

Council Variance Application

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

OFFICE USE ONLY

Application Number: CV16-003 Date Received: 1-5-16
Application Accepted by: JB + MM Fee: \$800
Comments: Assigned to Tim Dietrich; 645-6665; tedietrich@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 1317 Chesapeake Avenue Zip: 43212

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: 010-087475, 010-098799 and 010-087468

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

Current Zoning District(s): M, pending request to AR-3

Area Commission or Civic Association: Fifth by Northwest Area Commission

Proposed Use or reason for Council Variance request:

To vary development standards in conjunction with rezoning of property for apartment residential

Acreage: .76 +/- acres

APPLICANT:

Name: Metropolitan Holdings LLC Phone Number: 614.488.1900 Ext.: _____

Address: 1433 Grandview Avenue City/State: Columbus, Ohio Zip: 43212

Email Address: _____ Fax Number: _____

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

Name: Chesapeake Properties LLC Phone Number: _____ Ext.: _____

Address: 1024 Ridge Street City/State: Columbus, Ohio Zip: 43215

Email Address: _____ Fax Number: _____

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

Name: David Hodge, Underhill Yaross & Hodge LLC Phone Number: 614.335.9320 Ext.: _____

Address: 8000 Walton Parkway, Suite 260 City/State: New Albany, Ohio Zip: 43054

Email Address: david@underhillyaross.com Fax Number: 614.335.9329

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

APPLICANT SIGNATURE Metropolitan Holdings LLC By: [Signature]

PROPERTY OWNER SIGNATURE Chesapeake Properties LLC By: [Signature]

ATTORNEY / AGENT SIGNATURE [Signature]

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

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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:

Please see attached Statement of Hardship.

Signature of Applicant _____ Date _____

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Statement of Hardship

1317 Chesapeake Avenue

The applicant, Metropolitan Holdings, files this council variance request in conjunction with a rezoning request for the property which requests rezoning from the M-Manufacturing district, to the AR-3-Apartment Residential district. With this request the applicant commits to the site plan, and the building developed will be similar to the architectural elevations and renderings submitted. This proposal is consistent with the recommendations of the Fifth by Northwest Area Plan, and will provide apartment residential uses on this property located on Chesapeake Avenue which dead ends into the Kroger parking field for the Kroger grocery located adjacent to the property to the west.

Variance requests of this nature, in conjunction with the rezoning of property for this use, are appropriate in this neighborhood and allow an applicant to make commitments to delivering the product represented through the process. The following variances are necessary:

C.C. 3333.15(c) Basis of computing area.

This section provides no residence shall occupy greater than 50% of the lot area, this building will occupy 68.4%.

C.C. 3333.18(D)(1) Building lines.

This section requires a building setback of 13.5 feet from the right-of-way, this building has a setback of zero.

C.C. 3333.24 Rear yard.

This section requires a rear yard totaling 25% of the total lot area, the rear yard requested is 12.5%

These variances requests are appropriate and typical of this type of development. Approval of the requested variances will accommodate redevelopment of this M zoned property – adjacent to single-family residential uses – in a manner consistent with the land use recommendations for this neighborhood. The grant of these variances 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.

The applicant respectfully requests approval of the variances requested.

Metropolitan Holdings

By:

Signature of Applicant:

Date:

David H. Hays - attorney
1/14/2016

CV16-003

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AFFIDAVIT (See instruction sheet)

Application Number: CV16-003

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David Hodge
of (1) MAILING ADDRESS Underhill Yaross & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
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 1317 Chesapeake 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) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Chesapeake Properties LLC
1024 Ridge Street
Columbus, Ohio 43215

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

Metropolitan Holdings LLC
614.488.1900

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

(5) Fifth by Northwest Area Commission
c/o Mr. Bruce McKibben
1094 Lincoln Road
Columbus, Ohio 43212

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

David Hodge

Sworn to before me and signed in my presence this 4 day of January, in the year 2014

(8) SIGNATURE OF NOTARY PUBLIC

7-10-2017
My Commission Expires

Notary Seal



Agnes Cisco
Notary Public, State of Ohio
This Affidavit Expires six (6) months after the date of notarization.
My Commission Expires 07-10-2017

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APPLICANT:

Metropolitan Holdings LLC
1433 Grandview Avenue
Columbus, Ohio 43212

PROPERTY OWNER:

Chesapeake Properties LLC
1024 Ridge Street
Columbus, Ohio 43215

AREA COMMISSION:

5th by Northwest Area Commission
c/o Mr. Bruce McKibben
1094 Lincoln Road
Columbus, Ohio 43212

ATTORNEY:

David Hodge
Underhill Yaross & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054

Kingsbury Plaza LLC
3016 Maryland Avenue
Columbus, Ohio 43209

Luno Real Estate Investments LLC
75 East Gay Street, Suite 100
Columbus, Ohio 43215

Meadow King Ltd.
P.O. Box 12159
Columbus, Ohio 43212

Meadow King Ltd.
P.O. Box 12159
Columbus, Ohio 43212

Louise Pflaum
1665 Northwest Boulevard, Suite A
Columbus, Ohio 43212

Jeffrey and Mary Gossman
1441 Mulford Road
Columbus, Ohio 43212

Linnea R. Seidel
540 Bimini Drive
Sandusky, Ohio 44870

Charles and Lynda Wager
1838 North Devon Road
Columbus, Ohio 43212

1699 Northwest Boulevard LLC
1480 Dublin Road
Columbus, Ohio 43215

Melvin Garner
1689 Northwest Boulevard
Columbus, Ohio 43212

Kroger Co.
1014 Vine Street, Suite 1000
Cincinnati, Ohio 45202

Amy Corrothers
1687 Northwest Boulevard
Columbus, Ohio 43212

Michael Pocock
1691 Northwest Boulevard
Columbus, Ohio 43212

Jerold Suman
1693 Northwest Boulevard
Columbus, Ohio 43212

Dennis and Linda Schumm
1965 Northwest Boulevard
Columbus, Ohio 43212

Erin and Bradley Martinez
1697 Northwest Boulevard
Columbus, Ohio 43212

CV16-003

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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # CV16-003

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge
of (COMPLETE ADDRESS) Underhill Yaross & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
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. Metropolitan Holdings LLC 1433 Grandview Avenue Columbus, Ohio 43212 Matt Vekasy, 614.488.1900	2. Chesapeake Properties LLC 1024 Ridge Street Columbus, Ohio 43215
3.	4.

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

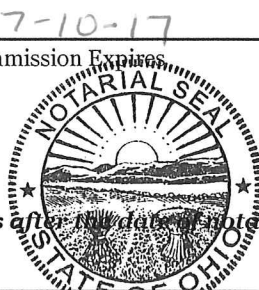
SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 4 day of January, in the year 2016

Notary Seal Here

SIGNATURE OF NOTARY PUBLIC

My Commission Expires



Agnes Cisco
Notary Public, State of Ohio
My Commission Expires 07-10-2017

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

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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: 010087468, 010098799, 010087468

Zoning Number: 1317

Street Name: CHESAPEAKE AVE

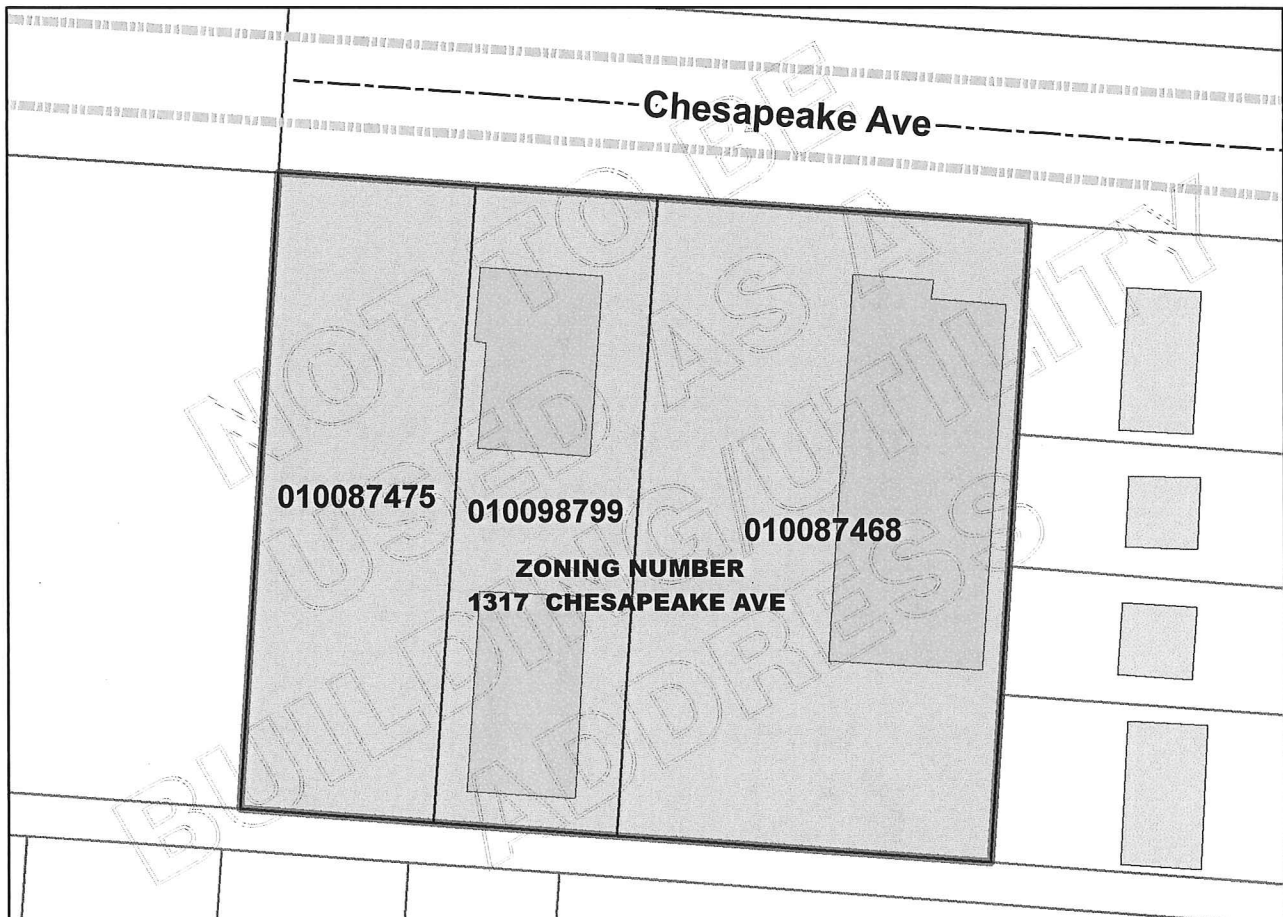
Lot Number: N/A

Subdivision: N/A

Requested By: UNDERHILL YAROSS & HODGE, LLC (DAVID HODGE)

Issued By: *Edyana Amarian*

Date: 12/29/2015



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

SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 53246

CV16-003

ZONING DESCRIPTION
0.75+/- ACRES
SOUTH SIDE OF CHESAPEAKE AVENUE
WEST OF NORTHWEST BOULEVARD

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Quarter Township 3, Township 1, Range 18 of the United States Military District, and also being part of a tract as all is conveyed to Chesapeake Properties, LLC in Instrument Numbers 200312290404336 and 200404260092416, being part of Lots 20 and 21 of the John M. Pugh's Subdivision as recorded in Plat Book 4, Page 324, and being more particularly described as follows;

Commencing at the northeast corner of said Chesapeake Properties, LLC tract, the northwest corner of a tract as conveyed to C&A Endeavors I, LLC in Instrument Number 201503160032627, being in the north line of said Lot 21 and the south line of said Lot 22, and also being in the centerline of Chesapeake Avenue (50');

Thence with the east line of said Chesapeake Properties, LLC tract, and the west line of said C&A Endeavors I, LLC tract, **S 03° 49' 31" W, 25.00 feet** to the southerly right of way line of Chesapeake Avenue, being the **TRUE POINT OF BEGINNING** for the land herein described as follows;

Thence continuing with the east line of said Chesapeake Properties, LLC tract, the west line of said C&A Endeavors I, LLC tract, the west line of a tract as conveyed to Robert G. Pflaum, Trustee of the Robert G. Pflaum Family Trust dated February 8, 2007 in Instrument Number 200702260032977, the west line of a tract as conveyed to Jeffrey R. Gossman and Mary J. Gossman in Instrument Number 200106140134306, the west line of a tract as conveyed to Linnea R. Seidel in Official Record 1665, Page H08, **S 03° 49' 31" W, 166.93 feet** to the northerly right of way line of an Alley 10 feet wide;

Thence with the northerly right of way line of said Alley 10 feet wide, across said Chesapeake Properties, LLC tract, **N 85° 56' 39" W, 199.84 feet** to the west line of said Chesapeake Property, LLC tract and the east line of a 1.068 acre tract as conveyed to The Kroger Co. in Official Record 30487, Page G10 and Official Record 30487, Page G15;

Thence with the west line of said Chesapeake Properties, LLC tract and the east line of said 1.068 acre tract, **N 03° 49' 31" E, 166.07 feet** to the northeast corner of said 1.068 acre tract and the southeast corner of a 0.266 acre tract as conveyed to The Kroger Co. in Instrument Number 201302150027133, being in the southerly right of way line of Chesapeake Avenue;

Thence with the southerly right of way line of Chesapeake Avenue across said Chesapeake Properties, LLC tract, **S 86° 11' 24" E, 199.84 feet** to the **TRUE POINT OF BEGINNING**, containing **0.75+/- acres**, more or less.

The above description was prepared by Advanced Civil Design, Inc. on January 04, 2016 and is based on existing Franklin County Records.

This description is not to be used for the transfer of land.

ADVANCED CIVIL DESIGN, INC.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 12/10/15



Disclaimer

Scale = 200



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

CV16-003

THE PROJECT COORDINATES WITH THE FOLLOWING SECTIONS OF THE COLUMBUS ZONING CODES:

331.01 DISTRICTS
331.02 LAND-USE
331.03 ZONING
331.04 SUBDIVISION
331.05 COMMUNITY
331.06 UTILITIES/CORR

SANITARY SEWER NOTE:
THE SANITARY SEWER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBUS SANITARY SEWER DESIGN MANUAL, 2011 EDITION, CHAPTER 10, SECTION 10.1.1.1. THE SANITARY SEWER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBUS SANITARY SEWER DESIGN MANUAL, 2011 EDITION, CHAPTER 10, SECTION 10.1.1.1. THE SANITARY SEWER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBUS SANITARY SEWER DESIGN MANUAL, 2011 EDITION, CHAPTER 10, SECTION 10.1.1.1.

PARKING CALCULATIONS:

UNITS: 45
TOTAL SPACES REQUIRED: 13 SPACES/UNIT = 58
TOTAL SPACES PROVIDED: 73 (3 V.A.C. SPACES)
142 SPACES/UNIT

BRIDGE PARKING REQUIRED: 1 SPACE/20 VEHICLE SPACES (V.A.C. MAX OF 20)
73 X (1/20) = 3.65 BRIDGE SPACES REQUIRED
BRIDGE PARKING PROVIDED = 5 BRIDGE SPACES (3-4 TIRE MARKS)

SITE DATA TABLE:

ITEM	QUANTITY
TOTAL SPACES	73
TOTAL TIRE MARKS	142
TOTAL BRIDGE SPACES	5
TOTAL TIRE MARKS/BRIDGE SPACE	1800 (TYP)

LEGEND

GRAPHIC SCALE
1 inch = 20 feet

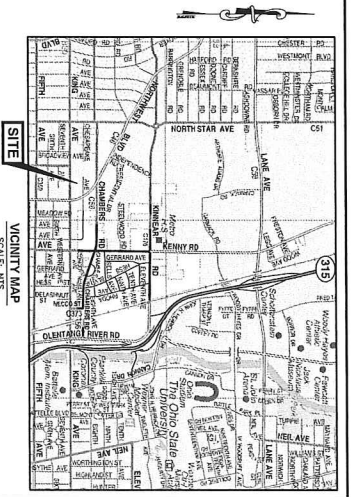
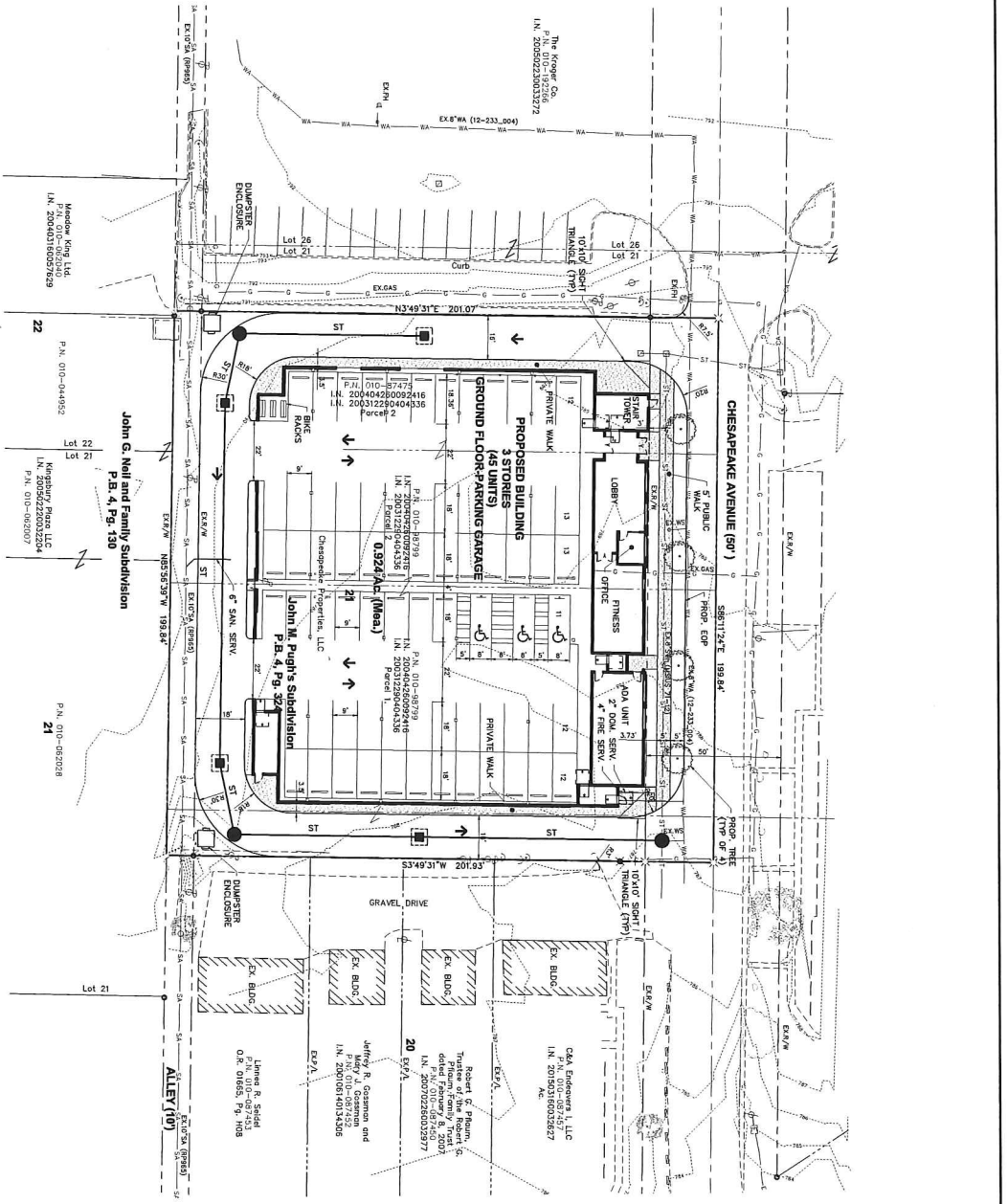
GRAPHIC SCALE
1 inch = 20 feet

**CITY OF COLUMBUS, OHIO
PRELIMINARY SITE COMPLIANCE PLAN
FOR
1313 CHEAPEAKE AVE**

ADVANCED CIVIL DESIGN, INC.
425 BEECHER ROAD
COLUMBUS, OHIO 43224
PHONE (614) 428-7750
FAX (614) 428-7755

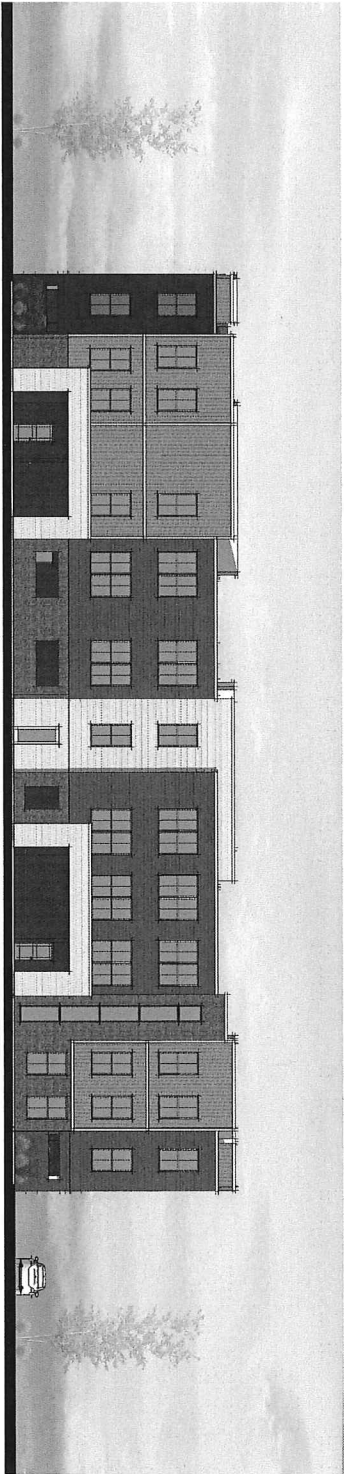
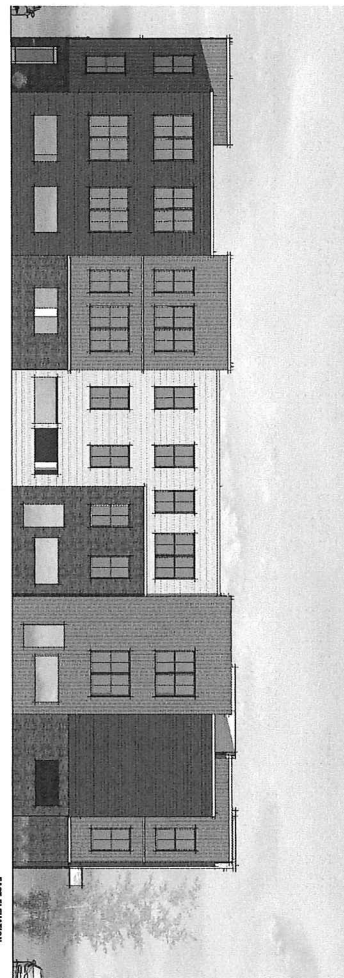
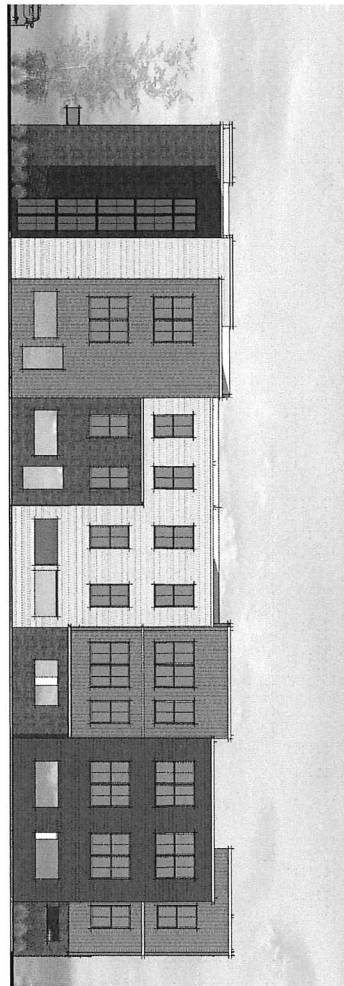
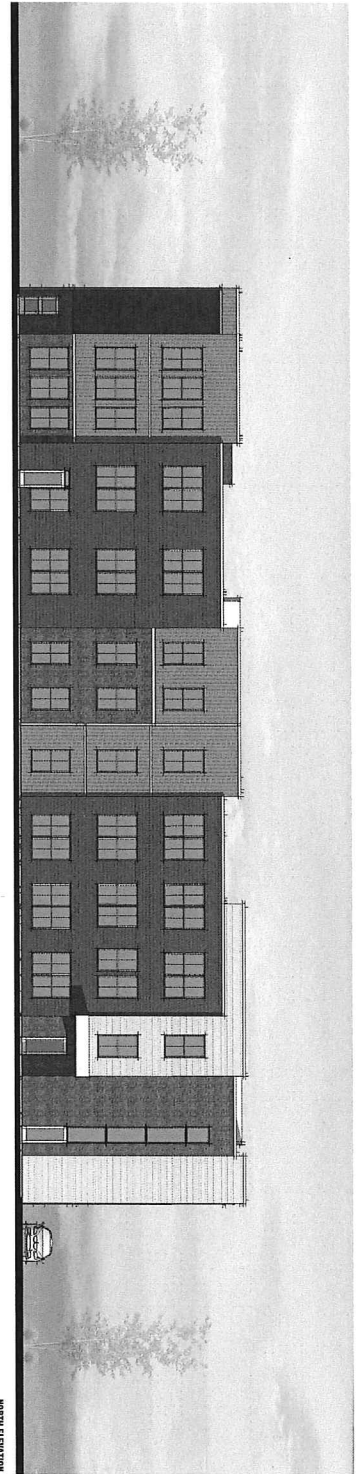
APPLICANT - DEVELOPER - CONSTRUCTION MANAGER
METROPOLITAN HOLDINGS, LLC
37 WEST LEXINGTON AVENUE
COLUMBUS, OHIO 43215
CONTACT: DAVID HODGE
EMAIL: DHOGE@METROHOLDINGS.COM

DATE: 11/24/2015
SHEET: 1 / 2



SHEET INDEX
SHEETS: 1, 2

CV16-003





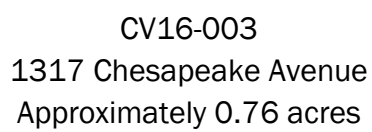
SITE PERSPECTIVE

SCALE: 1"=10'-0"

CHESAPEAKE
BUILDING ELEVATIONS
DECEMBER 21, 2015
archall
ARCHITECTURAL ALLIANCE

CV16-003



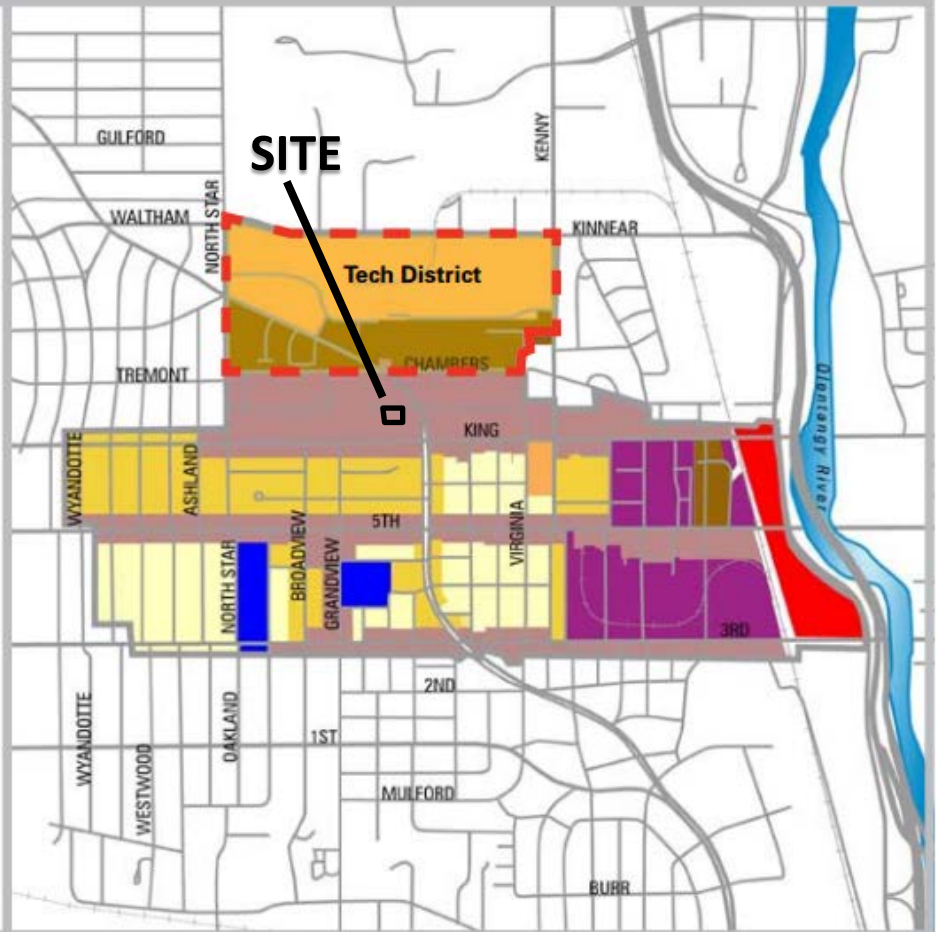


Approximately 0.76 acres

Figure 7
Land Use Plan

- Commercial (Community)
- Industrial (Light)
- Institutional
- Mixed Use
- Office
- Multifamily
- Medium Density
Mixed Residential
- Single/Two Family

0 0.05 0.1 0.2 Miles



CV16-003

1317 Chesapeake Avenue

Approximately 0.76 acres



CV16-003
1317 Chesapeake Avenue
Approximately 0.76 acres