



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 #: 211-034 / 11335 / 00000 - 00639
Date Received: 11/11/11
Application Accepted By: S. Pine Fee: \$1950
Comments: Assigned to Shannon Pine, 645-2200, spine@columbus.ga

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1404 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 130-2453
 Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s) R Requested Zoning District(s) AR-1
Recognized Area Commission Area Commission or Civic Association 5th by Northwest Area Commission
Proposed Use or reason for rezoning request: multi-family
(continue on separate page if necessary)
Proposed Height District: 60 Acreage .64
[Columbus City Code Section 3309.14]

APPLICANT:

Name Metropolitan Holdings LLC
Address 1500 W. Third Avenue, Suite 400 City/State Columbus, OH Zip 43212
Phone # 488-1900 Fax # 488-1905 Email mvekasy@metropolitanholdings.com

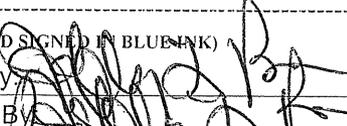
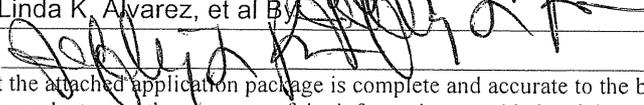
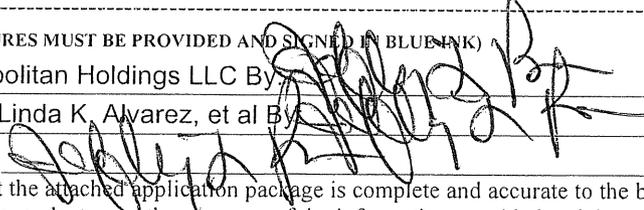
PROPERTY OWNER(S):

Name Linda K. Alvarez, et al
Address 1567 Pinebluff Lane City/State Cincinnati, OH Zip 45255
Phone # _____ Fax # _____ Email _____
 Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Jeffrey L. Brown - Smith & Hale LLC
Address 37 W. Broad Street, Suite 725 City/State Columbus, OH Zip 43215
Phone # 221-4255 Fax # 221-4409 Email: jlbrown@smithandhale.com

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

APPLICANT SIGNATURE Metropolitan Holdings LLC By 
PROPERTY OWNER SIGNATURE Linda K. Alvarez, et al 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.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer

211-034

Additional Parcel Numbers

130-2452

130-5580

130-1384

211-034

Additional Property Owners

John D. Kost
P.O. Box 603
Columbus, OH 43216



REZONING APPLICATION

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

AFFIDAVIT

(See instruction sheet)

APPLICATION # 211-034

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown
of (1) MAILING ADDRESS Smith & Hale LLC, 37 W. Broad Street, Suite 725, 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) CERTIFIED ADDRESS FOR ZONING PURPOSES 1404 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) 11/1/11

(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) Linda K. Alvarez
1567 Pinebluff Lane
Cincinnati, OH 45255

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

Metropolitan Holdings LLC
488-1900

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

(5) 5th by Northwest Area Commission
Bruce Shalter
1635 B Grandview Avenue, Columbus, OH 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

Subscribed to me in my presence and before me this 31st day of October, in the year 2011

SIGNATURE OF NOTARY PUBLIC

(8) Natalie C Timmons
9/4/15

My Commission Expires:

This Affidavit expires six months after date of notarization.



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

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer

211-034

APPLICANT

Metropolitan Holdings LLC
1500 W. Third Avenue, Suite 400
Columbus, OH 43212

PROPERTY OWNERS

Linda K. Alvarez
1567 Pinebluff Lane
Cincinnati, OH 45255

John D. Kost
P.O. Box 603
Columbus, OH 43216

ATTORNEY

Jeffrey L. Brown
Smith & Hale LLC
37 W. Broad Street, Suite 725
Columbus, OH 43215

AREA COMMISSION

5th by Northwest Area Commission
c/o Bruce Shalter
1635 B Grandview Avenue
Columbus, OH 43212

SURROUNDING PROPERTY OWNERS

Kroger Co.
Real Estate Dept.
4111 Executive Parkway
Westerville, OH 43081

Guy Williams Jr.
1387 Chambers Road
Columbus, OH 43212

Michella Hinton
P.O. Box 10585
Columbus, OH 43201

Dorothy Staveley
616 W. 53rd Street, Apt. 501
Minneapolis, MN 55419

Guy & Laura Williams
1387 Chambers Road
Columbus, OH 43212

Starr Laneview Center
P.O. Box 10585
Columbus, OH 43201

1405 LLC
911 Henry Street
Columbus, OH 43215

Tellis Mitchell
80 Winner Avenue
Columbus, OH 43203



REZONING 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 # 211-034

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) Smith & Hale LLC, 37 W. Broad Street, Suite 725, 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 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 1500 W. Third Avenue, Suite 400 Columbus, OH 43212 Matt Vekasy - 488-1900 - 5 employees	2. Linda K. Alvarez 1567 Pinebluff Lane Cincinnati, OH 45255
3. John D. Kost P.O. Box 603 Columbus, OH 43216	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 31st day of October, in the year 2011

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

[Signature]
Natalie C. Timmons
9/4/15



This Project Disclosure Statement expires six months after date of notarization.
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer



City of Columbus Zoning Plat

211-034

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: 130002453, 130002452, 130005580, 130001384

Zoning Number: 1404

Street Name: CHESAPEAKE AVE

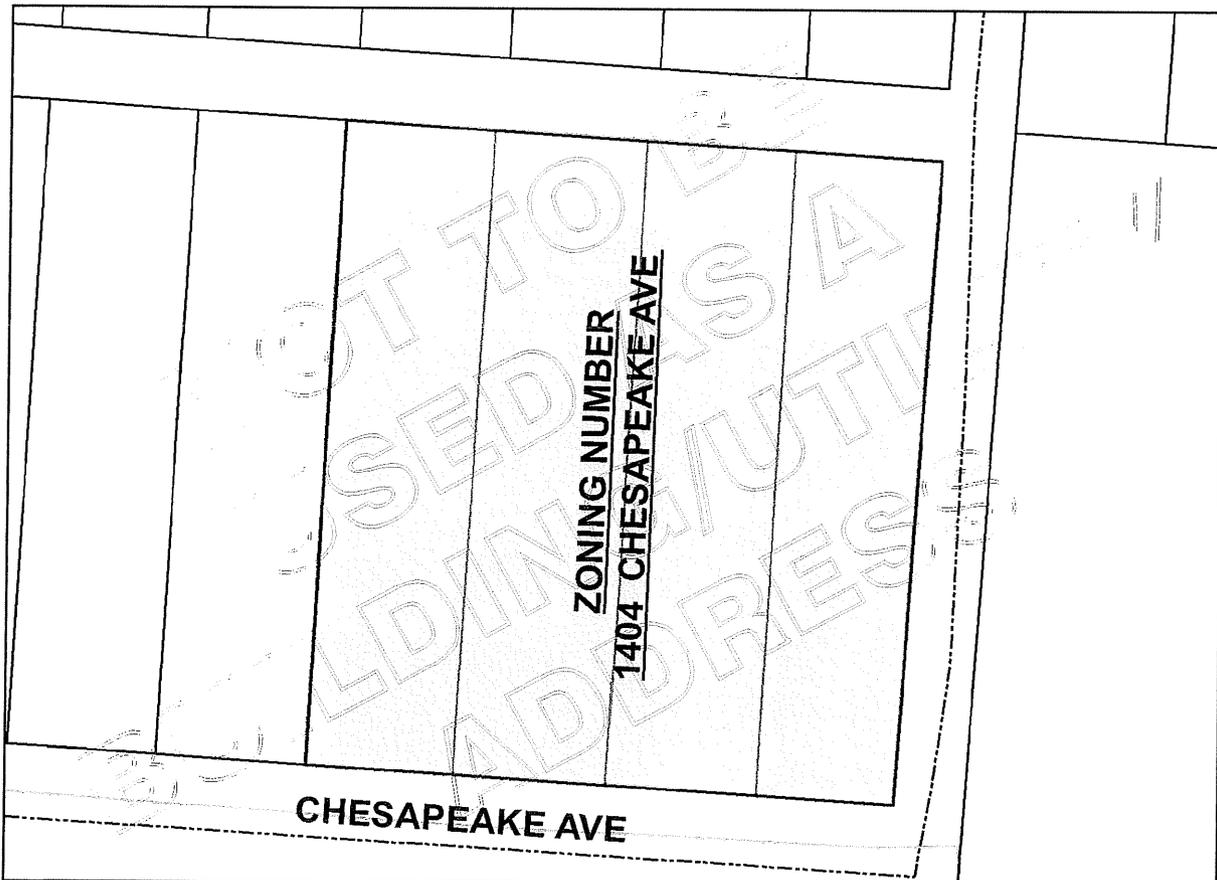
Lot Number: 58-61

Subdivision: LINCOLN HTS

Requested By: SMITH & HALE DAVID HODGE)

Issued By: *Patricia Austin*

Date: 10/27/2011



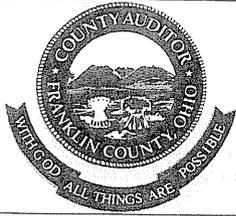
SCALE: 1 inch = 50 feet

GIS FILE NUMBER:



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

211-034



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 10/28/11

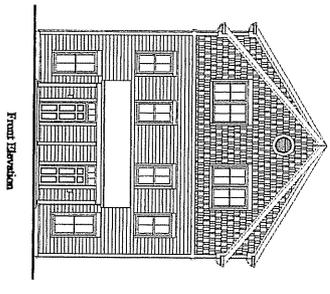


Disclaimer

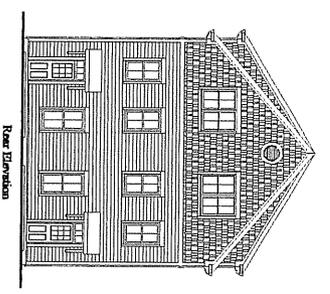
Scale = 100



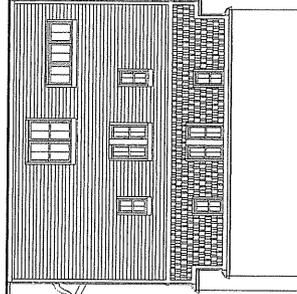
This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on 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.



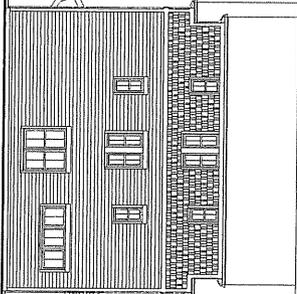
Front Elevation



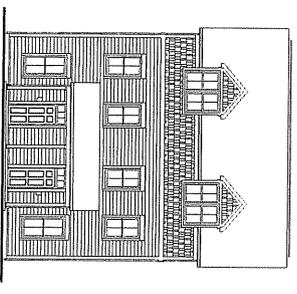
Rear Elevation



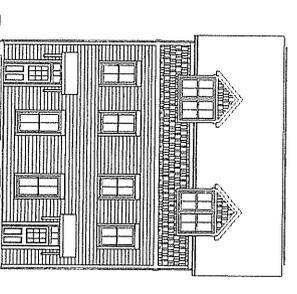
Right Elevation



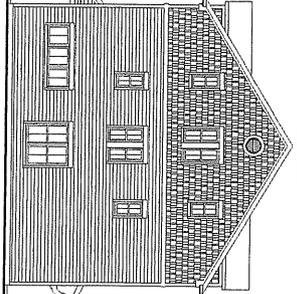
Left Elevation



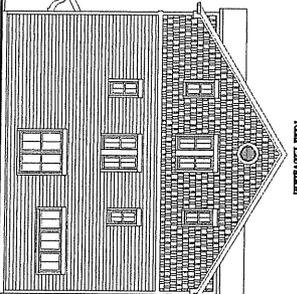
Front Elevation



Rear Elevation

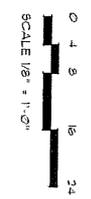


Right Elevation



Left Elevation

CONCEPTUAL BUILDING ELEVATIONS



LOCATION MAP

DEVELOPMENT TABULATIONS - LOT #1

PROPOSED PARCEL NUMBERS
 PROPOSED PARCEL 1
 TOTAL SITE AREA
 EXISTING ZONING
 EXISTING USE
 EXISTING CONDO
 TOTAL NUMBER OF PROPOSED DWELLING UNITS
 PROPOSED DWELLING UNITS
 PROPOSED BUILDING HEIGHT
 PROPOSED BUILDING HEIGHT
 PROPOSED CARTRIDGE HOUSE A
 PROPOSED CARTRIDGE HOUSE B
 PROPOSED FRONT SETBACK
 PROPOSED FRONT SETBACK
 GENERAL NOTES

1. ALL LOT CALCULATIONS ARE BASED ON COUNTY GIS INFORMATION

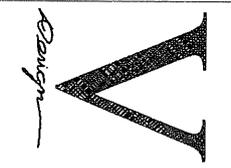
SHEET ADDRESS
 1404 CHESAPEAKE AVENUE
 COLUMBUS, OHIO 43207

DEVELOPMENT TABULATIONS - LOT #2

PROPOSED PARCEL NUMBERS
 PROPOSED PARCEL 2
 TOTAL SITE AREA
 EXISTING ZONING
 EXISTING USE
 EXISTING CONDO
 TOTAL NUMBER OF PROPOSED DWELLING UNITS
 PROPOSED DWELLING UNITS
 PROPOSED BUILDING HEIGHT
 PROPOSED BUILDING HEIGHT
 PROPOSED CARTRIDGE HOUSE A
 PROPOSED CARTRIDGE HOUSE B
 PROPOSED FRONT SETBACK
 PROPOSED FRONT SETBACK
 GENERAL NOTES

1. ALL LOT CALCULATIONS ARE BASED ON COUNTY GIS INFORMATION

SHEET ADDRESS
 1404 CHESAPEAKE AVENUE
 COLUMBUS, OHIO 43207



1404 CHESAPEAKE AVENUE

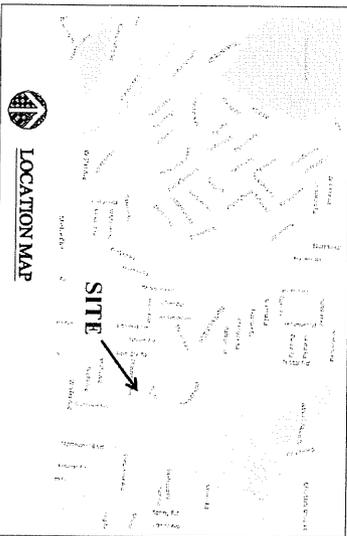
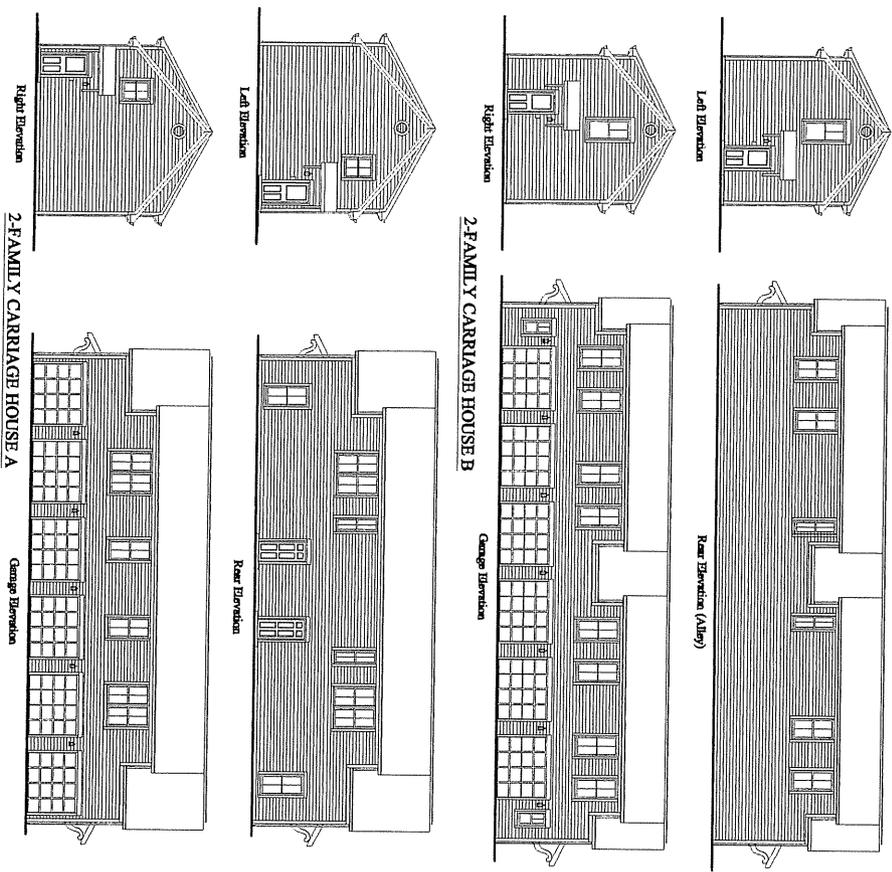
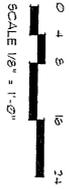
SHEET TITLE
 ZONING COMPLIANCE PLAN
 CONCEPTUAL BUILDING ELEVATIONS

DATE: OCTOBER 27, 2011
 REVISIONS:

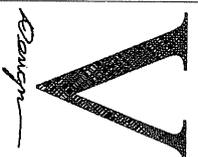
SHEET NO.
 ZCA-1

211-034

**CONCEPTUAL
BUILDING ELEVATIONS**



1404 CHESAPEAKE AVENUE



211-034

SHEET TITLE
ZONING COMPLIANCE PLAN
CONCEPTUAL BUILDING
ELEVATIONS
DATE: OCTOBER 27, 2011
REVISIONS:



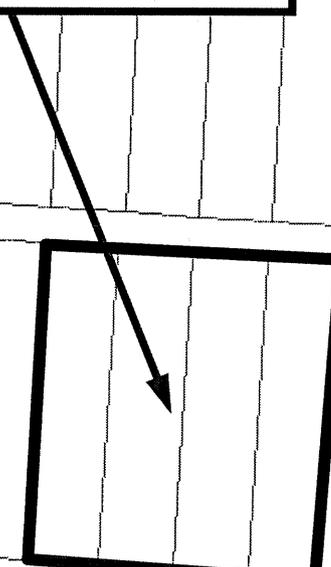
SHEET NO.
ZCA-2

KINGS CT

Z76-084
AR1
1/12/1977

Z76-084
R
1/12/1977

1404 Chesapeake Avenue
Approximately 0.64 acres
R to AR-1



CHESAPEAKE AVE

Z11-046
G4
12/23/1982

1041
AR3
5/29/1962

950
AR3
5/8/1961

ORIG
G4
2/27/1928

1072
AR3
2/12/1963

1042
AR3
5/29/1962

839
AR1
10/28/1959

ORIG
G4
2/27/1928

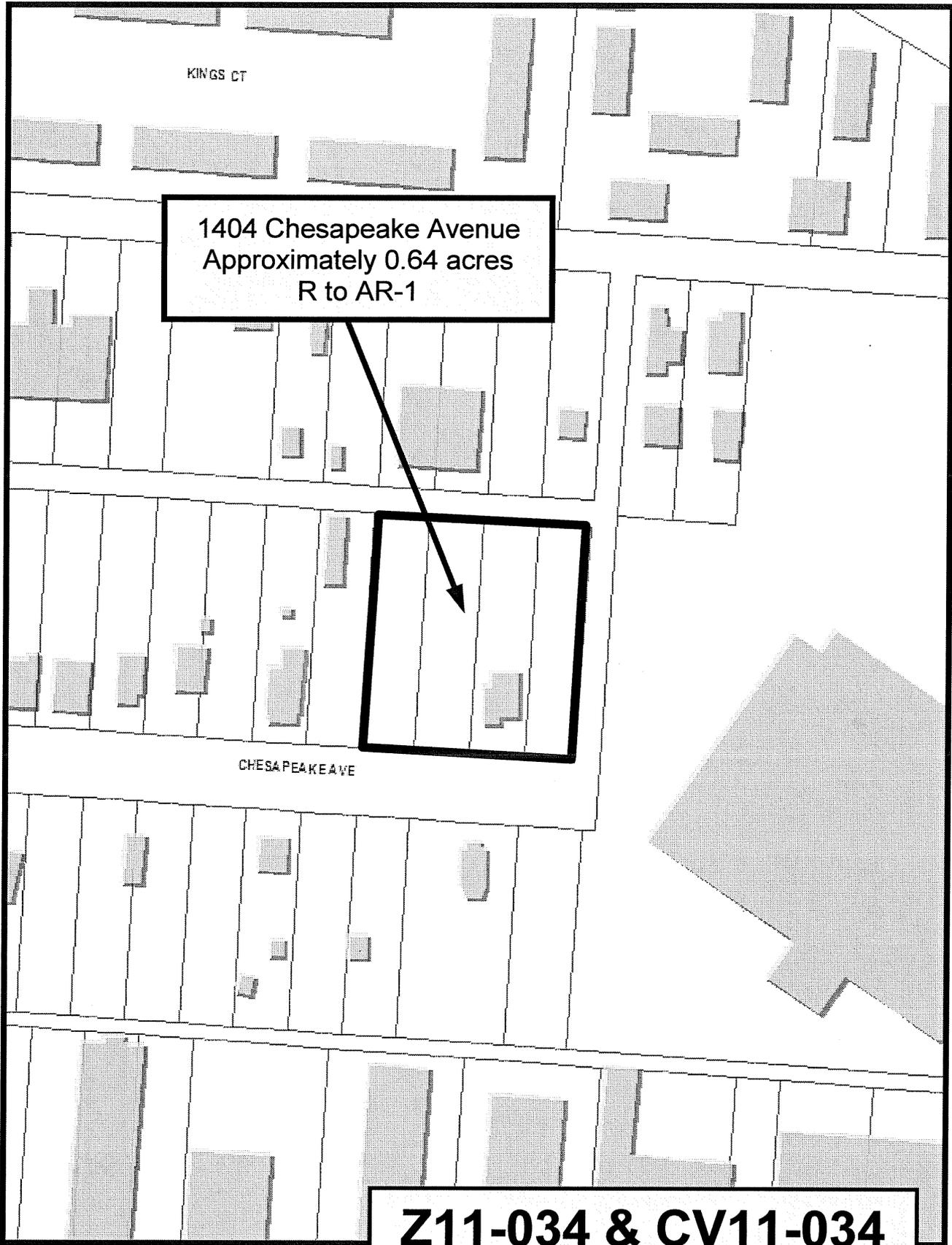
Z11-034 & CV11-034

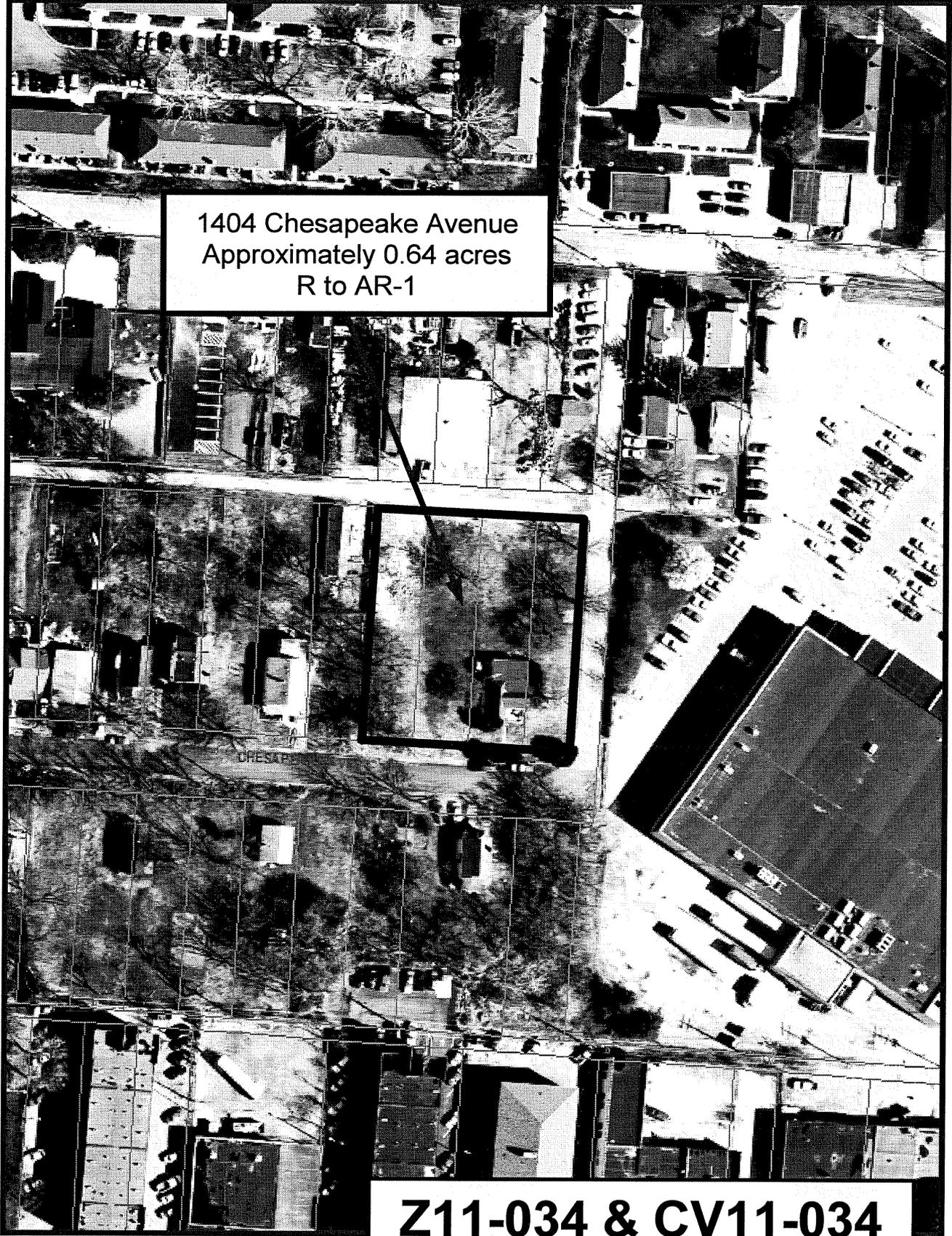
KINGS CT

1404 Chesapeake Avenue
Approximately 0.64 acres
R to AR-1

CHESAPEAKE AVE

Z11-034 & CV11-034





1404 Chesapeake Avenue
Approximately 0.64 acres
R to AR-1

Z11-034 & CV11-034