



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

OFFICE USE ONLY

Application Number: CV14-016/14315-00000-00200
Date Received: 4/1/14
Application Accepted By: TP Fee: \$1760
Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1395 Chambers Road 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: 130-005581 / 420-292067 / 292068 / 292069 / 292070 / 292071 / 292056 / 292064
☐ Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s): R, upon annexation and AR-1 - filed concurrently with rezoning request to AR-1 for portion.
Civic Association or Area Commission: 5th X Northwest Area Commission
Proposed use or reason for Council Variance request: Multi-family residential
Acreage: 1.28+/- acre

APPLICANT: Name Guy Williams, Jr.

Address 1387 Chambers Rd. City/State Columbus, OH Zip 43212
Phone # 488-1101 Fax # 488-0028 Email: _____

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

Address 1387 Chambers Rd. City/State Columbus, OH Zip 43212
Phone # 402-0112 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 Guy Williams, Jr. By: David Hodge
PROPERTY OWNER SIGNATURE Guy Williams, Jr., et al. By: David Hodge
ATTORNEY / AGENT SIGNATURE David Hodge

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.
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Please make all checks payable to the Columbus City Treasurer



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CV14-016

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**1395 Chesapeake Avenue**

The applicant is requesting a council variance to allow development in the AR-1 district along the south side of Chesapeake Avenue. There is an existing approved council variance applicable to these properties, which must be repealed in conjunction with this request. In addition, the westernmost two properties are being zoned to the AR-1 district concurrent with this request. For engineering reasons, the development plan for these properties must be amended. The proposal is to allow 2 4-family structures, 4 3-family structures, 8 2-family structures, and 1 1-family structure 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, 4 3-family structures, 8 2-family structures, and 1 1-family structure 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 13 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.

CV14-016

Guy Williams, Jr.

By: David H. Hodge

Date: 3/31/14

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3/31/2014



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AFFIDAVIT

(See next page for instructions)

APPLICATION #

CV14-016

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 1397 Chambers Road

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) 4/11/14

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Guy Williams

1387 Chambers Rd.
Columbus, OH 43212

Mathew Vekasy

1433 Grandview Ave.
Columbus, OH 43212

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

Guy Williams, Jr.

488-1101

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

(5) 5th X Northwest Area Commission

c/o Mr. Bruce McKibben

1095 Lincoln 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

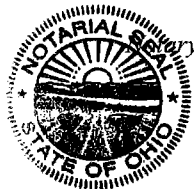
Subscribed to me in my presence and before me this 31st day of March, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8)

Natalie C. Timmons
9/4/15



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

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APPLICANT**AREA COMMISSION****ATTORNEY**

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

5th by Northwest
c/o Mr. Bruce McKibben
1094 Lincoln Avenue
Columbus, OH 43212

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

PROPERTY OWNERS

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

1405 LLC
911 Henry Street
Columbus, OH 43215

Matthew Vekasy
1433 Grandview Avenue
Columbus, OH 43212

SURROUNDING PROPERTY OWNERS

Mark N Barbaglia
1765 D Kings Court
Columbus, OH 43212

Meganne E Piccione
1765 Kings Court, Unit E
Columbus, OH 43312

James J Burchfield
1765 F Kings Court
Columbus, OH 43212

Pauline R Troesch
1773 Kings Court, Apt. A
Columbus, OH 43212

Susan Wolford
1773 B Kings Court
Columbus, OH 43212

William M Mahon
1773 C Kings Court
Columbus, OH 43212

Ronald S & Barbara L Walczak
8390 Bainbrook Drive
Chagrin Falls, OH 44023

T & V Properties LLC
280 Weatherburn Drive
Powell, OH 43065

Dirken D Winkler
1773 F Kings Court
Columbus, OH 43212

Karen S Paoletti
1781 A Kings Court
Columbus, OH 43212

Kelley A Mullick
1928 NE 49th Way
Hillsboro, OR 97127

Kathy Y Bratton
1781 Kings Court, Apt. C
Columbus, OH 43212

Pamela S Cook
1781 Kings Court, Apt. D
Columbus, OH 43212

Angela Mahoney
1781 Kings Court, Apt. E
Columbus, OH 43212

Vida J Winns
1636 61st Street
Downers Grove, IL 60516

CN14-014

Kroger Co.
Property Tax 7th Floor
1014 Vine Street, Suite 1000
Cincinnati, OH 45202

Ruth W Bianco
2873 Zollinger Road
Columbus, OH 43221

FLC-85
1449 Chambers Road
Columbus, OH 43212

Alexandra J & Isaac W Serfaty
6342 Memorial Drive
Dublin, OH 43017

Dorothy M Staveley, TR
3601 Wooddale Avenue S #522
Minneapolis, MN 55416

Grandview Village I LLC
1433 Grandview Avenue
Columbus, OH 43212

VW Partners
1433 Grandview Avenue
Columbus, OH 43212

Cecilia Devendra
4590 Knightsbridge Blvd., Bl. 301
Columbus, OH 43214

Associated General Contractors of
America
1755 Northwest Blvd
Columbus, OH 43212

Windgate Village Condo.
4900 Reed Road, Suite 230
Columbus, OH 43220

Northwest Area Commission Assoc.
c/o Brian Linhart
6275 Commonweath Drive
Westerville, OH 43082

chambers2014.lbl (nct)
3/31/14 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 # CV14-016

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. Guy Williams 1387 Chambers Rd. Columbus, OH 43212	2. 1405, LLC 911 Henry St. Columbus, OH 43215 Zero employees Stan Milenkovic, 402-0112
3. VW Partners LLC 1433 Grandview Ave. Columbus, OH 43212 Zero Columbus employees Matt Vekasy 499-1900 xt. 14	4. Mathew Vekasy 1433 Grandview Ave. Columbus, OH 43212

☐ 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 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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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: 130005581, 420292067, -292068, -292069, -292070,
-292071, -292056, -292064

Zoning Number: 1395

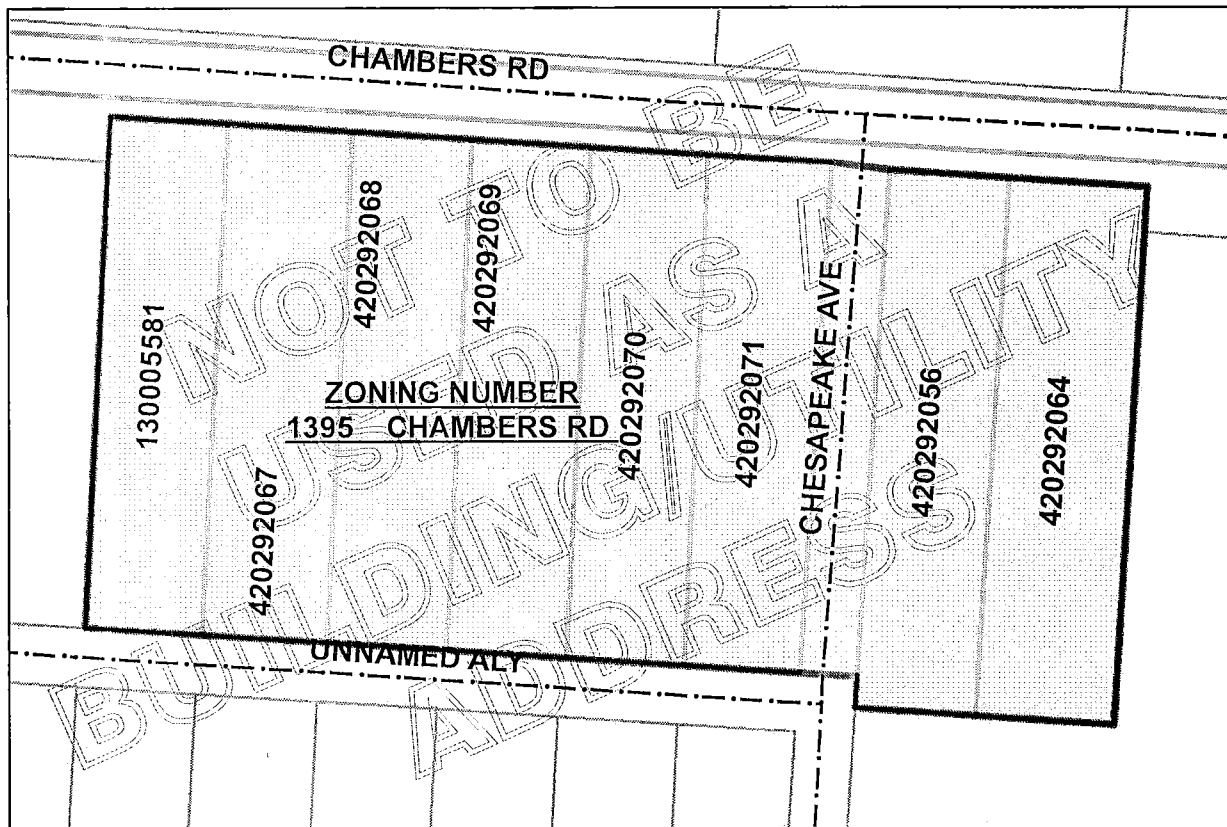
Street Name: CHAMBERS RD

Lot Number N/A

Subdivision: N/A

Requested By: SMITH & HALE (DAVID HODGE)

Issued By: Adyana Williams Date: 3/31/2014



SCALE: 1 inch = 60 feet

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

GIS FILE NUMBER: 12435

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 32, 33, 34, 35, 36, and 37 of "Lincoln Heights Addition" subdivision recorded in Plat Book 7, Page 250, said lots being in the name of 1405 LLC and Guy Williams, Jr. and described as follows:

Beginning in the south right-of-way line of Chambers Road and at the northwest corner of said Lot 32 of said "Lincoln Heights Subdivision";

Thence Easterly, along said south right-of-way line, about 240.55 feet to the northeast corner of said Lot 37;

Thence Southerly, along the east line of said Lot 37, about 170.46 feet to the southeast corner of said Lot 37, in the north right-of-way line for an Alley;

Thence Westerly, along said north right-of-way line, about 238.62 feet to the southwest corner of said Lot 32;

Thence Northerly, along the west line of said Lot 32, about 170.45 feet to the *Point of Beginning*. Containing approximately .93 acres of land, more or less.

This description was written for zoning purposes only.

Tax parcel Nos. 130-005581, 420-292067, 420-292068, 420-292069, 420-292070, 420-292071.

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 Franklin County Parcels numbered 420-292056 and 420-292064.

Beginning in the south right-of-way line of Chambers Road, 20 feet east across an unnamed alley from Lot 37 of the Lincoln Heights Addition subdivision recorded in Plat Book 7, Page 250, and at the northwest corner of parcel number 420-292056 said lots being in the name of Guy Williams, Jr.

Thence Easterly, along said south right-of-way line, about 85 feet to the northeast corner of said parcel 420-292064;

Thence Southerly, along the east line of said parcel 420-292064, about 180 feet to the southeast corner of said parcel.

Thence Westerly, along the south line of said parcels, about 85 feet to the southwest corner of parcel 420-292056;

Thence Northerly, along the west line of said parcel 420-292056, about 180 feet to the *Point of Beginning*. Containing approximately .35 acres.

This description was written for zoning purposes only.

Tax parcel Nos. 420-292056, 420-292064.
chambers2014_CV.lgl



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 3/7/14



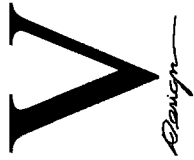
Disclaimer

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.

974-066



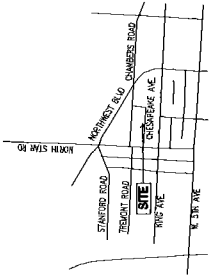
1397 CHAMBERS ROAD
COLUMBUS, OHIO 43212

SHEET TITLE
ZONING
COMPLIANCE
PLAN

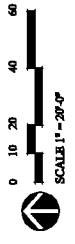
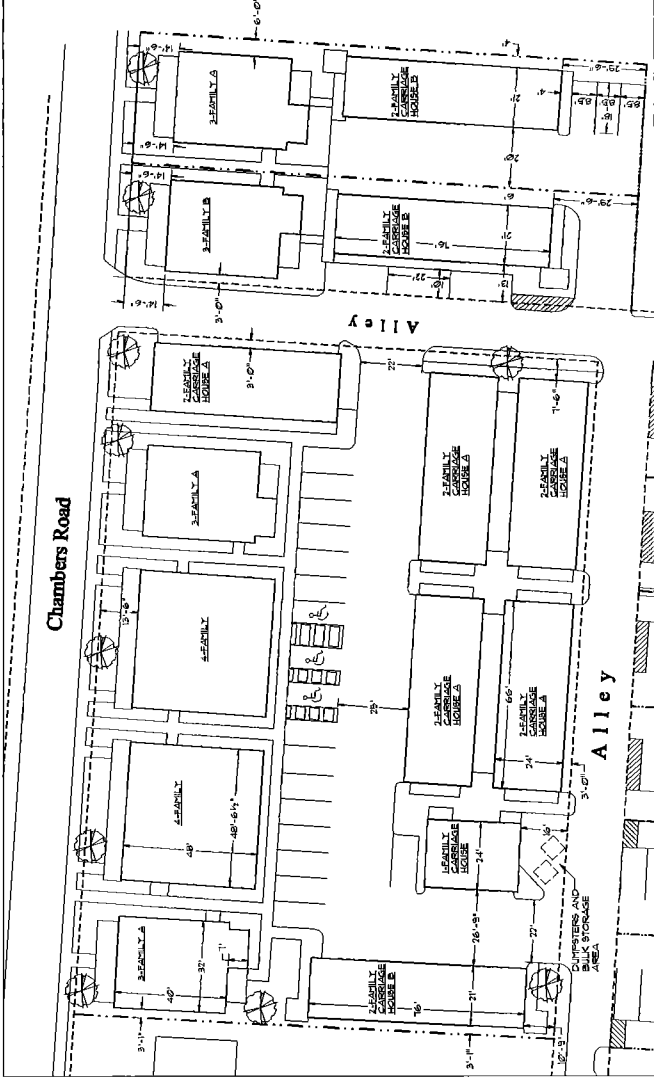
DATE: MARCH 12, 2014
REVISIONS:



SHEET NO.
ZCL-1

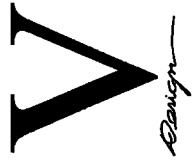


DEVELOPMENT TABULATIONS
TOTAL SITE AREA INCLUDING BULK OF ALLEYS
3.00 ACRES
EXISTING ZONING
R-1
PROPOSED ZONING
R-1
EXISTING USE
VACANT LOT, WAREHOUSE, AND SINGLE-FAMILY HOMES
PROPOSED USE
SINGLE-FAMILY HOMES
TOTAL NUMBER OF PROPOSED BUILDINGS
17
TOTAL NUMBER OF PROPOSED DWELLING UNITS
37
PROPOSED DENSITY
12.33 UDS/AC
PARKING PROVIDED
25 SPACES (100% OF 25 REQUIRED)
25 SPACES (100% OF 25 REQUIRED)
25 SPACES (100% OF 25 REQUIRED)
% TOTAL SPACES TO BE SPACES PER LOT



PROPOSED SITE PLAN

110-1117



1397 CHAMBERS ROAD
COLUMBUS, OHIO 43212

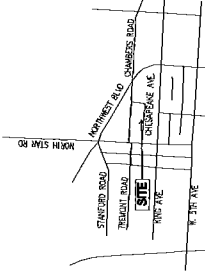
SHEET TITLE
ZONING
COMPLIANCE
PLAN BUILDING
ELEVATIONS

DATE: MARCH 11, 2014
REVISIONS:

V Design

SHEET NO.

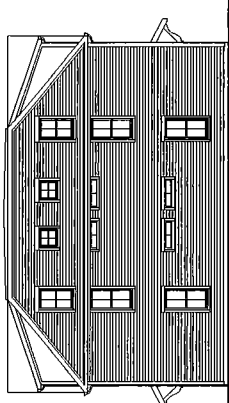
ZCL-2



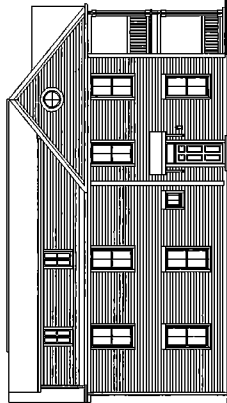
LOCATION MAP

DEVELOPMENT TABULATIONS
TOTAL SITE AREA (EXCLUDING BAY OF ALLEY)
30,000 S.F. (0.69 ACRES)
EXISTING ZONING
R-10
PROPOSED ZONING
R-10
PROPOSED USE
VACANT LOT, WALKWAYS, AND BROWNS FAMILY HOMES
TOTAL VACANT LOT
30,000 S.F. (0.69 ACRES)
TOTAL NUMBER OF PROPOSED UNITS (FIVE)
5

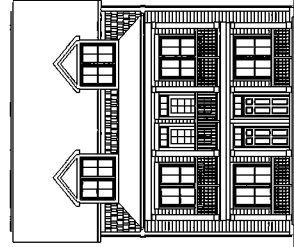
PROPOSED PARKING
20 SPACES
PROPOSED PARKING
20 SPACES
PROPOSED PARKING
20 SPACES
TOTAL PROPOSED PARKING
60 SPACES (20 PER UNIT)



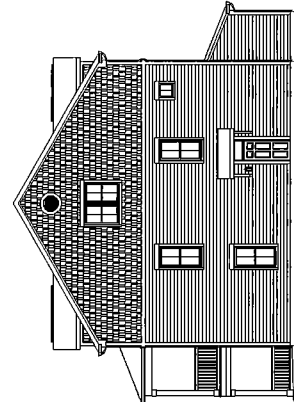
Rear Elevation



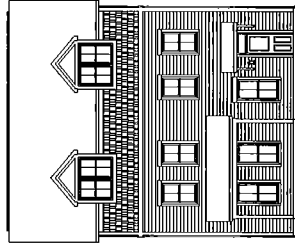
Left Elevation



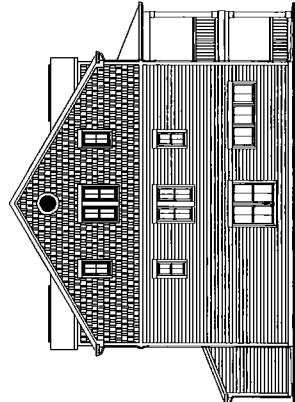
Front Elevation



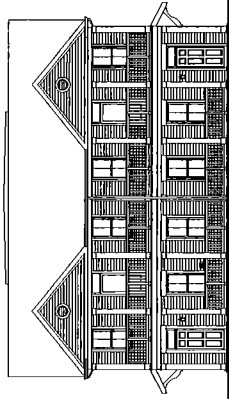
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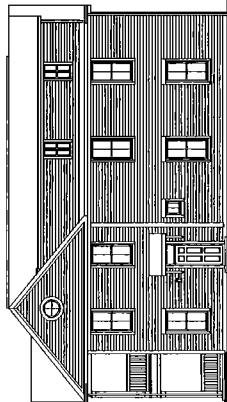
Rear Elevation



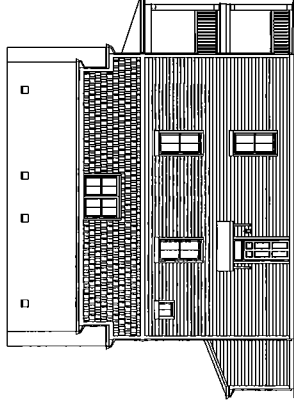
Left Elevation



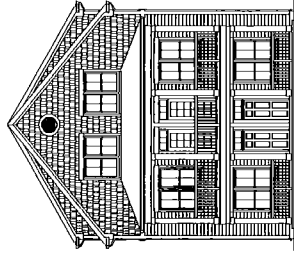
Front Elevation



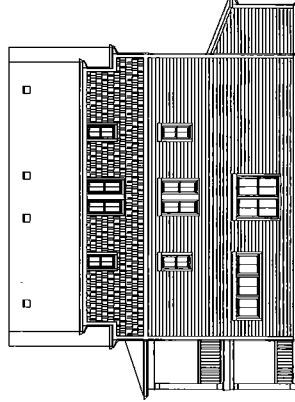
Right Elevation



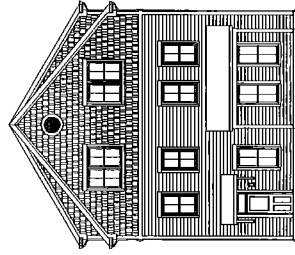
Right Elevation



Front Elevation



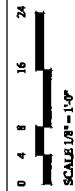
Left Elevation



Rear Elevation

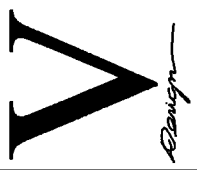
3-Family B

3-Family A



PROPOSED BUILDING ELEVATIONS

110-hiv

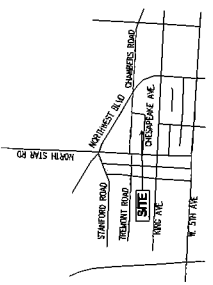


1397 CHAMBERS ROAD
COLUMBUS, OHIO 43212

SHEET TITLE
ZONING
COMPLIANCE
PLAN BUILDING
ELEVATIONS

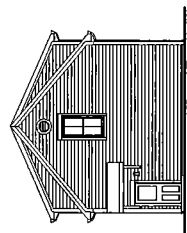
DATE: MARCH 13, 2014
REVISIONS:

V Design
SHEET NO.
ZCL-3

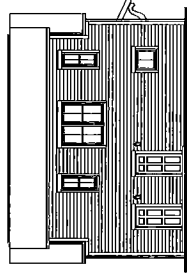


LOCATION MAP

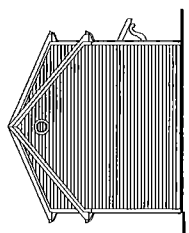
DEVELOPMENT TABULATIONS
TOTAL SITE AREA INCLUDING BULK FILL (AC)
TOTAL SITE AREA EXCLUDING BULK FILL (AC)
EXISTING ZONING
PROPOSED ZONING
EXISTING USE
PROPOSED USE
TOTAL NUMBER OF PROPOSED DWELLING UNITS
TOTAL NUMBER OF PROPOSED LIVING UNITS
TOTAL NUMBER OF PROPOSED GARAGE UNITS
TOTAL NUMBER OF PROPOSED PARKING SPACES
TOTAL NUMBER OF PROPOSED DRIVEWAYS
TOTAL NUMBER OF PROPOSED STALLS
TOTAL NUMBER OF PROPOSED STALLS PER UNIT
TOTAL NUMBER OF PROPOSED STALLS PER UNIT



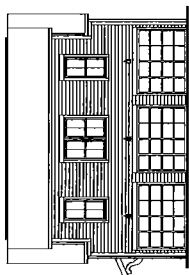
Right Elevation



Rear Elevation

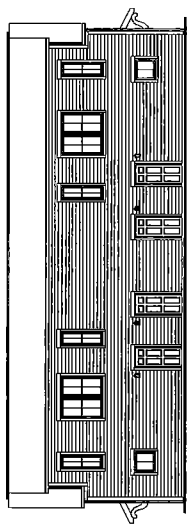


Left Elevation

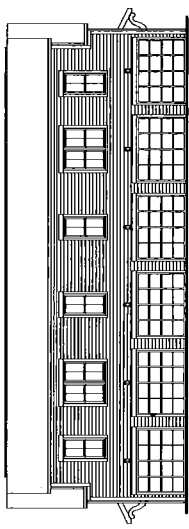


Garage Elevation

1-Family Carriage House

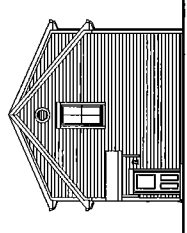


Rear Elevation

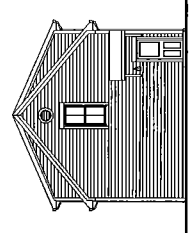


Garage Elevation

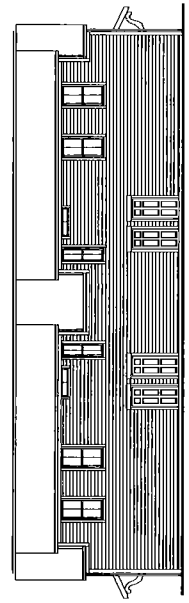
2-Family Carriage House A



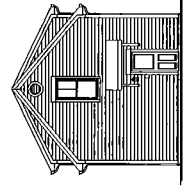
Right Elevation



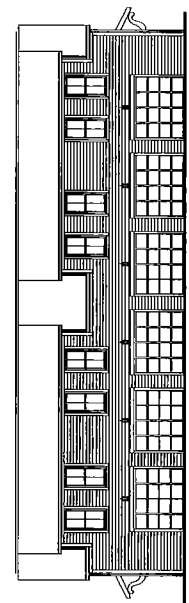
Left Elevation



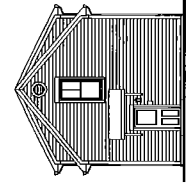
Rear Elevation



Left Elevation

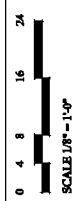


Garage Elevation

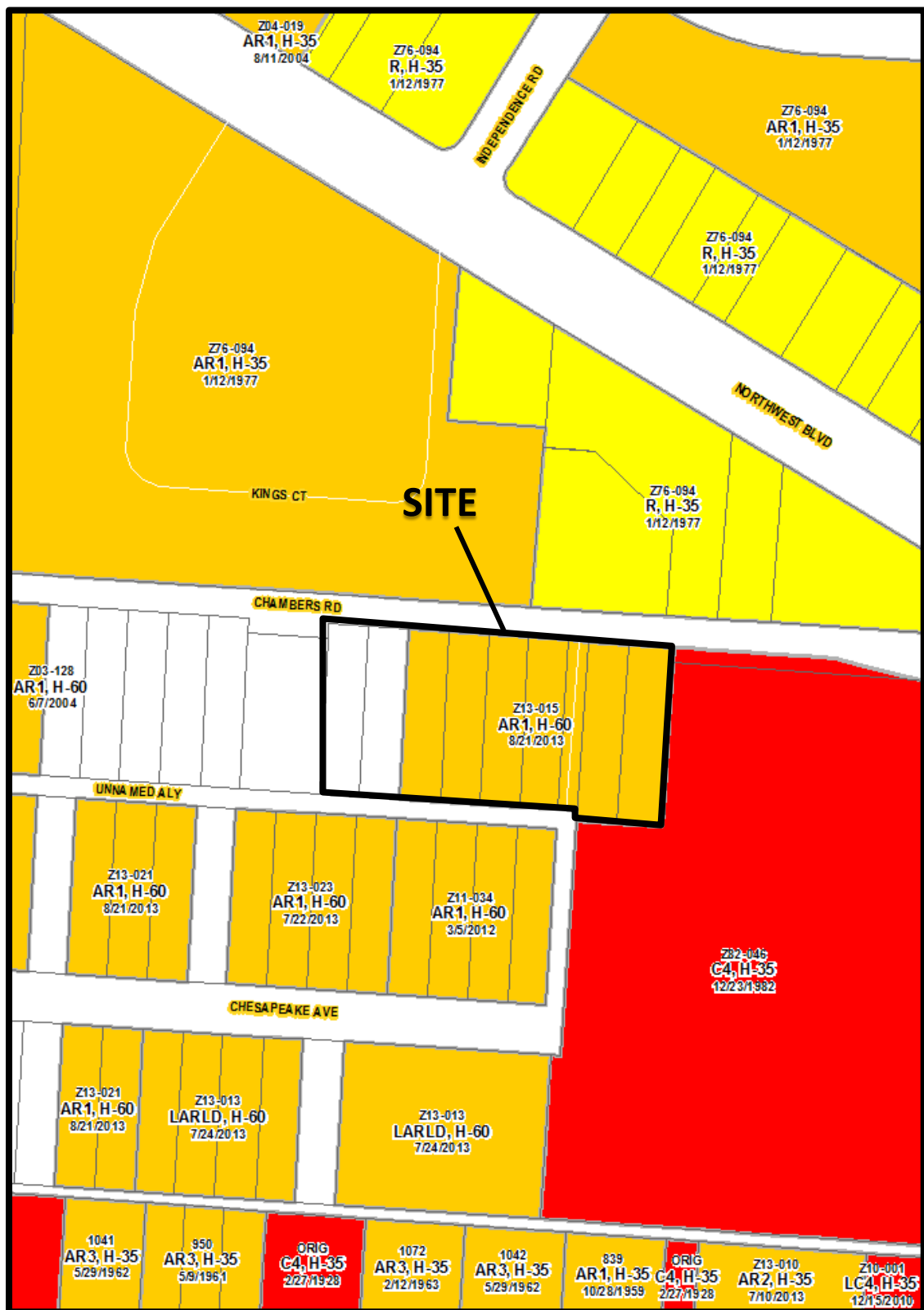


Right Elevation

2-Family Carriage House B

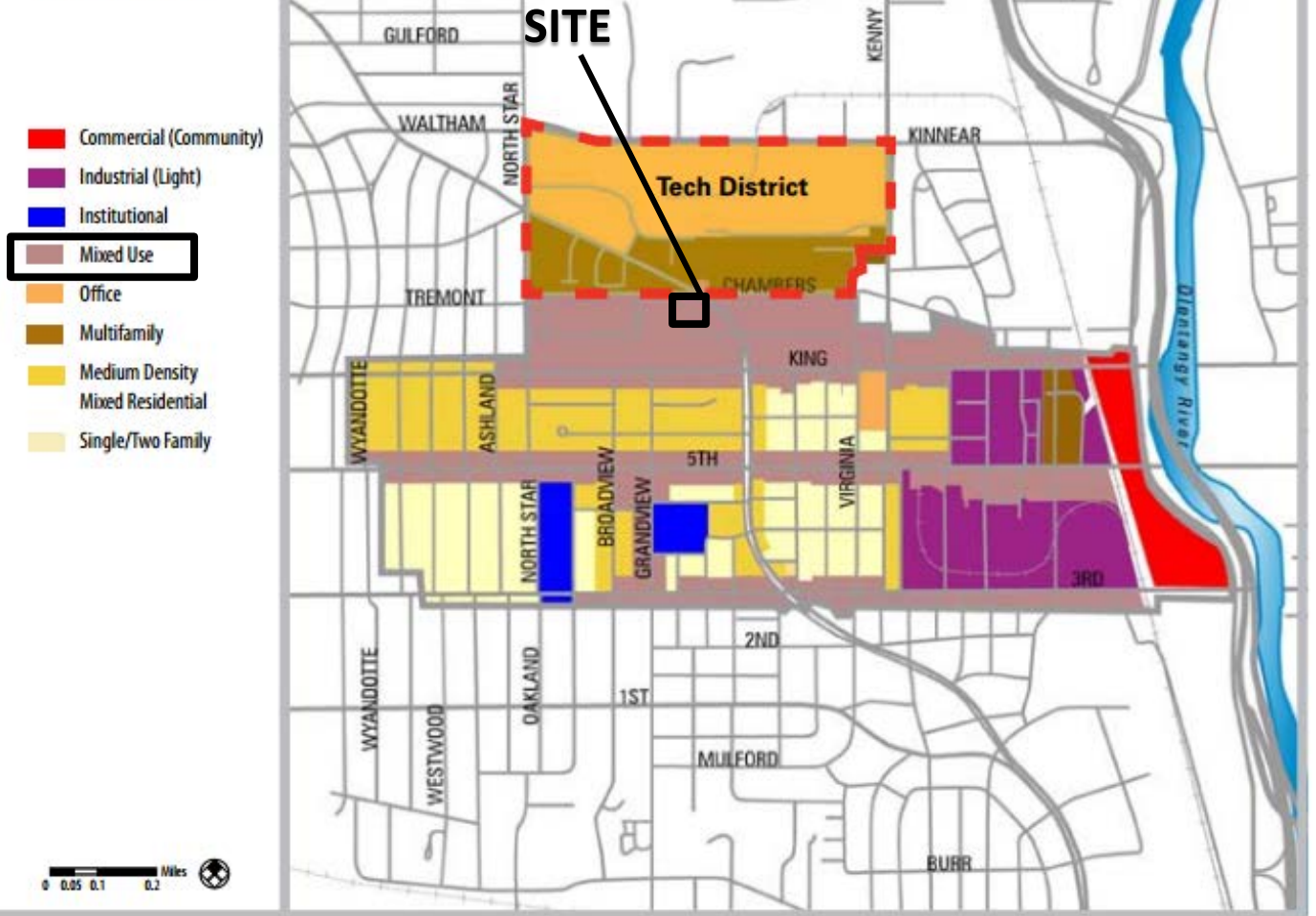


PROPOSED BUILDING ELEVATIONS



CV14-016
 1395 Chambers Road
 Approximately 1.28 acres

Figure 7
Land Use Plan



CV14-016
1395 Chambers Road
Approximately 1.28 acres



CV14-016
1395 Chambers Road
Approximately 1.28 acres