PARKING	4	2	4							
VAN PARKING	1	1	1							
OFFICE PARKING	1 (1 PER 450 SF)	1 (1 PER 450 SF)	1							
TOTAL	232	130	140							

AREA SUMMARY										
AREA	TOTAL GSF	TOTAL GFA	B3	B2	B1	1	2	3	4	5
OFFICE	450	450	0	0	0	450	0	0	0	0
RESIDENTIAL	69,701	69,701	0	0	0	12,169	14,383	14,383	14,383	14,383
PARKING	54,771	0	18,257	18,257	18,257	0	0	0	0	0
TOTAL	124,922	70,151	18,257	18,257	18,257	12,619	14,383	14,383	14,383	14,383

PRIME DESIGN

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

ELSEY PARTNERS, LLC

A1 SITE PLAN

Final Received 3/3/17

3-3-17

Eric Scott

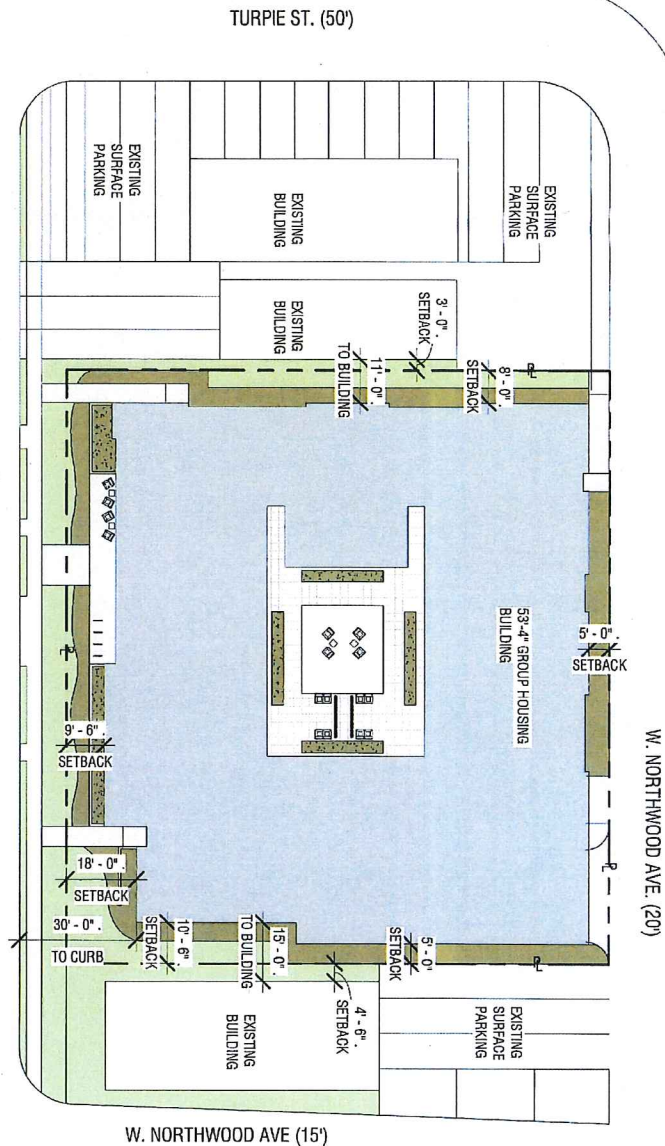


1" = 30'-0"

PROPERTY AREA: 21,420 SF

EAST TO NEEL AVE ->

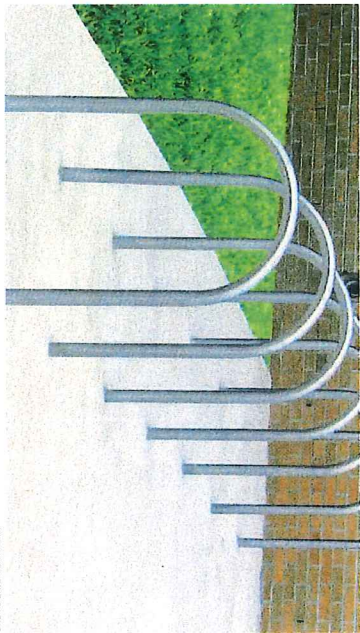
W. NORWICH AVE (50')



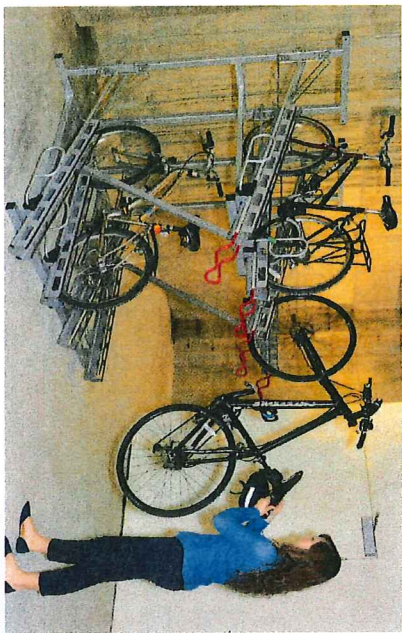
W. NORTHWOOD AVE (15')

W. NORTHWOOD AVE (20')

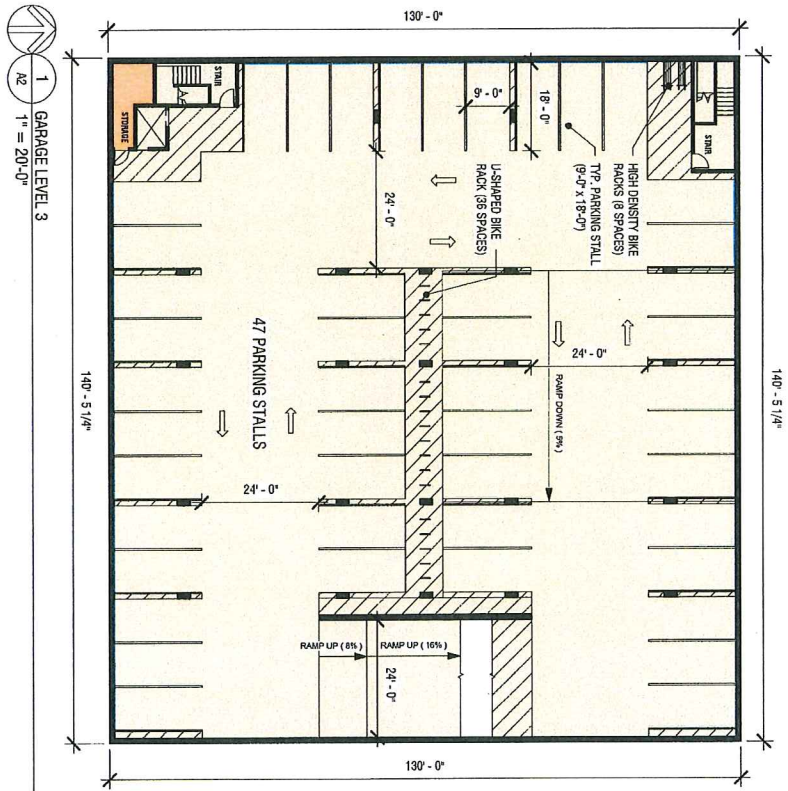
TURPIE ST. (50')



U-SHAPED BIKE RACKS



HIGH-DENSITY BIKE RACKS



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

A2 FLOOR PLANS

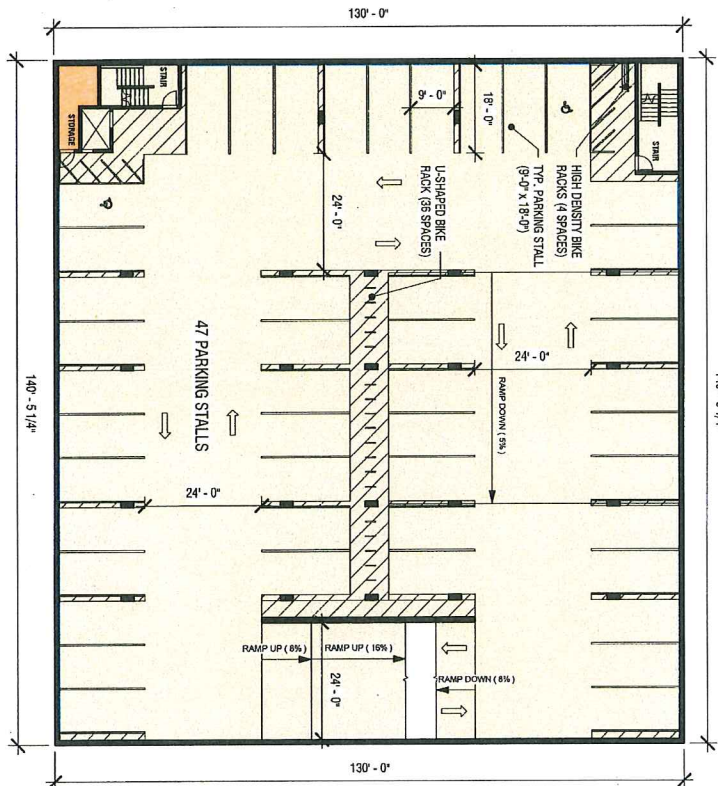
- BEDROOM SUITES
- CIRCULATION
- LEASING OFFICE
- SHARED LIVING SPACE
- UTILITY/SUPPORT

Final received 3/13/17

PRIME DESIGN

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

A3 FLOOR PLANS

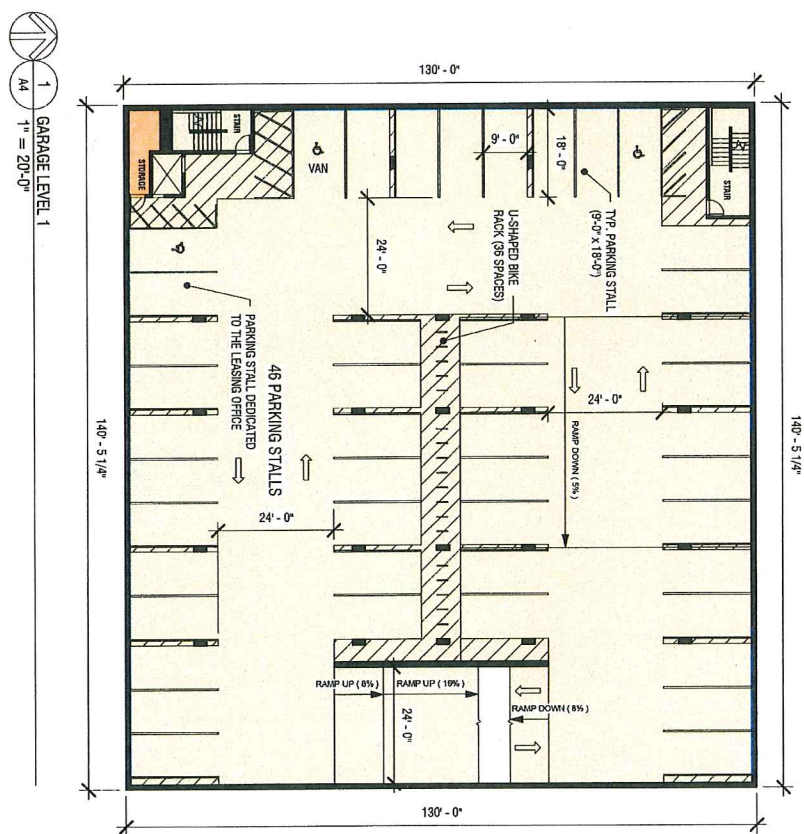


- BEDROOM SUITES
- CIRCULATION
- LEASING OFFICE
- SHARED LIVING SPACE
- UTILITY/SUPPORT

Final Received
3-13-17
3/13/17

ELSEY PARTNERS, LLC

A4 FLOOR PLANS



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

Final Received 3/13/17

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

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:

See attached.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines, typical of notebook paper. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Signature of Applicant

Michael Shannon

Date _____

11-1-16

CV16-072

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: February 24, 2017
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 258 bedroom suites. Amenities will include common space, shared full kitchens, and an underground parking garage providing 140 parking spaces. The mixed-use development will also include a leasing office (maximum 450 square feet) 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 current University Planning Overlay and subject to the University Area Commission. The Site is situated within the Regional Commercial Sub District of the proposed University District Zoning Overlay. 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 258 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 68%.
4. § 3372.564 – Parking. Which section requires a minimum of 231 residential parking spaces based on the calculation variables of 70,151 square feet of Total Calculated Floor Area and 1 Dwelling Unit. Applicant requests a variance to allow a minimum of 139 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 140 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 9 feet and 6 inches.
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 70,151 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 3.3.
8. § 3372.568 – Height. Which section establishes a maximum height of 35 feet. Applicant requests a variance to allow a maximum height of 60 feet, not including mechanical systems and elevator penthouse. In the event that the zoning code is revised to permit a taller height, the Site may be developed in compliance with the revised height development standard.
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 13 feet.
10. § 3333.24 – Rear yard. Which section requires a rear yard totaling no less than 25% of the total lot area. Applicant request a variance to reduce the rear yard requirement to no less than 4% of the total lot area.

Applicant's proposed development complies with the University District Zoning Overlay ("UDZO"), which has been approved by the University Area Commission and the Development Commission. The Site is situated within the Tuttle Park neighborhood of the UDZO and is designated "Regional Commercial." 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 the Regional Commercial areas, including retail, office, multifamily residential, and institutional. The Land Use Standards for Regional Commercial are:

- (1) The minimum Floor Area Ratio is 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 minimum required parking is 0.5 parking spaces per bed.
- (4) The minimum building setback is zero feet.

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 UDZO's Land Use Standards. The Land Use Standards for Regional Commercial call for high density and unlimited Floor Area Ratio. Applicant's proposed height variance is less than the UDZO's 72-foot height limit. Further, Applicant's proposal provides parking spaces in excess of the UDZO's required 0.5 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 UDZO.

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 UDZO 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 UDZO 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.

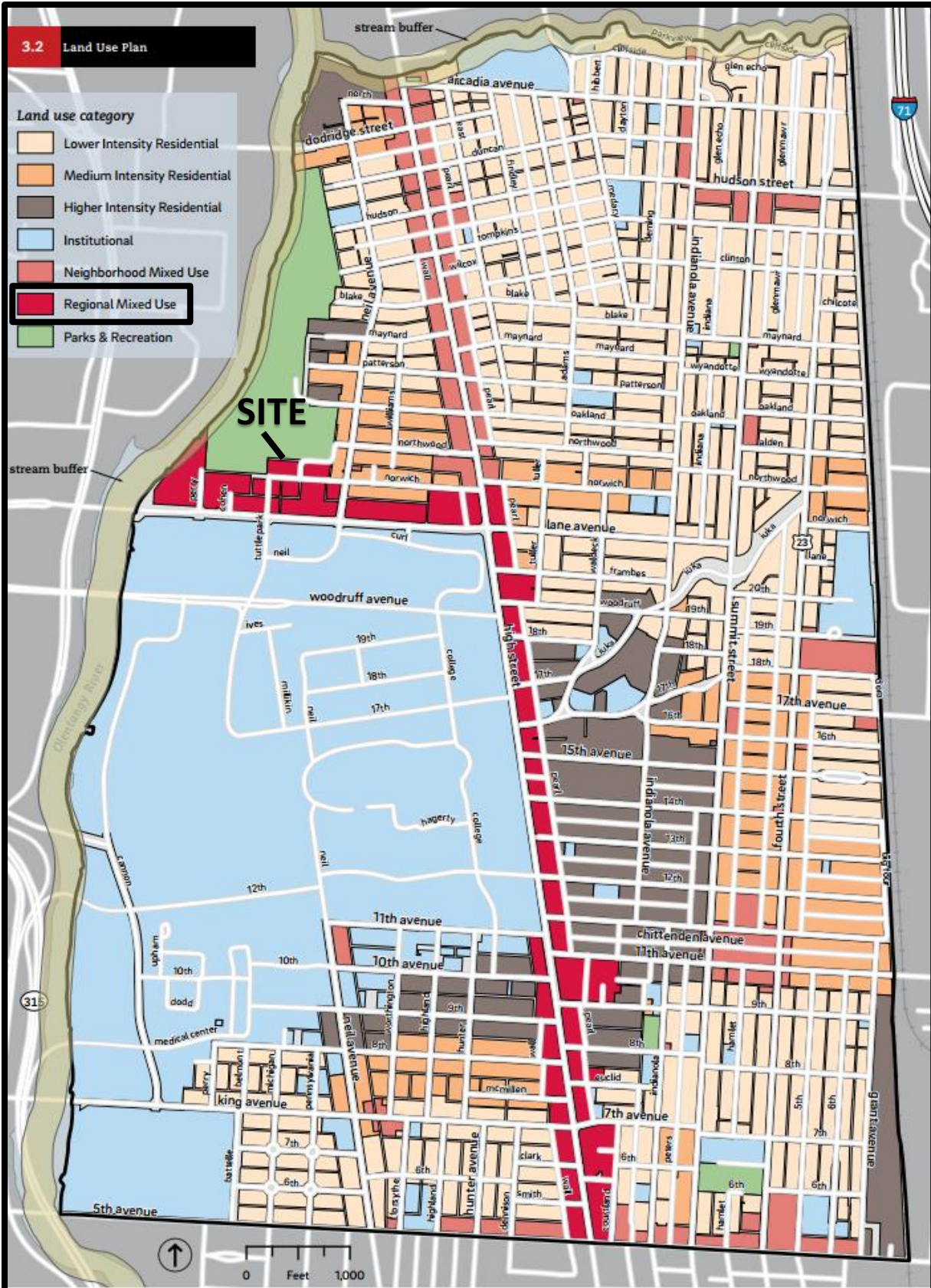
Respectfully Submitted,



Michael T. Shannon, Esq.
Attorney for Applicant



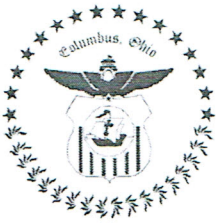
CV16-072
200 West Norwich Avenue
Approximately 0.49 acres



CV16-072
200 West Norwich Avenue
Approximately 0.49 acres



CV16-072
200 West Norwich Avenue
Approximately 0.49 acres



City of Columbus
Mayor Andrew J. Ginther

University Area Commission

Northwood High Building
2231 North High Street
Columbus, Ohio 43201
(614) 441-8174
www.universityarea.org

Serving the University Community since 1972

December 14th, 2016

Doreen Uhas-Sauer
President

Susan Keeny
1st Vice President

David Hegley
2nd Vice President

Sharon Young
Corr. Secretary

Rachael Beeman
Recording
Secretary

Seth Golding
Treasurer

MINUTES

Meeting called to order at 6:41 p.m.

ANNOUNCEMENTS

Following the 2016 UAC Elections, District 2 and District 3 have vacancies. Interested residents may apply for the seats at the January 2017 meeting.

NEW BUSINESS

Mario Cespedes
Craig Bouska
Omar Elhagmusa
Abby Kravitz
Rory Krupp
Samuel Runta
Michael Sharvin
Dan Sheehan
Deb Supelak
Steve Volkmann
Alex Wesaw
Tom Wildman
Brian Williams

The University Area Commission has received a letter of recommendation for David Hegley, to be appointed to represent social, hospital, religious, and charitable groups.

Motion Approved.

The University Area Commission has received a letter of recommendation for Craig Bouska, to be appointed to represent the residential rental property owners group.

Motion Approved.

The University Area Commission has received a letter of recommendation for Pasquale Grado, to be appointed to represent business groups.

Motion Approved.

REPORTS

Isom Nivins, City of Columbus

- The application deadline has been extended to February for Neighborhood Pride
- There is increased interest in the 367 E Hudson St property. Code enforcement has been to the property and issues several citations. The property will be under continued scrutiny.
- Isom is having conversations with the owner of Mint Café regarding a potential Good Neighbor Agreement.

Matt Hansen, UDO

- The UDO Winter Celebration Party was a great success, and featured Rory Krupp's art piece, *Neighborhood 100*.
- Benches have been removed at 13th and 14th Ave areas, as requested by the UDSID. Temporary seating options are under development.

PRESENTATIONS

City of Columbus – Kevin Wheeler, Planning Administrator

- City of Columbus staff presented on the finalized commercial area code as part of the process of the codification of the University District Plan. Staff are seeking a vote from the full commission, following the vote at the Planning Committee earlier this month.
- Rory Krupp, Chair of Planning Committee
 - Please see the planning notes for full details. The committee voted 11-1 in favor of the new University District Zoning Overlay.
- Commissioner comments varied, though were generally in support of the proposed changes. Some concerns were expressed regarding the floor area ratio calculations.
- Result – 12 Y, 2N, 0A – Motion is approved.
- The code change recommendations will next be heard by the Development Commission. Property owners will then receive notice, and following that process, the recommendations will be taken to City Council.

COMMITTEE REPORTS

Zoning, Chair - Commissioner Keeny

- 1400 N High St
 - Facts of the Case, Susan Keeny
Early demolition request.
 - The Zoning Committee voted to approve the early demolition permit. With no comments or objections from Commissioners, the permit is automatically approved.
- Wendy's High Street
 - Facts of the Case, Susan Keeny
Request by owner to add additional projecting sign into High Street. The variance is required due to more than one sign on the front of the building.
 - Applicant Presentation,
Owner feels that lack of High Street signage is negatively impacting sales.
 - Public Comment
Bob Singleton, Adams Ave. – resident highlights that approving this request is precedent setting.
Pasquale Grado, Neil Ave. – resident highlights that approving this request is precedent setting.
 - Commissioner Comment
Commissioners expressed concern regarding precedence and visual clutter along High Street. Some suggestions for more favorable use of signage were made by commissioners.
 - Result – 9 Y, 4N, 1A – Motion is approved.
- 1171 N Grant Ave
 - Facts of the Case, Susan Keeny
Request by owner for variance to allow a proposed dog daycare business
 - Applicant Presentation
Owner has met with Weinland Park Civic Association regarding this proposal. Owner has secured a parking agreement with the adjacent church.
 - Commissioner Comment
Some concerns were voiced regarding the smell and procedures for dealing with business trash. Rory Krupp shared that Weinland Park residents are generally in support of the proposal.
 - Result – 14 Y, 0N, 0A – Motion is approved.
- 200 W Norwich
 - Facts of the Case, Susan Keeny
Request for variances for a new, mixed use rooming house development. For purpose of review, City staff has designated this development as a "Rooming House."
 - Applicant Presentation
Apartments are 258 atypical "micro units," sized to 272 sq. ft. per room. Applicant requests 139 residential parking spaces.
 - Public Comment
Pasquale Grado, Neil Ave – resident shares that this project is overly ambitious for the site, that the proposed density of this development is excessive, and shares concerns regarding the capacity of local infrastructure.
 - Commissioner Comment
Commissioners shared a variety of opinions both in support of and opposed to the proposed development. Comments in support touched on diversifying housing stock, meeting market demand, and maintaining affordable housing. Comments in opposition touched on the increased density, quality of life, and operations of the building.
 - Results – 5Y, 9N, 0A – Motion fails.

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)
of (COMPLETE ADDRESS)

Eric Zartman

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.

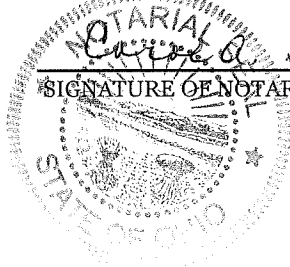
☐ Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Eric Zartman

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
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06/28/2019

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