



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: CV13-006

Date Received: 2/5/13

Application Accepted By: DH

Fee: \$1600

Comments: 13315-00000-00081 Case Planner Mr. Dana Hitt 645-2395
dahitt@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1516 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: 130-001391 / 001112 / 004874

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

Current Zoning District(s): R, upon annexation - filed concurrently with rezoning request to AR-1.

Civic Association or Area Commission: 5th X Northwest Area Commission

Proposed use or reason for Council Variance request: Multi-family residential

Acreage: .51 +/- acre

APPLICANT: Name Metropolitan Holdings LLC

Address 1500 W. 3rd Ave., Suite 400

City/State Columbus, OH

Zip 43212

Phone # 488-1900 xt. 14

Fax # 488-1905

Email: _____

PROPERTY OWNER(S): Name Kitchner Park, Inc.

Address 887 Chambers Rd.

City/State Columbus, OH

Zip 43212

Phone # 581-6760

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 725

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: David Hodge

PROPERTY OWNER SIGNATURE Kitchner Park, Inc.

By: David Hodge

ATTORNEY / AGENT SIGNATURE _____

By: 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.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make all checks payable to the Columbus City Treasurer



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

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 _____

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

Statement of Hardship

1516 Chesapeake Avenue

The applicant is filing this council variance request in conjunction with a rezoning application requesting rezoning to the AR-1, apartment residential, zoning classification to allow for infill redevelopment of the property. These requests are appropriate in this location, and consistent with other neighborhood developments and the mixed-use nature of this neighborhood.

The following variances are requested:

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

To permit two dwellings on a lot, each dwelling containing two dwelling units (Lot 1).

To permit two dwellings on a lot, one dwelling containing three dwelling units, and the other dwellings containing two dwelling units (Lots 2 and 3).

C.C. 3333.055 – Exception for single- or two-family dwelling.

To permit two two-family dwellings on the same lot (Lot 1).

To permit a two-family dwelling and a three-family dwelling on the same lot (Lots 2 and 3).

C.C. 3333.09 – Area requirements.

To permit each of these Lots to have multiple dwellings on a lot which has a lot width of less than 50 feet. Each of these platted lots are 40 feet in width.

C.C. 3333.16 – Fronting.

To permit dwellings on each of these Lots which do not front on a public street.

C.C. 3333.18 – Building lines.

To reduce the building setback from Chesapeake Avenue from 25 feet to 12 feet on Lots 1, 2 and 3.

C.C. 3333.23 – Minimum side yard permitted.

To reduce the minimum side yard from 7.5 feet to 6 feet for the proposed dwelling on Lot 1 and 3 feet for the proposed dwellings on Lots 2 and 3.

3333.24 – Rear yard.

To reduce the rear yard from 25% of the total lot area to: 14.6% for Lot 1; 18.2% for Lot 2; and 18% for Lot 3.

3333.25 – Side or rear yard obstruction.

To permit parking in the rear and side yards on Lots 1, 2 and 3.

3312.21 – Landscaping and screening.

To not provide parking lot perimeter screening on any Lot.

3312.25 – Maneuvering

To permit maneuvering across lot lines for parking.

This proposed development of multi-family dwelling units is consistent with existing Columbus development. The proposed layout requires variances necessary and typical when developing an infill site in an older area of the City, such as this. 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's proposal provides for 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 the granting of these variances necessary for this appropriate development of the property.

Metropolitan Holdings LLC

Signature of Applicant: By: David Hoag

Date: 2/5/13



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

AFFIDAVIT

(See next page for instructions)

APPLICATION # CV13-006

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 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 1516 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) 2/5/13

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Kitchner Park, Inc.
887 Chambers Rd.
Columbus, OH 43212

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

Metropolitan Holdings LLC
488-1900, xt. 14

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.

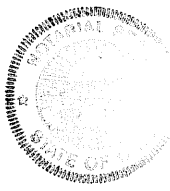
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 4th day of February, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Seal Here



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

APPLICANT

Metropolitan Holdings LLC
1500 West 3rd Avenue, Suite 400
Columbus, OH 43212

PROPERTY OWNER

Kitchner Park Inc.
887 Chambers Road
Columbus, OH 43212

ATTORNEY

David Hodge
Smith & Hale LLC
37 West Broad Street, Suite 725
Columbus, OH 43215

AREA COMMISSION

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

SURROUNDING PROPERTY OWNERS

Drayton Court LLC
1448 Westwood Avenue
Columbus, OH 43212

Thomas Eggers
1399 Cambridge Blvd.
Columbus, OH 43212

Carl Erickson, TR
2342 Tremont Road
Columbus, OH 43221

Jeffrey & Sandra Groom
393 Brookside Drive
Columbus, OH 43209

Douglas Jackson
2240 Concord Village Drive
Columbus, OH 43220

Kohr Holding LLC
1480 Dublin Road
Columbus, OH 43215

Linsue Inc.
2098 Gilford Drive
Columbus, OH 43221

Management Plus LLC
3636 North High Street
Columbus, OH 43214

Star King Two Real Estate LLC
775 Yard Street, Suite 160
Columbus, OH 43212

Guy Williams
1387 Chambers Road
Columbus, OH 43212

Herscianna Bowen
212 East New England Avenue
Worthington, OH 43085



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

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 # CV13-006

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] David Hodge

Of [COMPLETE ADDRESS] 37 W. Broad St., 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 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. Kitchner Park, Inc. 887 Chambers Rd. Columbus, OH 43212 Zero employees Barry Wear, 581-6760	2. Metropolitan Holdings LLC 1500 W. 3rd Ave., Suite 400 Columbus, OH 43212 Zero employees Matt Vekasy, 488-1900 xt. 14
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 24th day of February in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Seal Here



JACKSON D. REYNOLDS, III, ATTORNEY AT LAW
STATE OF OHIO
NO EXPIRATION DATE
147.03 R.C.

This Project Disclosure Statement expires 3 months after date of notarization.

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



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh DATE: 1/14/13



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



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: 130001391, 130001112, 130004874

Zoning Number: 1516

Street Name: CHESAPEAKE AVE

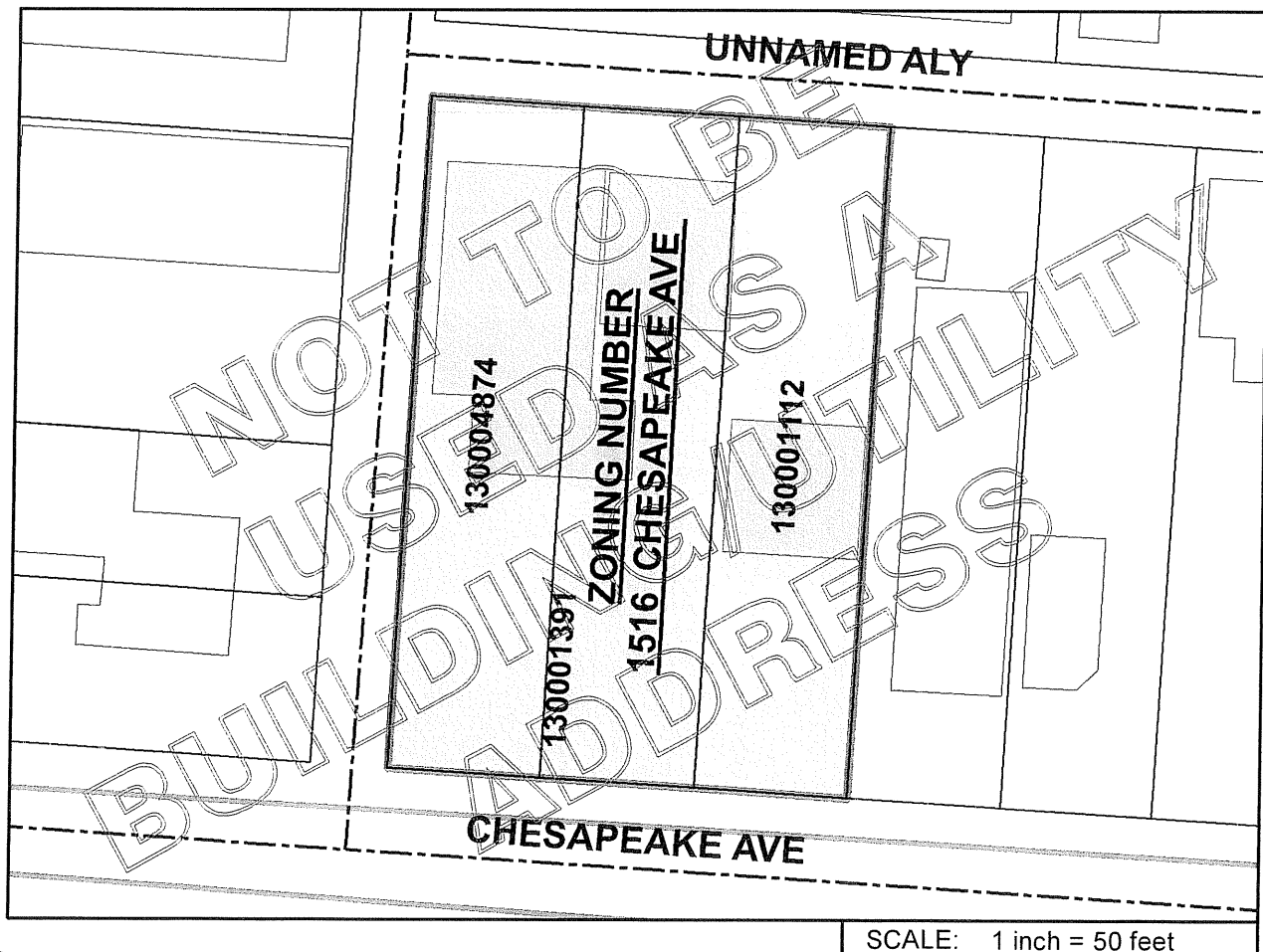
Lot Number: 38-40

SUBDIVISION: LINCOLN HTS

Requested By: SMITH & HALE (DAVID HODGE)

Issued By: *Patricia A. Austin*

Date: 1/25/2013

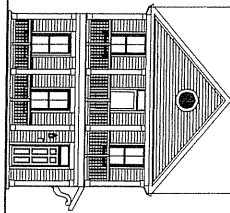


SCALE: 1 inch = 50 feet

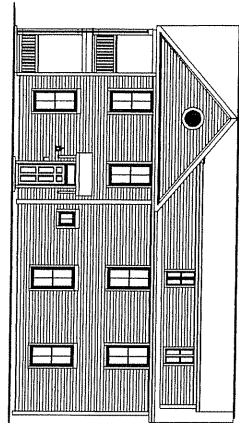


PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

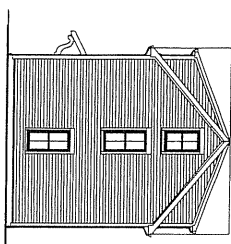
GIS FILE NUMBER: 12432



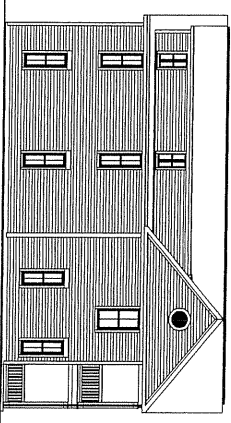
Front Elevation



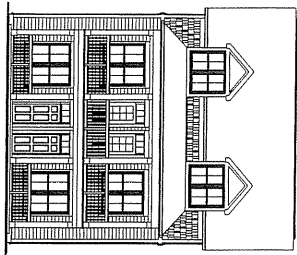
Right Elevation



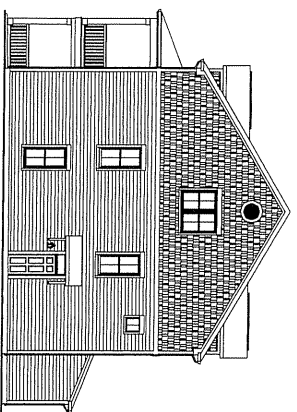
Rear Elevation



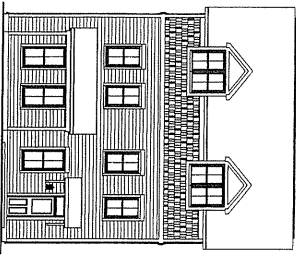
Left Elevation



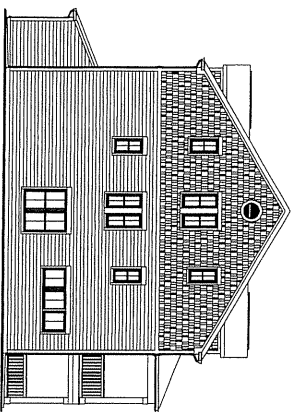
Front Elevation



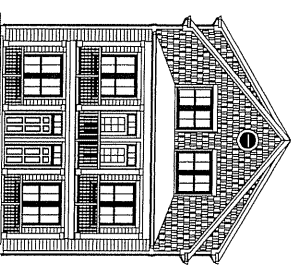
Right Elevation



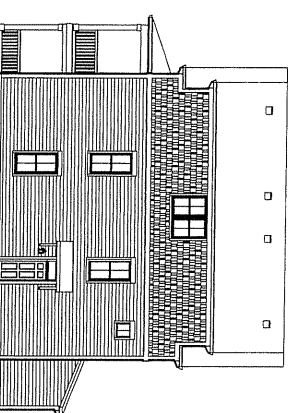
Rear Elevation



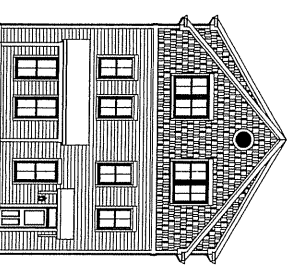
Left Elevation



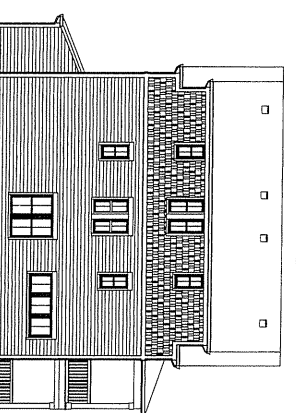
Front Elevation



Right Elevation



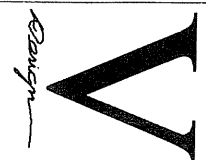
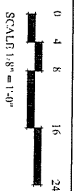
Rear Elevation



Left Elevation

THIS SIGNATURE ATTESTS TO THE TRUTH AND EXACTNESS OF ALL INFORMATION ON THIS SITE PLAN TO THE BEST OF MY KNOWLEDGE

MATTHEW R. YERKAS



1512-1522
CHESAPEAKE AVENUE
COLUMBUS, OHIO 43212

6

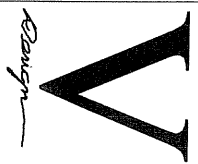
SHEET TITLE
ZONING
COMPLIANCE PLAN
BUILDING
ELEVATIONS
DATE: JANUARY 18, 2013
REVISIONS:

V Design

SHEET NO.

ZCL-2

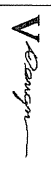
PROPOSED BUILDING ELEVATIONS



1512-1522
CHESAPEAKE AVENUE
COLUMBUS, OHIO 43212

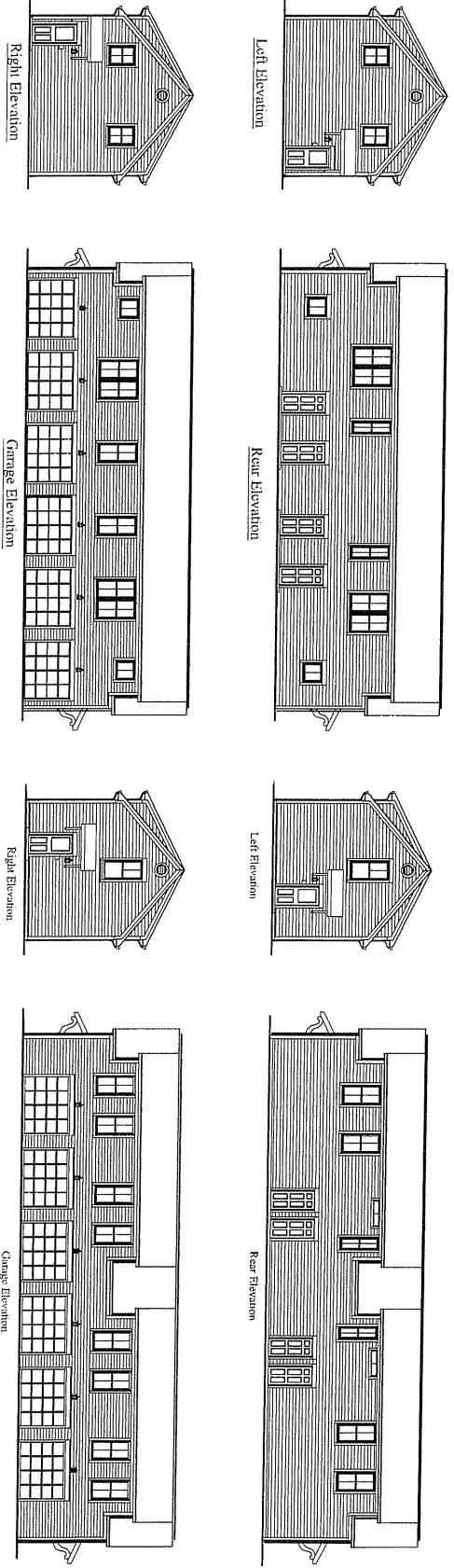
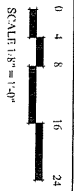
6

SHEET TITLE
ZONING
COMPLIANCE PLAN
BUILDING
ELEVATIONS
DATE: JANUARY 18, 2013
REVISIONS:



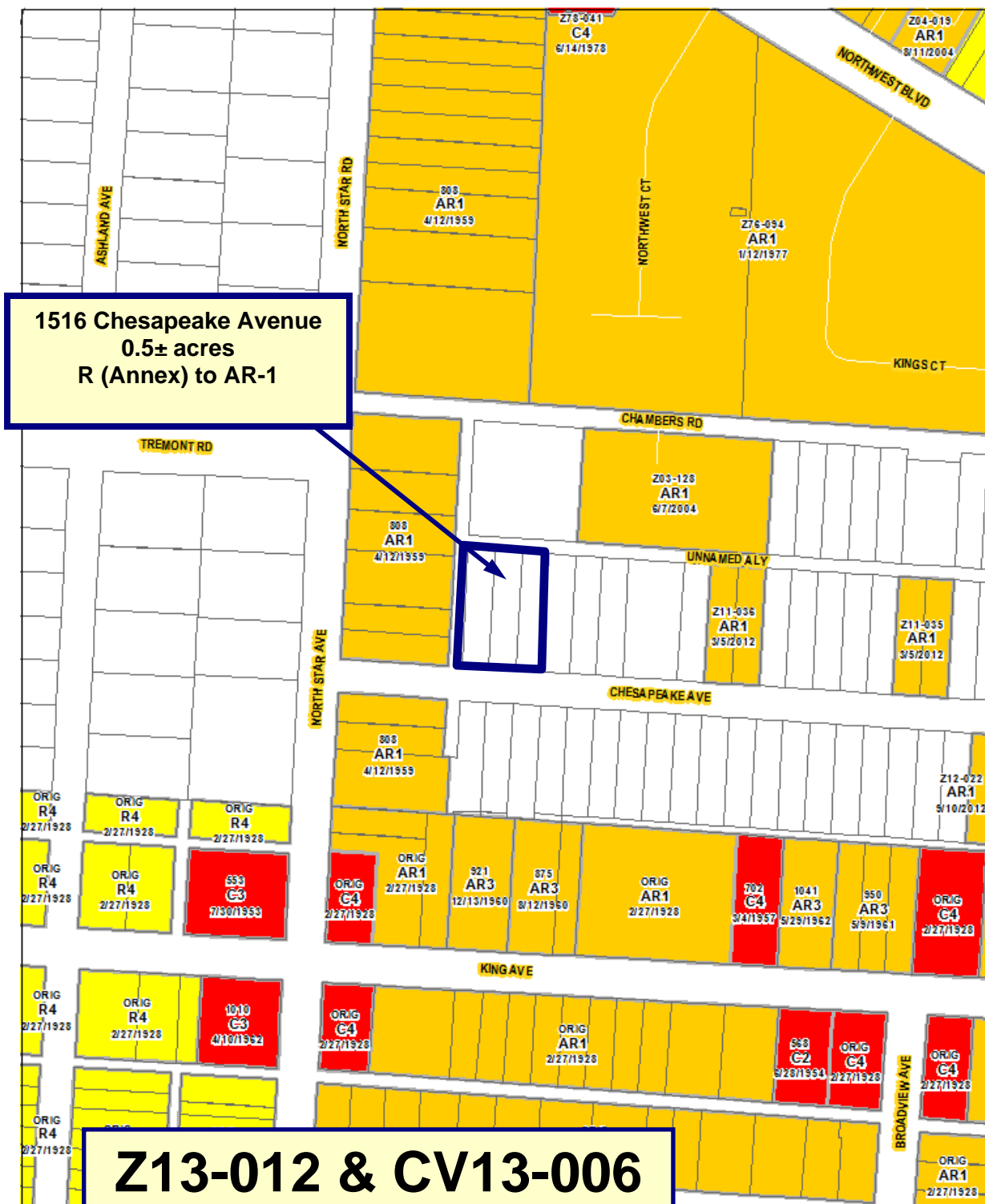
THIS SIGNATURE ATTESTS TO
THE TRUTH AND EXACTNESS OF ALL
INFORMATION ON THIS SITE PLAN TO
THE BEST OF MY KNOWLEDGE

MATTHEW R. VIKASNY



2-Family Carriage House A

2-Family Carriage House B





1516 Chesapeake Avenue
0.5± acres
R (Annex) to AR-1

Z13-012 & CV13-006