



REZONING 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 #: 216-003
Date Received: 1/5/16
Application Accepted By: MM, JB Fee: \$1,800
Comments: Assigned to Tim Dietrich; 645-6665; tdietrich@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1317 Chesapeake Avenue Zip 43212
Is this application being annexed into the City of Columbus Yes No (circle one)
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 Requested Zoning District(s) AR-3
Area Commission or Civic Association: Fifth by Northwest Area Commission
Proposed Use or reason for rezoning request: To allow apartment residential development on the property.
(continue on separate page if necessary)
Proposed Height District: 60' Acreage .76 +/- acres
[Columbus City Code Section 3309.14]

APPLICANT:

Name Metropolitan Holdings LLC
Address 1433 Grandview Avenue City/State Columbus, Ohio Zip 43212
Phone # 614.488.1900 Fax # _____ Email _____

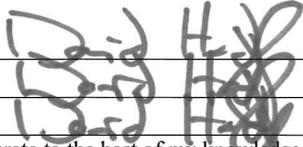
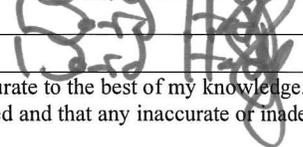
PROPERTY OWNER(S):

Name Chesapeake Properties LLC
Address 1024 Ridge Street City/State Columbus, Ohio Zip 43215
Phone # _____ Fax # _____ Email _____
 Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name David Hodge, Underhill Yaross & Hodge LLC
Address 8000 Walton Parkway, Suite 260 City/State New Albany, Ohio Zip 43054
Phone # 614.335.9320 Fax # 614.335.9329 Email: david@underhillyaross.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Metropolitan Holdings LLC By: 
PROPERTY OWNER SIGNATURE Chesapeake Properties LLC By: 
ATTORNEY / AGENT 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 all checks payable to the Columbus City Treasurer



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AFFIDAVIT

(See instruction sheet)

APPLICATION # 216-003

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
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) CERTIFIED ADDRESS FOR ZONING PURPOSES 1317 Chesapeake 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) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS
 Check here if listing additional property owners
on a separate page.

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

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

SIGNATURE OF AFFIANT

(8) David Hodge

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

SIGNATURE OF NOTARY PUBLIC

(8) Agnes Cisco

My Commission Expires:

7-10-2017

This Affidavit expires six months after date of notarization.

Notary Seal Here



Agnes Cisco
Notary Public, State of Ohio
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



Mayor Michael B. Coleman

REZONING APPLICATION

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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 # 216-003

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 parties on a separate page.

SIGNATURE OF AFFIANT

David Hodge

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

SIGNATURE OF NOTARY PUBLIC

Agnes Cisco

My Commission Expires:

7-10-2017

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

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



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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

216-003



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

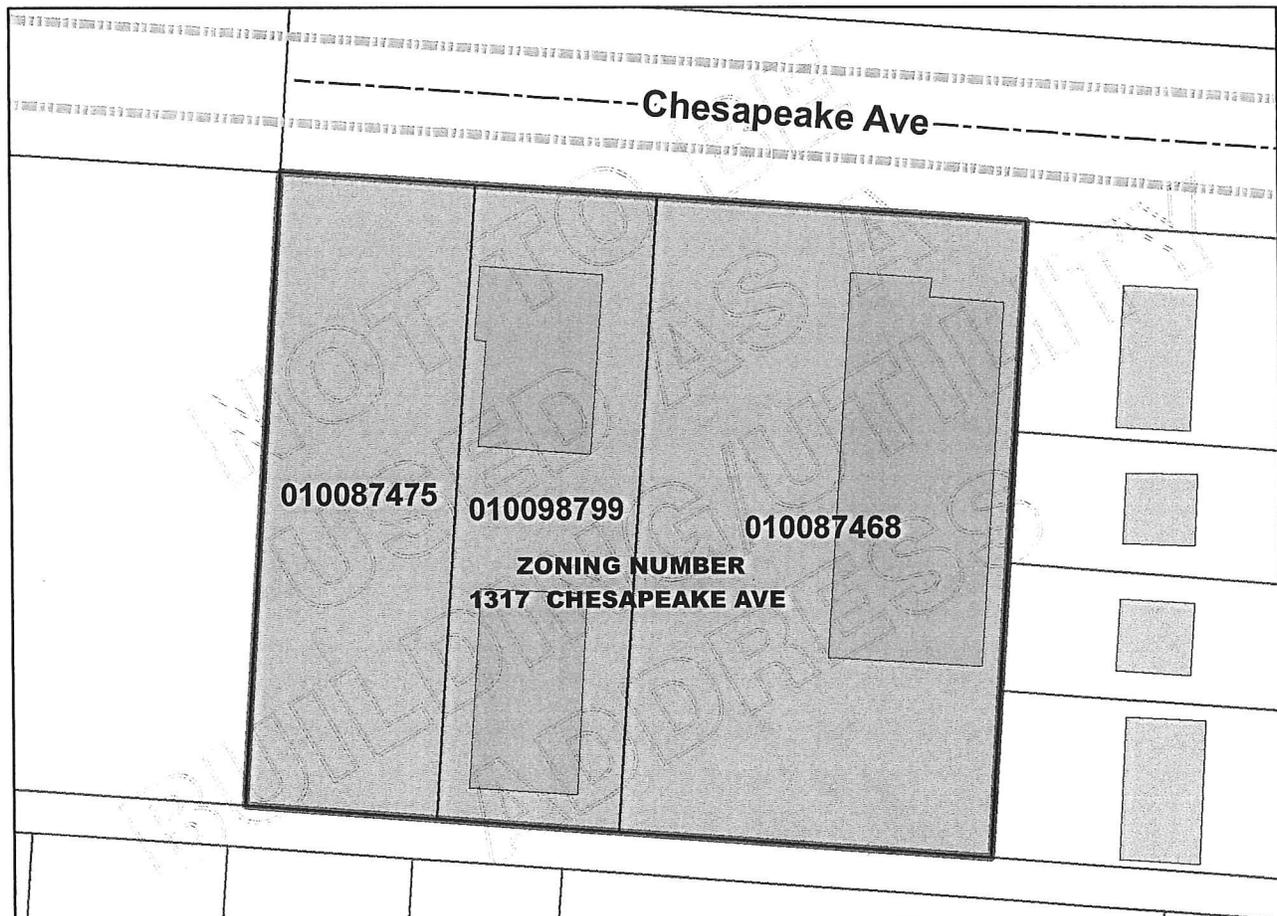
Lot Number: N/A

Subdivision: N/A

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

Issued By: *Radyna Umarian*

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

216-003

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.

THE PROJECT COMPLIES WITH THE FOLLOWING SECTIONS OF THE COLUMBUS ZONING CODE:

- 2210.0 DENSITY
- 2210.0 LOT AREA
- 2210.0 LOT COVERAGE
- 2212.0 STRENGTH OF MATERIALS
- 2212.4 HEIGHTS

SANITARY SERVICE NOTE:
 ALL SANITARY CHANGES BE MADE WITHOUT OBTAINING A PERMIT FROM SANITARY SERVICE OFFICE 610 DUBLIN ROAD 3RD FLOOR, 645766.

STORM SEWER PLAN: CC-XXXX
 SANITARY SEWER PLAN: CC-XXXX
 DE E PLAN: XXXXX

FLOOD HAZARD RISK NUMBER: XXXXXXXX
 COMMITMENT NUMBER: 308 OF 468
 EFFECTIVE DATE: JUNE 17, 2008

OHIO SPA FACILITY PERMIT NUMBER:

PARKING CALCULATIONS:

UNITS	45
TOTAL SPACES REQUIRED	135 SPACES/UNIT = 60
TOTAL SPACES PROVIDED	73 (3 WALK ACCESS) (162 SPACES/UNIT)

RECYCLE PARKING REQUIRED: 1 SPACE/20 VEHICLE SPACES (W/ 7' WALK OF 20)
 73 X (1/20) = 4 RECYCLE SPACES REQUIRED
 RECYCLE PARKING PROVIDED = 6 RECYCLE SPACES (6-4 TYPE BAYS)

SITE DATA TABLE:

ZONING DISTRICT	OS1 OFFICE/PROFESSIONAL
NO. BUILDINGS	1 (1) BLDG
TOTAL UNITS	45
LOT AREA	10,000 SQ FT
LOT COVERAGE	100%
LOT AREA	10,000 SQ FT
LOT AREA	10,000 SQ FT

LEGEND:
 TRAFFIC CIRCULATION

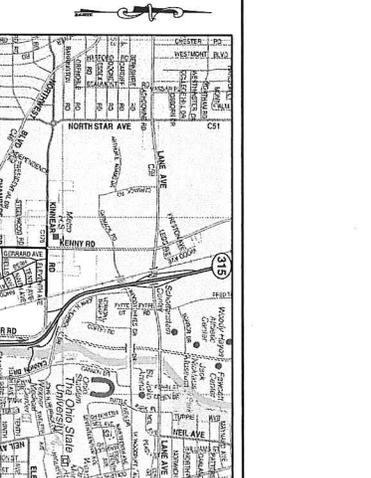
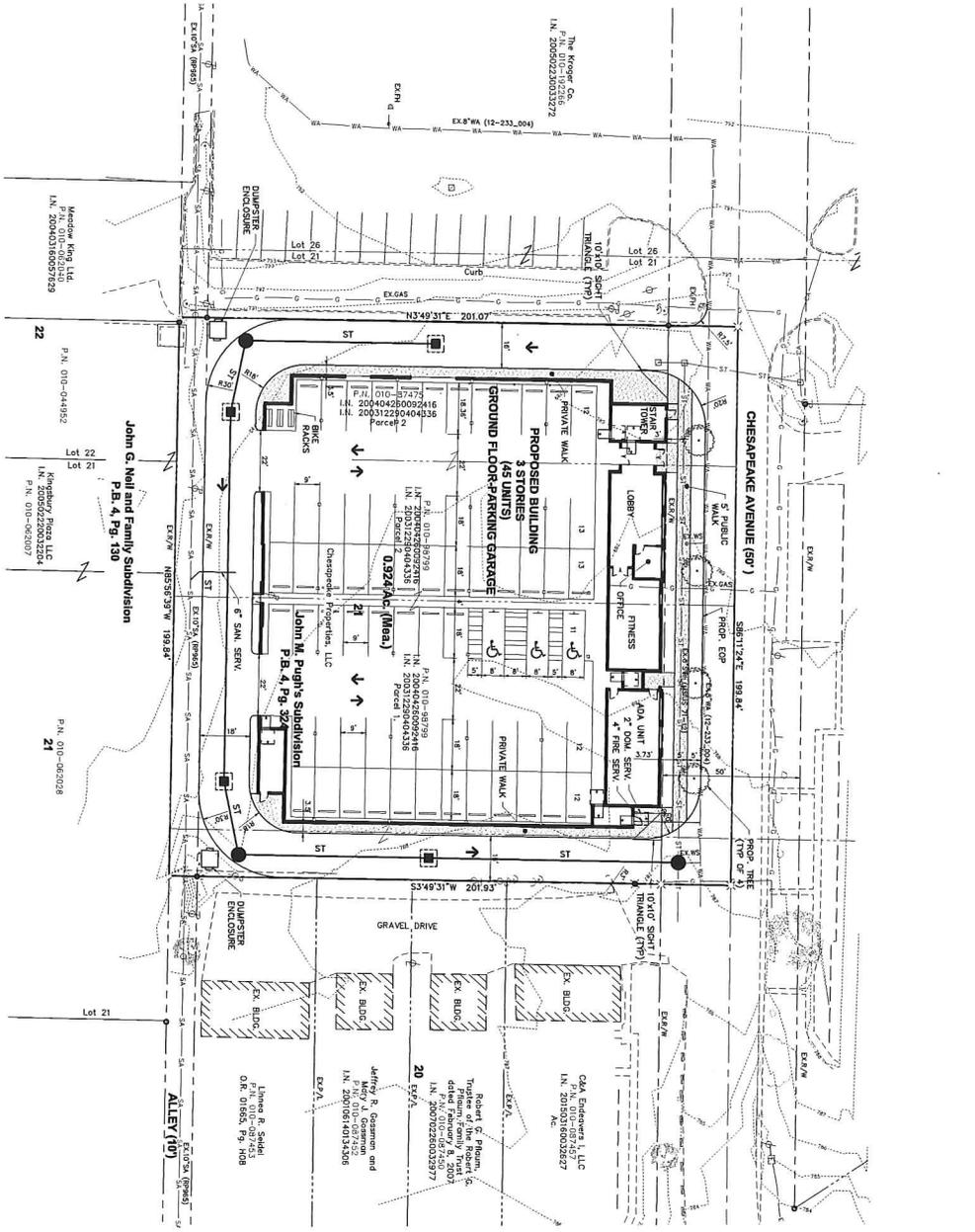
GRAPHIC SCALE:
 1" = 20' - 0"

ADVANCED
 ENGINEERING & ARCHITECTURE
 422 BEECHER ROAD
 COLUMBUS, OHIO 43224
 PHONE (614) 488-2799
 FAX (614) 488-7755

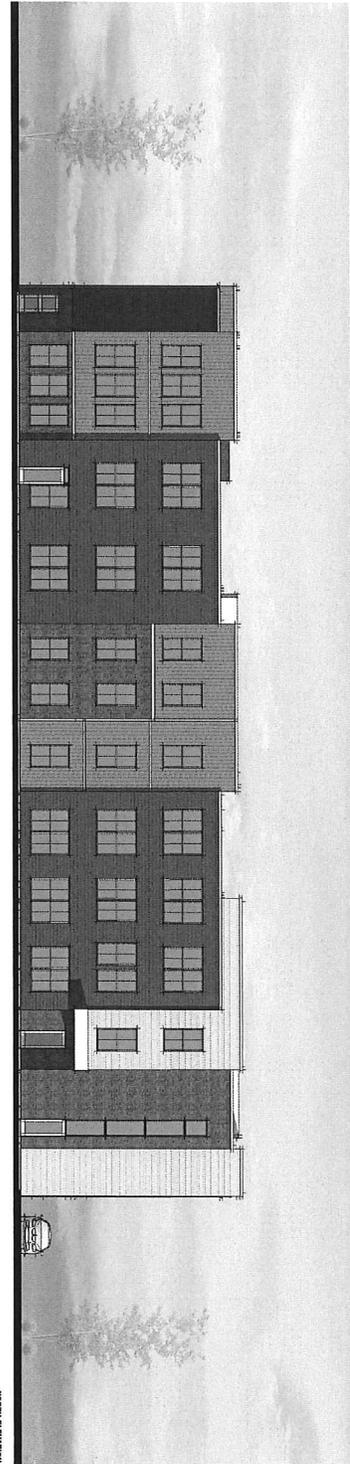
PRELIMINARY SITE COMPLIANCE PLAN FOR 1313 CHESAPEAKE AVE

CITY OF COLUMBUS, OHIO

SHEET 1 / 2



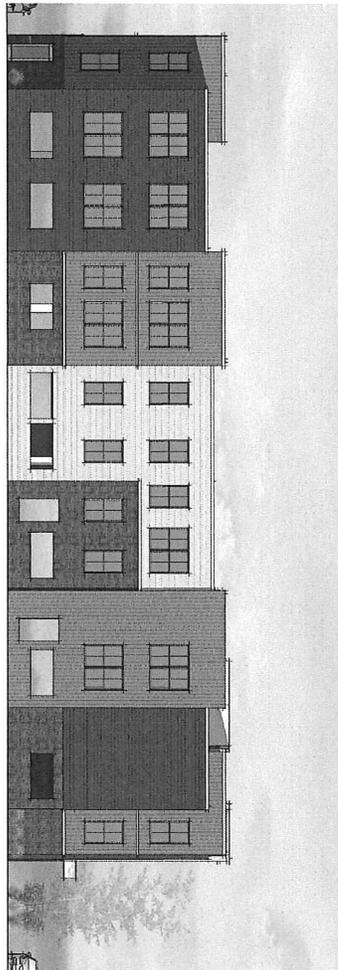
216-003



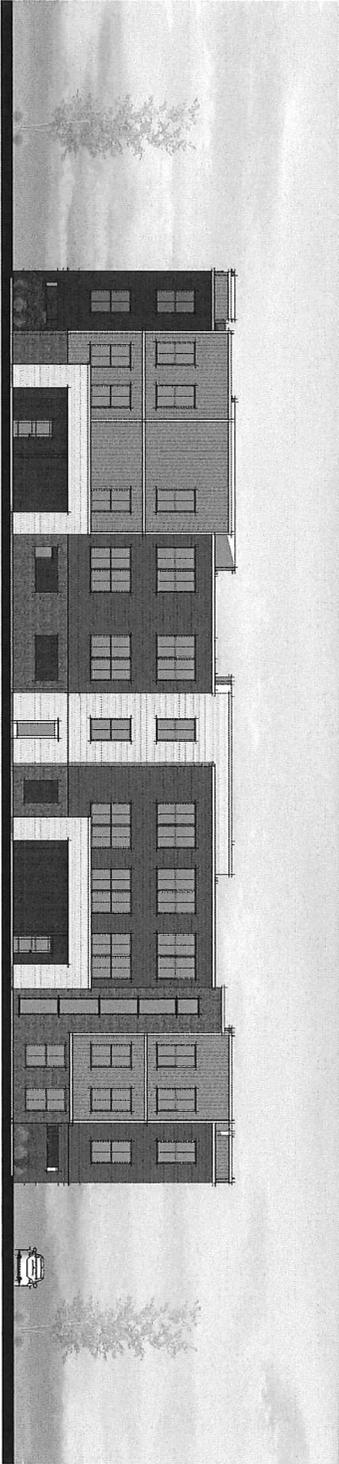
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

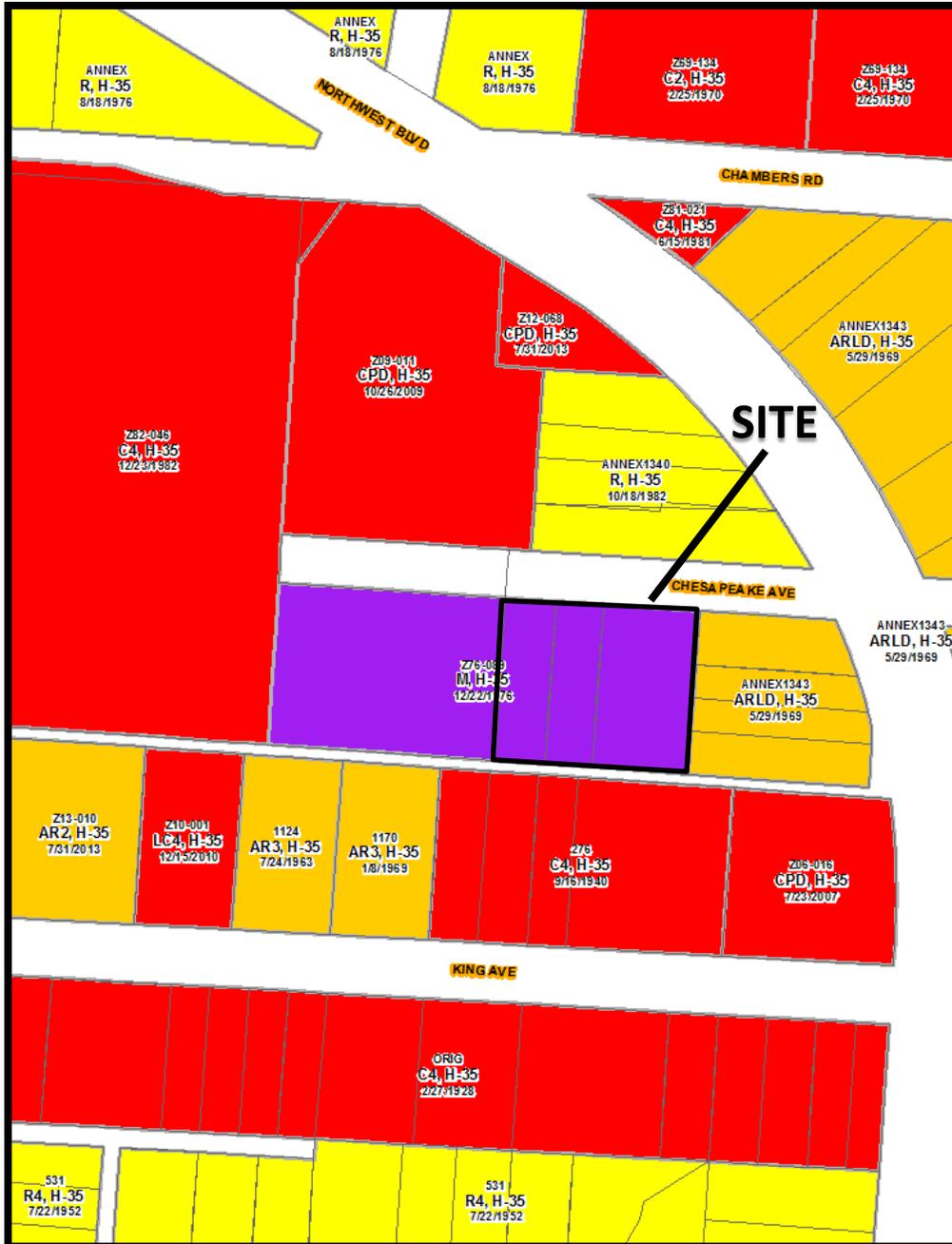


SITE PERSPECTIVE

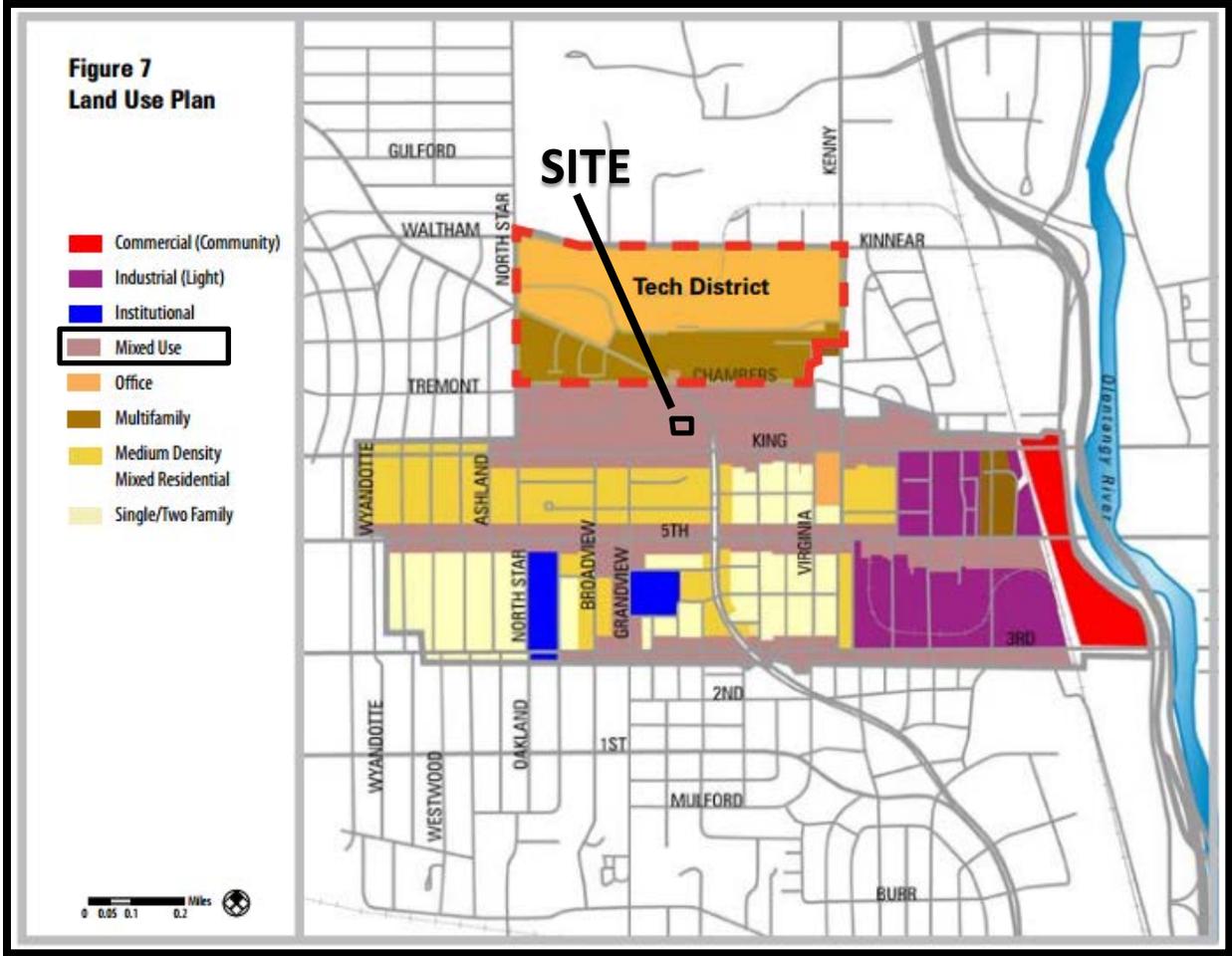
SCALE: 1" = 10'-0"

CHESAPEAKE | archhall
BUILDING ELEVATIONS
DECEMBER 21, 2015 | ARCHITECTURAL ALLIANCE





Z16-003
 1317 Chesapeake Avenue
 Approximately 0.76 acres
 M to AR-3



Z16-003
 1317 Chesapeake Avenue
 Approximately 0.76 acres
 M to AR-3



Z16-003
1317 Chesapeake Avenue
Approximately 0.76 acres
M to AR-3