



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: CV12-014/12315-00000-00171

Date Received: 4/3/12

Application Accepted By: S. Pine

Fee: \$1600

Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1419 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: 130-2455

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

Current Zoning District(s): R

Recognized Civic Association or Area Commission: 5th by Northwest Area Commission

Proposed use or reason for Council Variance request: multi-family

Acreage: 0.7685

APPLICANT: Name Metropolitan Holdings LLC

Address 1500 West Third Avenue, Suite 400 City/State Columbus, OH Zip 43212

Phone # 488-1900 Fax # 488-1905 Email: mvekasy@metropolitanholdings.com

PROPERTY OWNER(S): Name Guy P. & Laura L. Williams / Guy P. Williams Jr.

Address 1387 Chambers Road 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 Jeffrey L. Brown - Smith & Hale LLC

Address 37 West 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 SIGNED IN BLUE INK)

APPLICANT SIGNATURE Metropolitan Holdings LLC By: [Signature]

PROPERTY OWNER SIGNATURE Guy P. & Laura L. Williams / Guy P. Williams Jr. 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.

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer

C/12-014

Additional Parcels

130-3526

130-0541

130-5582

CW12-014



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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:

See attached sheet

Signature of Applicant

Date

4/3/12

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Statement of Hardship

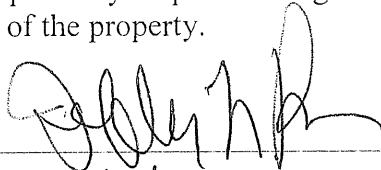
The applicant is requesting a council variance to allow him to develop four dwellings each containing two dwelling units on a single lot. The two of the two unit dwelling and two of the four unit dwelling will not front on a public street. The proposed development of multi-family dwelling units would be consistent with the existing Columbus development. The proposed layout requires variances to the fronting, building lines, perimeter yard and number of parking spaces.

A council variance is necessary because the proposed zoning district AR-1 does not permit a dwelling containing two dwelling units. The additional variances relate to the layout of the dwellings. Variances are typically required when developing an infill site in the older areas of the city.

A hardship exists in the zoning code because there is not a classification that would permit this proposal without a series of variances. The granting of these requested 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.

The applicant respectfully requests the granting of these variances necessary for this appropriate development of the property.

Signature of Applicant: _____



Date: _____

4/3/12

Cv12-014

Requested Variances

1419 Chesapeake Avenue

3333.02 AR-12, ARLD and AR-1 apartment residential district use: to permit four dwellings on a lot each dwelling containing two dwelling units.

3333.16 Fronting: to permit four dwellings on a lot which does not front on a public street

3333.18 Building lines: to reduce the building setback from 25 feet to 5 feet.

3333.255 Perimeter Yard: to reduce the perimeter yard from 25 feet to 3 feet.

3312.49 Minimum number of parking spaces required: to reduce from 40 parking spaces to 35 parking spaces.



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AFFIDAVIT

(See next page for instructions)

APPLICATION # CV12-014

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) per CERTIFIED ADDRESS FOR ZONING PURPOSES 1419 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) 4/3/12

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Guy P. & Laura L. Williams / Guy P. Williams Jr.
1387 Chambers Road
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 by Northwest Area Commission
Bruce Shalter
1635B 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)

☐ (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 3rd day of April, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Natalie C Timmons
9/4/15



Seal Here

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

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Cv12-014

APPLICANT

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

PROPERTY OWNER

Guy P. & Laura L. Williams
Guy P. Williams Jr.
1387 Chambers Road
Columbus, OH 43212

AREA COMMISSION

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

ATTORNEY

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

**SURROUNDING PROPERTY
OWNERS**

Star King Real Estate LLC
1111 Dublin Road
Columbus, OH 43215

Eventide Inc.
Susan Martin
135 Waters Mill Circle
Alpharetta, GA 30022

402 West Third LLC
81 South Fifth Street
Columbus, OH 43215

JCD Partners LLC
1440 King Avenue
Columbus, OH 43212

1392 King Avenue LLC
1392 King Avenue
Columbus, OH 43212

Matthew R. Vekasy
1500 West Third Avenue, Suite 400
Columbus, OH 43212

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

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



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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 # CV12-014

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Jeffrey L. Brown

OF [COMPLETE ADDRESS] Smith & Hale LLC, 37 West Broad St., Ste 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 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 1500 West Third Street, Suite 400 Columbus, OH 43212 Matt Vekasy - 488-1900 5 employees	2. Guy P. & Laura L. Williams Guy P. Williams Jr. 1387 Chambers Road Columbus, OH 43212
3.	4.

☐ Check here if listing additional parties on a separate page

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 3rd day of April, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



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

Project Disclosure Statement expires six months after date of notarization.

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City of Columbus Zoning Plat

CV12-014

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: 130002455, 130003526, 130000541, 130005582

Zoning Number: 1419

Street Name: CHESAPEAKE AVE

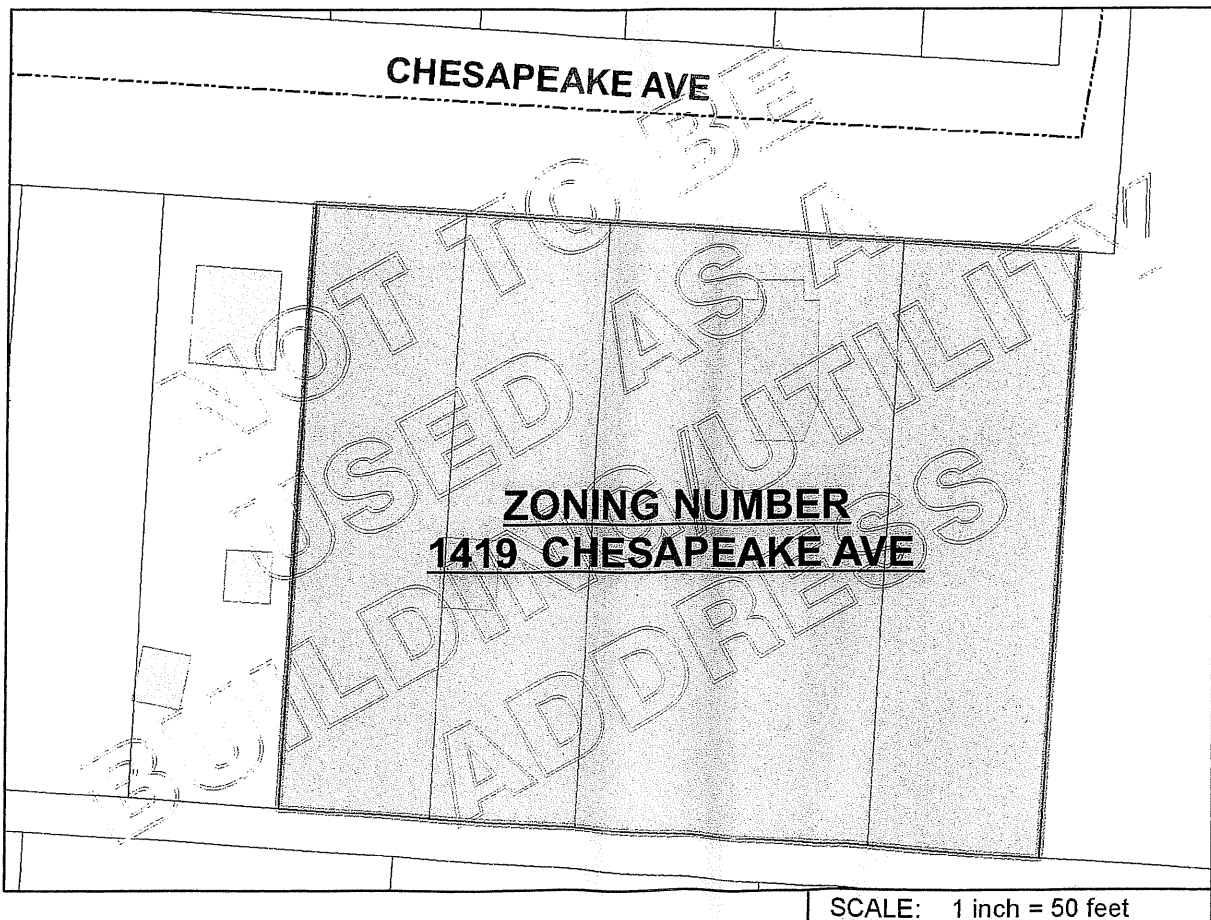
Lot Number: 81-85

Subdivision: LINCOLN HTS

Requested By: SMITH 7 HALE (DAVI HODGE)

Issued By: *Patricia A. Austin*

Date: 3/30/2012



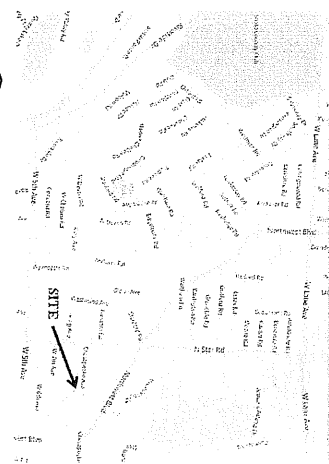
SCALE: 1 inch = 50 feet



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

GIS FILE NUMBER: 7453

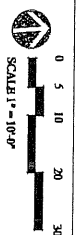
A design



PROPERTY TAXES, INDEMNITIES
PROPERTY ADJUSTERS
TOTAL SQUARE
INCLUDES BAL OF ALLEY
EXISTING ZONING
EXISTING USE

[illegible]1417-1423 CHESTNUT AVE
CORNWALL CT 06430

MATTHEW R. VRKASY



SCALE 1" = 10'-0"

DATE: **MARCH 30, 2012**
REVISIONS: _____

ZCL-1

1417-1423
CHESAPEAKE AVENUE
COLUMBUS, OHIO 43212

CV12-014

Legal Description

Situated in the State of Ohio, County of Franklin, and in the Township of Clinton, and being described as follows:

Being Lots Numbered Eighty-one (81), Eighty-two (82), Eighty-three (83), Eighty-four (84), and Eighty-five (85), of LINCOLN HEIGHTS SUBDIVISION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 7, Page 250, Recorder's Office, Franklin County, Ohio.

1419 Chesapeake Avenue
Approximately 0.77 acres
R to AR-1

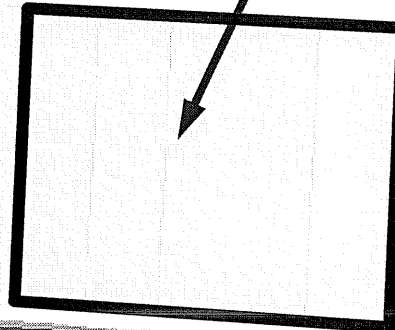
UNNA MEDALY

Z11-035
AR1
3/5/2012

Z11-034
AR1
3/5/2012

Z11-048
C4
12/23/2012

CHESAPEAKE AVE



1041
AR3
5/29/1962

950
AR3
5/9/1961

ORIG
C4
2/27/1928

1072
AR3
2/12/1963

1042
AR3
5/29/1962

839
AR1
10/28/1959

ORIG
C4
2/27/1928

KING AVE

568
C2
6/28/1954

ORIG
C4
2/27/1928

BROADVIEW AVE

ORIG
C4
2/27/1928

886
ARO
8/24/1969

ORIG
AR1
2/27/1928

ORIG
C4
2/27/1928

GRANDVIEW AVE

ORIG
C4
2/27/1928

Z12-022 & CV12-014

1419 Chesapeake Avenue
Approximately 0.77 acres
R to AR-1

UNNA MEDALY

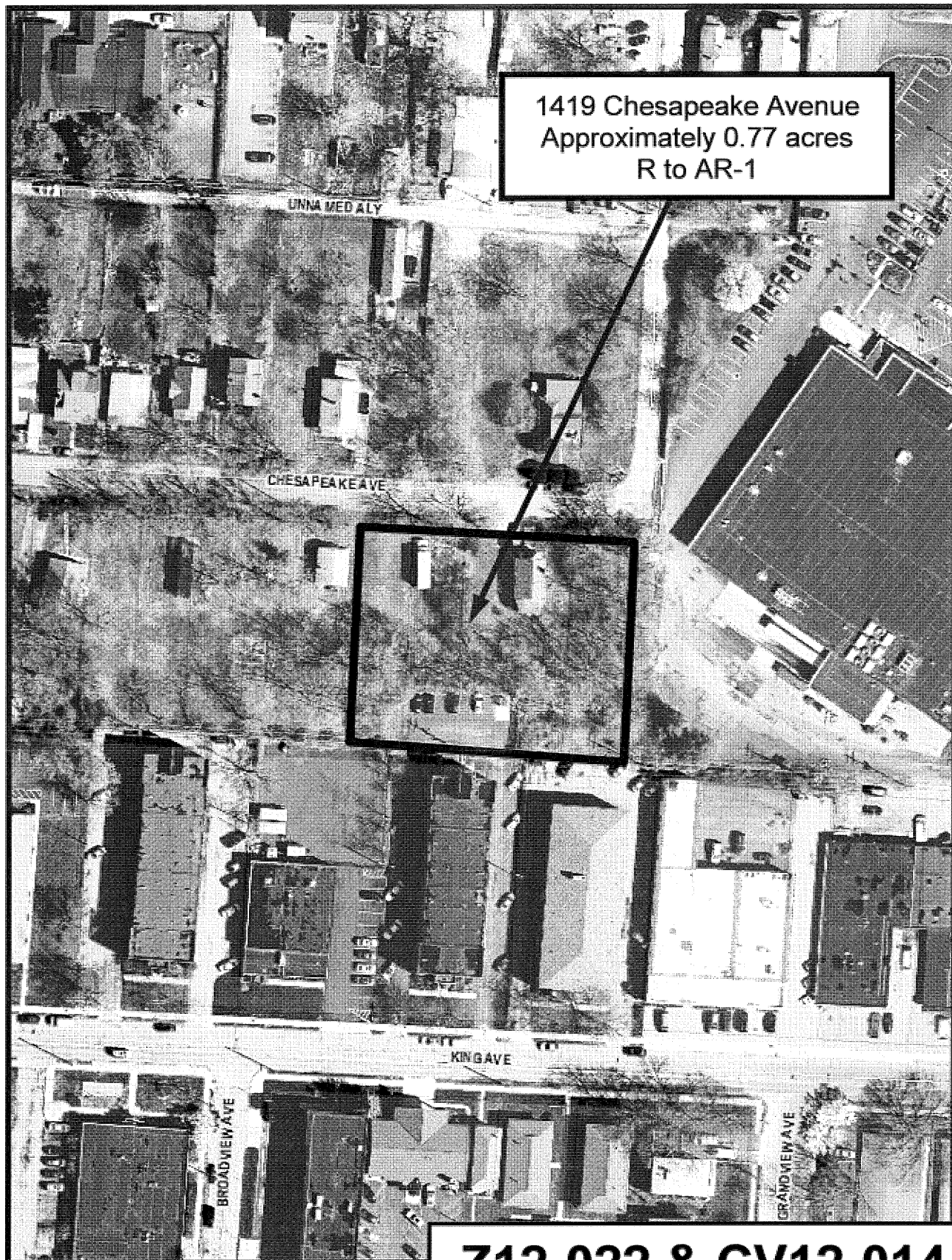
CHESAPEAKE AVE

KING AVE

BROADVIEW AVE

GRANDVIEW AVE

Z12-022 & CV12-014



1419 Chesapeake Avenue
Approximately 0.77 acres
R to AR-1

Z12-022 & CV12-014