



## 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](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: CV14-015/14315-00000-00198  
Date Received: 4/1/14  
Application Accepted By: TP Fee: \$1760.00  
Comments: Assigned to Tori Proehl; 645-2749; vjproehl@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1506 Chesapeake Avenue Zip 43212  
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: 420-292066 / 292058 / 292062 / 292072 / 292055 / 292059  
☐ Check here if listing additional parcel numbers on a separate page.  
Current Zoning District(s): AR-1  
Civic Association or Area Commission: 5th X Northwest Area Commission  
Proposed use or reason for Council Variance request: Reconfiguration of approved site plans  
Acreage: 1.28+/- acres

### APPLICANT: Name Metropolitan Holdings LLC

Address 1433 Grandview Ave. City/State Columbus, OH Zip 43212  
Phone # 488-1900 Fax # 488-1905 Email: \_\_\_\_\_

### PROPERTY OWNER(S): Name Guy Williams, Jr., et al.

Address 1387 Chambers Rd. City/State Columbus, OH Zip 43212  
Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email: \_\_\_\_\_  
☒ Check here if listing additional property owners on a separate page.

### ATTORNEY / AGENT

☒ Attorney ☐ Agent

Name David Hodge / Smith & Hale LLC

Address 37 W. Broad St., Suite 460 City/State Columbus, OH Zip 43215  
Phone # 221-4255 Fax # 221-4409 Email: \_\_\_\_\_

### SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE Metropolitan Holdings, LLC By: [Signature]  
PROPERTY OWNER SIGNATURE Guy Williams, Jr., et al. By: [Signature]  
ATTORNEY / AGENT SIGNATURE \_\_\_\_\_ By: [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.

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CV14-015

### 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.

Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

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**Statement of Hardship****1506 Chesapeake Avenue**

The applicant is requesting a council variance to allow development in the AR-1 district along the north side of Chesapeake Avenue. There are two existing approved council variances applicable to these properties, which must be repealed in conjunction with this request. For engineering reasons, the development plan for these properties must be revised, which is the reason for the request. The proposal is to allow 2 4-family structures, 3 3-family structures, 6 2-family structures, and 2 1-family structures in the AR-1 apartment residential district. The proposed development of multi-family dwelling units is consistent with existing Columbus development surrounding the property, and with the land use recommendations for the property. This proposed urban layout requires variances to the existing AR-1 development standards, which are typical with infill sites in older areas of the City such as this. A hardship exists because there is not zoning classification that would permit this proposal without a series of variances. The variances requested are:

C.C. 3333.02 – AR-12, ARLD, and AR-1 apartment residential district use.

To permit 2 4-family structures, 3 3-family structures, 6 2-family structures, and 2 1-family structures on a lot in the AR-1 apartment residential district.

C.C. 3333.16 – Fronting.

To permit dwellings that do not front on a public street.

C.C. 3333.18 – Building lines.

To reduce the building setback from 25 feet to 12 feet.

C.C. 3333.255 – Perimeter yard.

To reduce the perimeter yard from 25 feet to zero.

C.C. 3312.21 – Landscaping and screening.

To not provide landscaping around the perimeter of the parking areas.

The grant of these variances will not adversely affect the surrounding property or surrounding neighborhood, will not impair an adequate supply of light and air to adjacent properties, unreasonably increase the congestion of public streets, unreasonably diminish or impair established property values within the surrounding area, or otherwise impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

This proposal furthers a significant aesthetic improvement to these properties and to the neighborhood in general and is consistent with the existing mixed-use nature of this area. The applicant respectfully requests that these variances be granted, as they are necessary for this appropriate redevelopment.

CV14-015

Metropolitan Holdings LLC

By: David Hodge - attorney for applicant

Date: 3/31/2014



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### AFFIDAVIT

(See next page for instructions)

APPLICATION # CV14-015

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David Hodge

of (1) MAILING ADDRESS 37 W. Broad St., 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 1506 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) 4/1/14

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) Guy Williams, Jr.	Kitchner Park, Inc.
1387 Chambers Rd.	887 Chambers Rd.
Columbus, OH 43212	Columbus, OH 43212

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 X Northwest Area Commission  
c/o Mr. Bruce Shalter  
1635 B Grandview Ave., 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)

☐ (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 31<sup>st</sup> day of March, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Natalie C. Timmons  
9/4/15



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

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**APPLICANT**

Metropolitan Holdings LLC  
1433 Grandview Avenue  
Columbus, OH 43212

**AREA COMMISSION**

Bruce Shalter  
5<sup>th</sup> x Northwest Area Commission  
1635 B Grandview Avenue  
Columbus, OH 43212

**PROPERTY OWNERS**

Guy Williams, Jr.  
1387 Chambers Road  
Columbus, OH 43212

Kitchner Park Inc.  
887 Chambers Road  
Columbus, OH 43212

**ATTORNEY**

David Hodge  
Smith & Hale LLC  
37 West Broad Street, Suite 460  
Columbus, OH 43215

**SURROUNDING PROPERTY  
OWNERS**

Sandra M & Jeffrey M Groom TR  
239 South Chesterfield Road  
Columbus, OH 43209

Joyce A Smith  
1756 North Star Road  
Columbus, OH 43212

Douglas W Jackson  
2240 Concord Village Drive  
Columbus, OH 43220

Management Plus LLC  
3636 North High Street  
Columbus, OH 43214

Kohr Holdings LLC  
1380 Dublin Road  
Columbus, OH 43215

Racheal V Ransome  
275 East Meehan Avenue  
Philadelphia, PA 19119

David M Alvis  
1466 Chesapeake Avenue  
Columbus, OH 43212

Linsue Inc.  
2098 Guilford Road  
Columbus, OH 43221

Broadview L P  
1180 Ashland Avenue  
Columbus, OH 43212

Thomas R Eggers  
1399 Cambridge Blvd.  
Columbus, OH 43212

Hartgrove-Holley et al.  
1501 Demorest Road  
Columbus, OH 43228

Christopher A Cornetet  
1480 Chesapeake Avenue  
Columbus, OH 43212

Star King Real Estate LLC  
P.O. Box 12159  
Columbus, OH 43212

Kingstar Investments LLC  
75 East Gay Street, Suite 100  
Columbus, OH 43215

Aslan Properties LLC  
P.O. Box 12596  
Columbus, OH 43212

CV14-015

Drayton Court LLC  
1448 Westwood Avenue  
Columbus, OH 43212

2 Guys 1474-1476 1/2  
Chesapeake Avenue LLC  
1387 Chambers Road  
Columbus, OH 43212

Grandview Village 1 LLC  
1500 West 3<sup>rd</sup> Avenue, Suite 400  
Columbus, OH 43212

vekasy-westchesapeake.lbl (nct)  
3/11/14 F:Docs/s&hlabels/2014



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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 # CV14-015

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] David Hodge

Of [COMPLETE ADDRESS] 37 W. Broad St., 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. Metropolitan Holdings LLC 1433 Grandview Ave. Columbus, OH 43212 Zero Columbus employees Matt Vekasy 488-1900	2. Kitchner Park, Inc. 887 Chambers Rd. Columbus, OH 43212
3. Guy Williams, Jr. 1387 Chambers Rd. Columbus, OH 43212	4.

☐ Check here if listing additional parties on a separate page.

#### SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 31<sup>st</sup> day of March, 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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**Legal Description**

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 3, Township 1, Range 18, U.S.M.D, and being all of Lots 38, 39, 40, 41, 42, 43, 44 and 45 of "Lincoln Heights Addition" subdivision recorded in Plat Book 7, Page 250, said lots being in the name of Kitchner Park, Inc., Guy Williams, Jr., and Laura Williams, and described as follows:

*Beginning* in the north right-of-way line of Chesapeake Avenue and at the southwest corner of said Lot 38 of said "Lincoln Heights Subdivision";

Thence Easterly, along said north right-of-way line, about 320 feet to the southeast corner of said Lot 45;

Thence Northerly, along the east line of said Lot 45, about 175 feet to the northeast corner of said Lot 45, and in the south right-of-way line for an Alley;

Thence Westerly, along said south right-of-way line, about 320 feet to the northwest corner of said Lot 38;

Thence Southerly, along the west line of said Lot 38, about 175 feet to the *Point of Beginning*. Containing approximately 1.28+/- acres of land, more or less.

This description was written for zoning purposes only.

Tax parcel Nos. 420-292066, 420-292058, 420-292057, 420-292062, 420-292072, 420-292055, 420-292059



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 3/7/14



Disclaimer

Scale = 100

Grid North

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



# 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: 420292066, -292058, -292057, -292062, -292072, -292055, -292059

Zoning Number: 1506

Street Name: CHESAPEAKE AVE

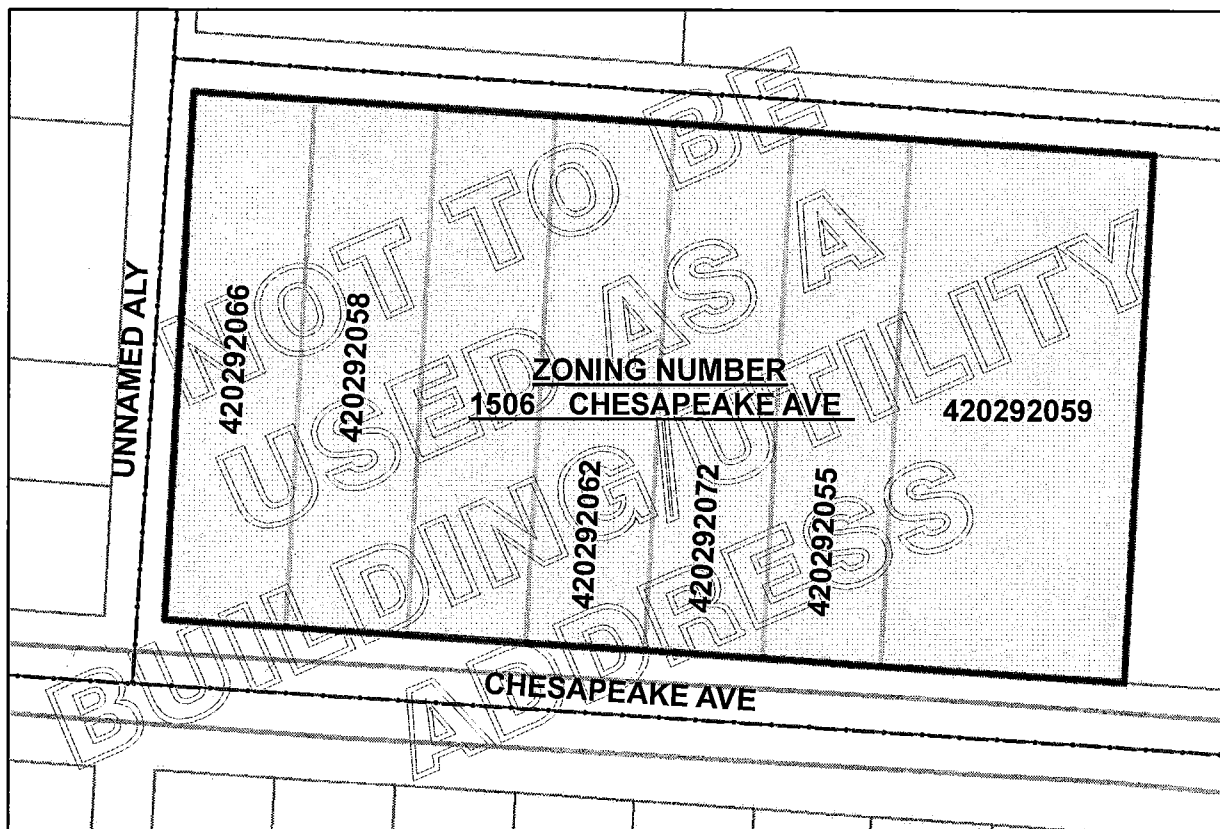
Lot Number 38-45

Subdivision: LINCOLN HTS

Requested By: SMITH & HALE (DAVID HODGE)

Issued By: *Edgardo Hernandez*

Date: 3/10/2014



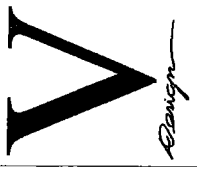
SCALE: 1 inch = 60 feet

GIS FILE NUMBER: 18342



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

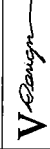
510-4143



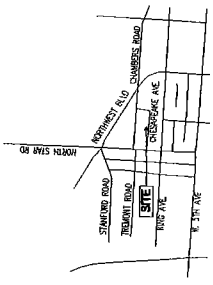
1496-1522 CHESAPEAKE AVENUE  
COLUMBUS, OHIO 43212

SHEET TITLE  
ZONING  
COMPLIANCE  
PLAN

DATE: MARCH 14, 2011  
PERSONS:



SHEET NO.  
ZCL-1



LOCATION MAP

**DEVELOPMENT TABULATIONS**

TOTAL SITE AREA (UNDIVIDED HALF OF ALLEY)  
42,888 S.F. - 1.00 ACRES

EXISTING ZONING  
M-1

PROPOSED ZONING  
M-1

EXISTING USE  
VACANT LOT, WAREHOUSE, AND SINGLE-FAMILY RES.

TOTAL SQUARE FOOTAGE OF PROPOSED DEVELOPMENT  
11,111 S.F.

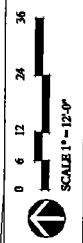
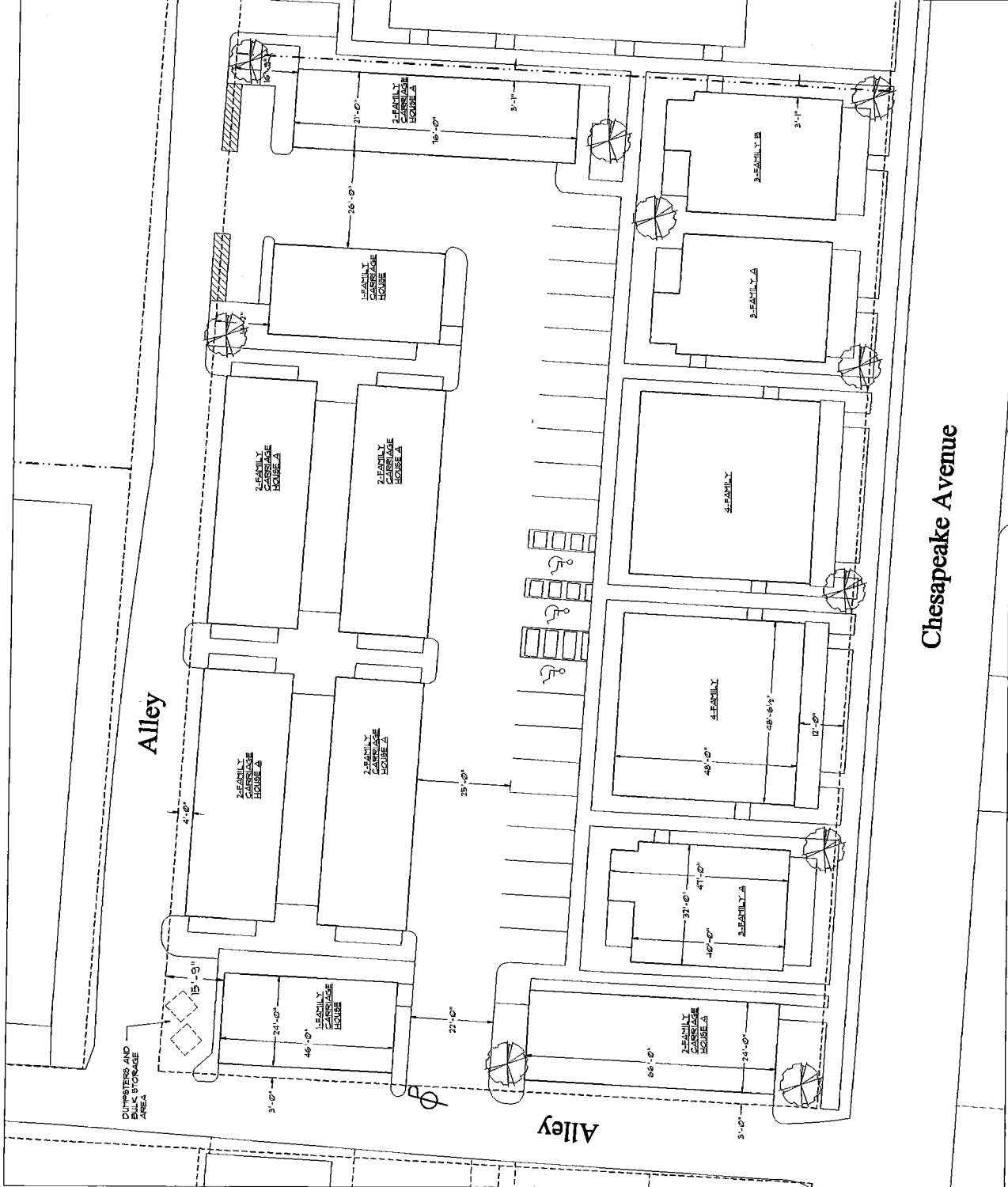
TOTAL NUMBER OF PROPOSED DWELLING UNITS  
11

PROPOSED LOT AREA  
2,111 S.F. PER LOT

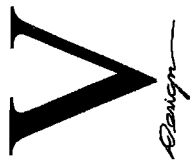
PROPOSED NUMBER OF PARKING SPACES  
20

PROPOSED NUMBER OF DRIVEWAYS  
20

PROPOSED NUMBER OF DRIVEWAYS PER LOT  
2



PROPOSED SITE PLAN

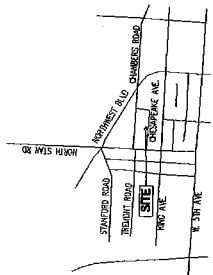


1496-1522 CHESAPEAKE AVENUE  
COLUMBUS, OHIO 43212

SHEET TITLE  
ZONING  
COMPLIANCE  
PLAN BUILDING  
ELEVATIONS

DATE: MARCH 18, 2014  
REVISIONS:

V-Daugh  
SHEET NO.  
ZCL-2



DEVELOPMENT TABULATIONS

TOTAL SITE AREA (INCLUDING HALF OF ALLEY)  
27,000 S.F. - 0.61 ACRES

EXISTING ZONING  
R-1

PROPOSED ZONING  
R-1

PROPOSED USE  
MULTI-FAMILY RESIDENTIAL

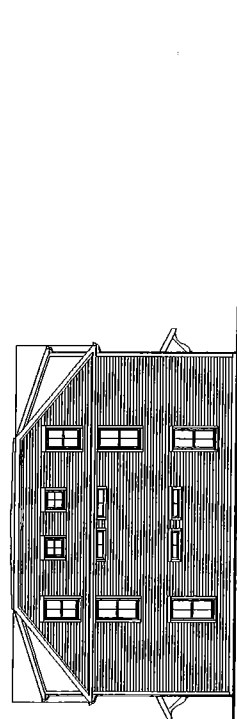
TOTAL NUMBER OF PLANNED DWELLING UNITS  
31

PROPOSED LOT AREA  
27,000 S.F. - 0.61 ACRES

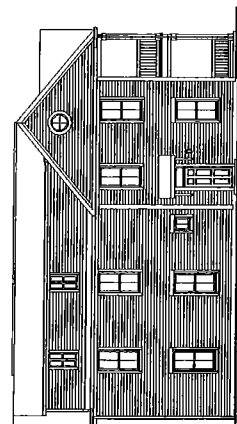
PROPOSED LOT AREA  
27,000 S.F. - 0.61 ACRES

PROPOSED LOT AREA  
27,000 S.F. - 0.61 ACRES

PROPOSED LOT AREA  
27,000 S.F. - 0.61 ACRES

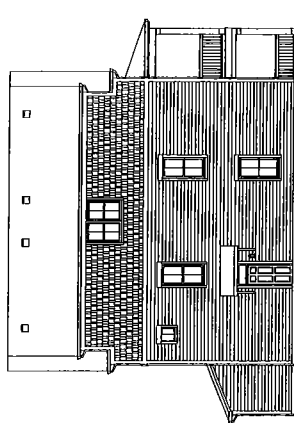


Rear Elevation

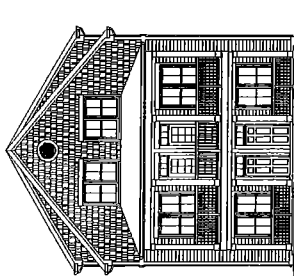


Left Elevation

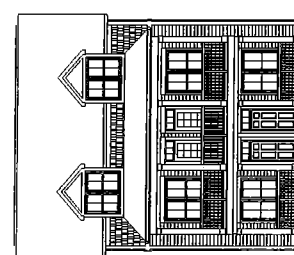
4-Family



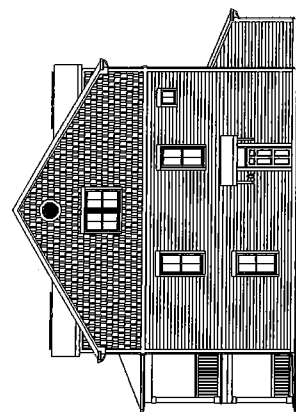
Right Elevation



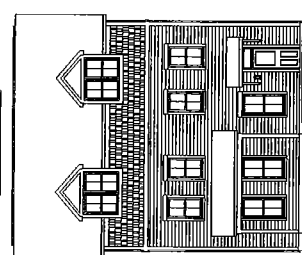
Front Elevation



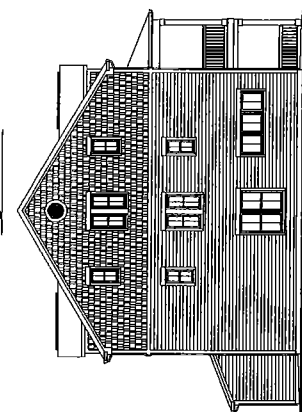
Rear Elevation



Left Elevation

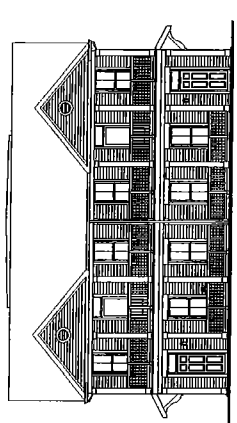


Front Elevation

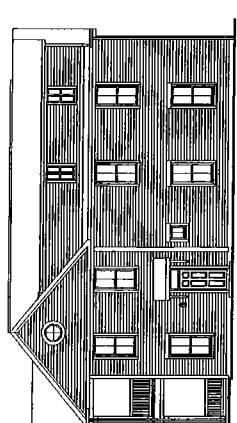


Right Elevation

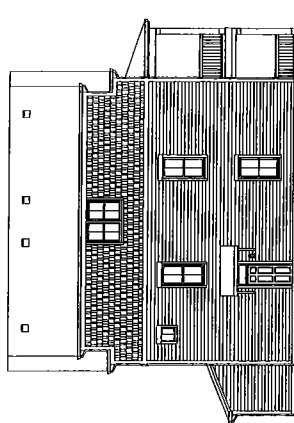
3-Family B



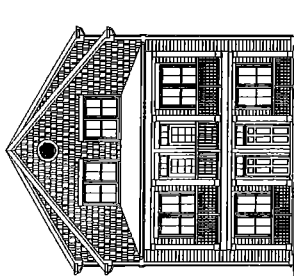
Rear Elevation



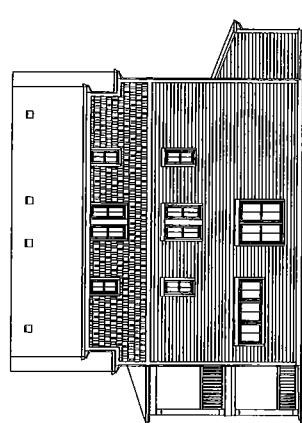
Left Elevation



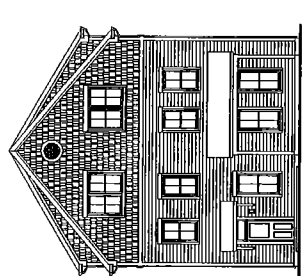
Right Elevation



Front Elevation

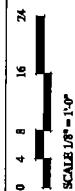


Rear Elevation



Left Elevation

3-Family A



PROPOSED BUILDING ELEVATIONS





CV14-015  
1506 Chesapeake Avenue  
Approximately 1.28 acres





CV14-015  
1506 Chesapeake Avenue  
Approximately 1.28 acres