



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: 13315-0000-00080 (CV13-010)
Date Received: 2/5/13
Application Accepted By: RPM Fee: 1600⁰⁰
Comments: Case Planner: Dana Hitt 645-2395 dahitt@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1499 Elmwood 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: 130-062873 / 050628

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

Current Zoning District(s): R-4 - 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: .59 +/- 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 Jason & Stacey Dodgion

Address 3880 Smiley Rd. City/State Hilliard, OH Zip 43026

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 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 Jason & Stacey Dodgion

By: David Hodge

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.

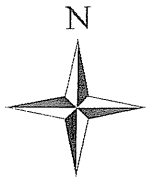
PLEASE NOTE: incomplete information will result in the rejection of this submittal.

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

Please make all checks payable to the Columbus City Treasurer



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: 010062873, 010050628

Zoning Number: 1499

Street Name: ELMWOOD AVE

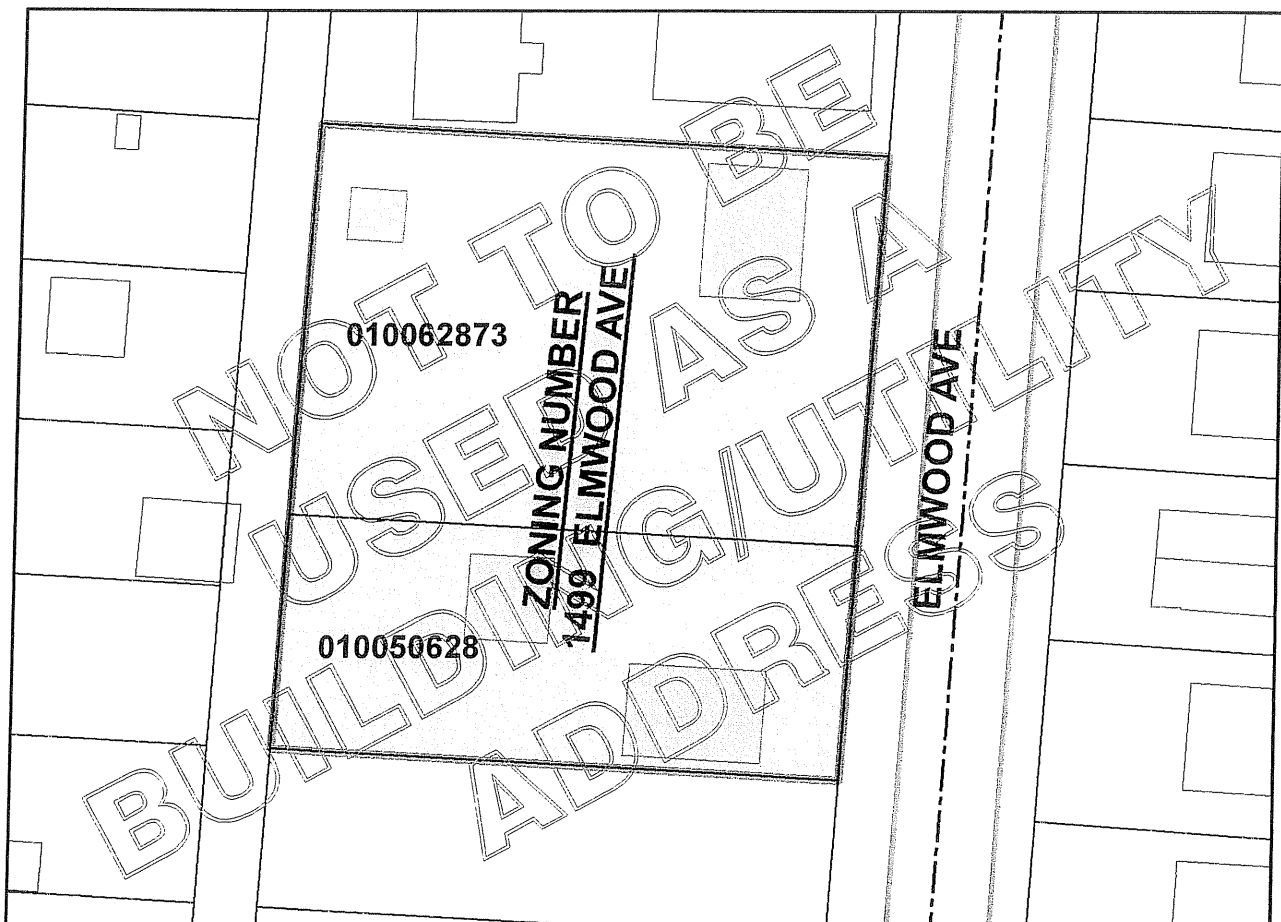
Lot Number: 86-89

SUBDIVISION: GLADDINGTON HTS

Requested By: SMITH & HALE (DAVID HODGE)

Issued By: *Patricia A. Austin*

Date: 1/25/2013

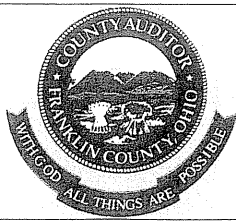


SCALE: 1 inch = 50 feet



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

GIS FILE NUMBER: 12444



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 1/22/13



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



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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:

Please see attached statement.

Signature of Applicant _____ Date _____

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Statement of Hardship

The applicant wants to develop each of the four lots with two buildings. Lots 1 and 4 currently have a single family dwelling. The applicant wants to add an additional single family carriage house to both Lots 1 and 4. On Lots 2 and 3 the applicant wants to construct two dwellings, each containing two dwelling units. The proposed AR-1 zoning does not permit two dwellings on the same unit. On all four lots variances to the development standards will be required. These variances are typical of development on infill lots in older areas of the City. Adjustments to front setbacks, side and rear yards, lot width, fronting, parking lot screening, maneuvering, and number of parking spaces are required. Please see list of variances for the specific requests.

A hardship exists in the zoning 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: Daniel H. Hoff - attorney
Date: 2/4/13

Requested Variances - 1499 Elmwood Avenue

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

To permit two dwellings on a lot, each dwelling contains one dwelling unit. (Lots 1 and 4)

To permit two dwellings on a lot, each dwelling contains two dwelling units. Lots 2 and 3)

3333.09- Area requirement

To permit two dwellings on a lot which has a lot width of less than 50 feet; each lot is 41 feet in width.

3333.16- Fronting

To permit a second dwelling which does not front on a public street or a lot on each lot.

3333.18- Building lines

To reduce the building setback from Elmwood Ave. from 25 feet to 21 feet 10 inches for the existing dwelling on Lot 1 and 20 feet 8 inches on Lot 4; and from 25 to 12 feet 8 inches for the proposed dwelling on Lot 2.

3333.23(d) - Minimum side yard required

To reduce the minimum side yard from 6.6 to 3 feet for the proposed dwelling on Lots 1 and 4 and 2 feet 5 inches for the existing dwelling on Lot 1 to 3 feet 3 inches for the existing dwelling on Lot 4 and to 4 feet for the proposed dwelling on Lots 2 and 3.

3333.22- Maximum side yard required

To reduce the maximum side yard for the proposed dwelling from 8.2 to 6 feet on Lots 1 and 4 from 8.2 to 7 feet 1 inch for the existing dwelling on Lot 1.

3333.24- Rear yard

To reduce the rear yard from 25% of the total lot area to 12.4% for Lots 1, to 5.1% for Lot 2, to 5.1% for Lot 3 and to 12.4% for Lot 4.

3333.25- Side or rear yard obstruction

To permit parking in the rear yard on Lots 1 and 2; in the side yard on Lots 3 and 4.

3312.21 D- Landscaping and screening to eliminate the parking lot screening on the north and south sides of Lots 1 and 4.

3333.055- Exception for single or two family dwelling

To permit two single family dwellings on the same lot on Lots 1 and 4.

To permit two two family dwellings on the same lot on Lots 2 and 3.

3312.49- Minimum number of parking spaces required

To reduce the number of parking spaces from 8 to 6 on Lots 2 and 3.

3312.25, Maneuvering – To permit maneuvering over property lines for garage parking spaces.



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AFFIDAVIT

(See next page for instructions)

APPLICATION # CV13-010

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 1499 Elmwood 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) Jason & Stacey Dodgion

3880 Smiley Rd.

Hilliard, OH 43026

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

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8)

45

day of

February

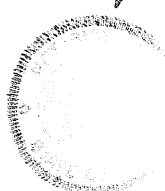
in the year

2013

(8)

John B. Reynolds

Notary Seal Here



ATTORNEY AT LAW
JAMES B. REYNOLDS
614.466.8866

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APPLICANT

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

PROPERTY OWNER

Jason & Stacey Dodgion
3880 Smiley Road
Hilliard, OH 43026

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

E T Shaudys Rentals Ltd.
1184 Fairview Avenue
Columbus, OH 43212

Rosamond L Lombardi
1518 Westwood Avenue
Columbus, O 43212

Ronald J Corby & Jill M Rable
1471 Elmwood Avenue
Columbus, OH 43212

Ann P Verdine
2067 Margo Road
Columbus, OH 43229

Kevin A Craine Tr.
Beatrice K Sowald Tr.
2201 Riverside Drive
Columbus, OH 43221

Mary A Carlisi
1483 Elmwood Avenue
Columbus, OH 43212

Angeline M Montenaro
1489 Elmwood Avenue
Columbus, OH 43212

James R & Dawn E Gleason
1523 Elmwood Avenue
Columbus, OH 43212

Brian J & Jennifer R McLaughlin
517 Elmwood Avenue
Columbus, OH 43212

Kevin & Angelarose Morris
1508 Westwood Avenue
Columbus, OH 43212

Clara S Zari
1512 Westwood Avenue
Columbus, OH 43212

Scott C Lancia
780 Cooper Road
Westerville, OH 43081

Melissa Hicks
1528 Westwood Avenue
Columbus, OH 43212

Charles B Tarr
1534 Westwood Avenue
Columbus, OH 43212

Carmelina Conti
1480 Westwood Avenue
Columbus, OH 43212

Peter H Cary & Cyndi A Stamps
1486 Westwood Avenue
Columbus, OH 43212

Thomas F Smith II
1492 Westwood Avenue
Columbus, OH 43212

Antonio & Carmelina Conti
1502 Westwood Avenue
Columbus, OH 43212

Nick C & Carolyn A Panzera
1100 Fairview Avenue
Columbus, OH 43212

William Colgan
1510 Elmwood Avenue
Columbus, OH 43212

Richard E & Nancie N Turkal
1460 Cambridge Blvd.
Columbus, OH 43212

V&N Investments Ltd.
896 King Avenue
Columbus, OH 43212

Northern Ohio Investment Company
1498 Westwood Avenue
Columbus, OH 43212

Peter Iacobucci
5666 Satinwood Drive
Columbus, OH 43229

Greg Flecher
2812 Quarry Point
Columbus, OH 43204

Michelle A Cox
1506 Elmwood Avenue
Columbus, OH 43212

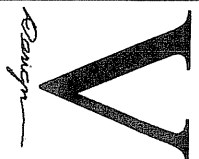
Scott T Phillips
1478 Elmwood Avenue
Columbus, OH 43212

Katie E Rowell
1480 Elmwood Avenue
Columbus, OH 43212

Edward Matthew Greaser
1498 Elmwood Avenue
Columbus, OH 43212

David Bell
1122 Cambridge Avenue
Columbus, OH 43212

vekasy-elmwood.lbl (nct)
1/24/13 F:\Docs\s&h\labels\2013



1439-1511
ELMWOOD AVENUE
COLUMBUS, OHIO 43212

SHEET TITLE
ZONING
COMPLIANCE
PLAN

SHEET NO.
ZCL-1

DATE: JANUARY 20, 2011
REVISIONS:

1. 1439-1511
2. 1439-1511

DEVELOPMENT TABULATIONS - PROPOSED LOT #1	
PROPERTY ADDRESS 1511 EASTWOOD AVENUE COLUMBUS, OHIO 43212	1511 EASTWOOD AVENUE COLUMBUS, OHIO 43212
EXISTING ZONING R-10	EXISTING ZONING R-10
PROPOSED ZONING R-10	PROPOSED ZONING R-10
TOTAL OF PROPOSED BUILDING UNITS 1	TOTAL OF PROPOSED BUILDING UNITS 1
PROPOSED LOT #1 1511 EASTWOOD AVENUE COLUMBUS, OHIO 43212	PROPOSED LOT #1 1511 EASTWOOD AVENUE COLUMBUS, OHIO 43212
PROPOSED LOT #1 1511 EASTWOOD AVENUE COLUMBUS, OHIO 43212	PROPOSED LOT #1 1511 EASTWOOD AVENUE COLUMBUS, OHIO 43212

DEVELOPMENT TABULATIONS - PROPOSED LOT #2	
PROPERTY ADDRESS 1511 EASTWOOD AVENUE COLUMBUS, OHIO 43212	1511 EASTWOOD AVENUE COLUMBUS, OHIO 43212
EXISTING ZONING R-10	EXISTING ZONING R-10
PROPOSED ZONING R-10	PROPOSED ZONING R-10
TOTAL OF PROPOSED BUILDING UNITS 1	TOTAL OF PROPOSED BUILDING UNITS 1
PROPOSED LOT #2 1511 EASTWOOD AVENUE COLUMBUS, OHIO 43212	PROPOSED LOT #2 1511 EASTWOOD AVENUE COLUMBUS, OHIO 43212
PROPOSED LOT #2 1511 EASTWOOD AVENUE COLUMBUS, OHIO 43212	PROPOSED LOT #2 1511 EASTWOOD AVENUE COLUMBUS, OHIO 43212

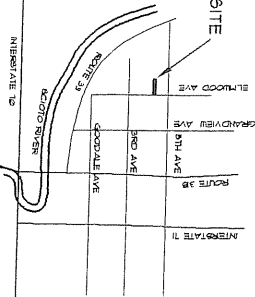
DEVELOPMENT TABULATIONS - PROPOSED LOT #3	
PROPERTY ADDRESS 1511 EASTWOOD AVENUE COLUMBUS, OHIO 43212	1511 EASTWOOD AVENUE COLUMBUS, OHIO 43212
EXISTING ZONING R-10	EXISTING ZONING R-10
PROPOSED ZONING R-10	PROPOSED ZONING R-10
TOTAL OF PROPOSED BUILDING UNITS 1	TOTAL OF PROPOSED BUILDING UNITS 1
PROPOSED LOT #3 1511 EASTWOOD AVENUE COLUMBUS, OHIO 43212	PROPOSED LOT #3 1511 EASTWOOD AVENUE COLUMBUS, OHIO 43212
PROPOSED LOT #3 1511 EASTWOOD AVENUE COLUMBUS, OHIO 43212	PROPOSED LOT #3 1511 EASTWOOD AVENUE COLUMBUS, OHIO 43212

DEVELOPMENT TABULATIONS - PROPOSED LOT #4	
PROPERTY ADDRESS 1511 EASTWOOD AVENUE COLUMBUS, OHIO 43212	1511 EASTWOOD AVENUE COLUMBUS, OHIO 43212
EXISTING ZONING R-10	EXISTING ZONING R-10
PROPOSED ZONING R-10	PROPOSED ZONING R-10
TOTAL OF PROPOSED BUILDING UNITS 1	TOTAL OF PROPOSED BUILDING UNITS 1
PROPOSED LOT #4 1511 EASTWOOD AVENUE COLUMBUS, OHIO 43212	PROPOSED LOT #4 1511 EASTWOOD AVENUE COLUMBUS, OHIO 43212
PROPOSED LOT #4 1511 EASTWOOD AVENUE COLUMBUS, OHIO 43212	PROPOSED LOT #4 1511 EASTWOOD AVENUE COLUMBUS, OHIO 43212

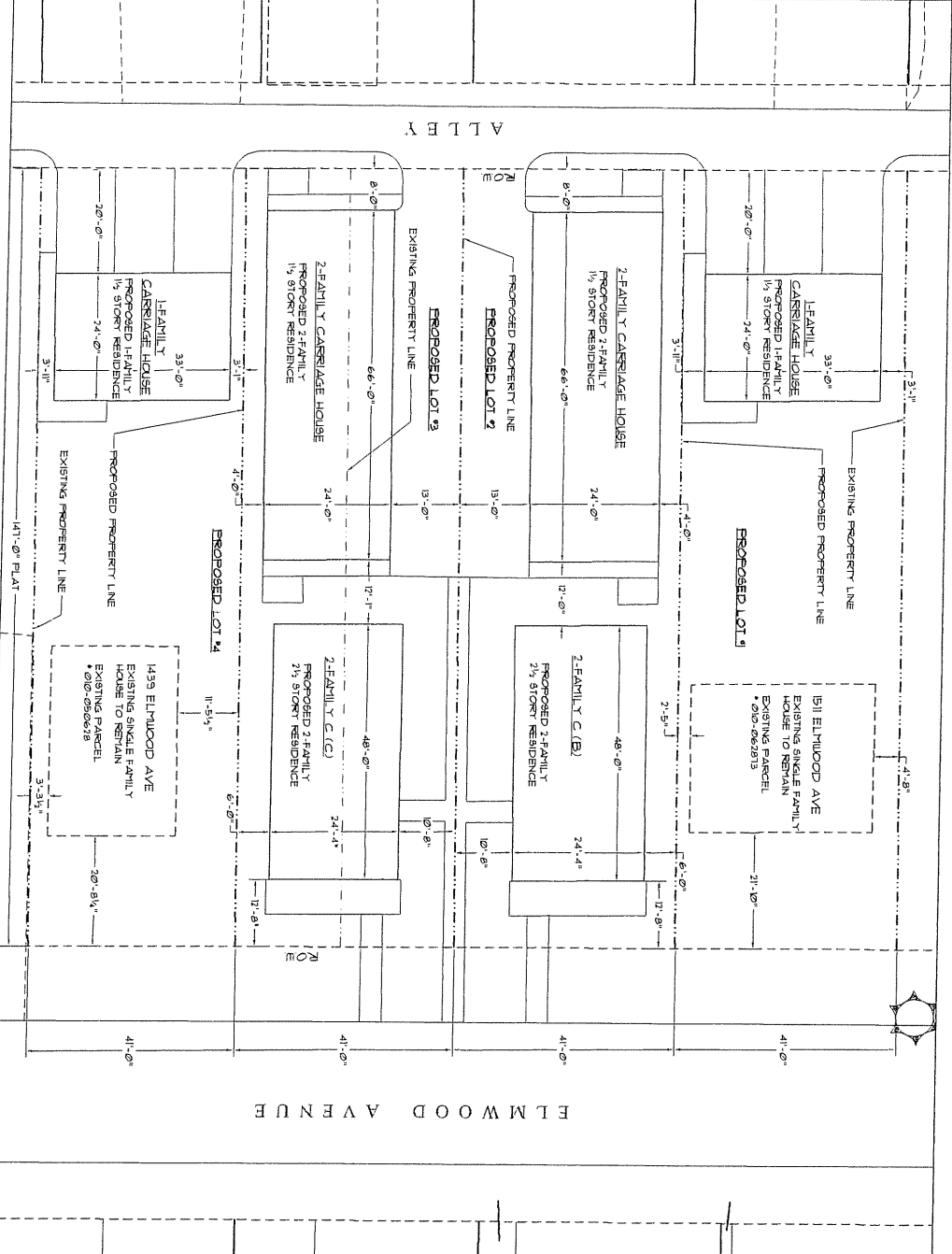
THIS SCHEDULE ATTENDS TO THE TRUTH AND
EXACTNESS OF A REPRESENTATION ON THIS
SITE PLAN TO THE BEST OF MY KNOWLEDGE

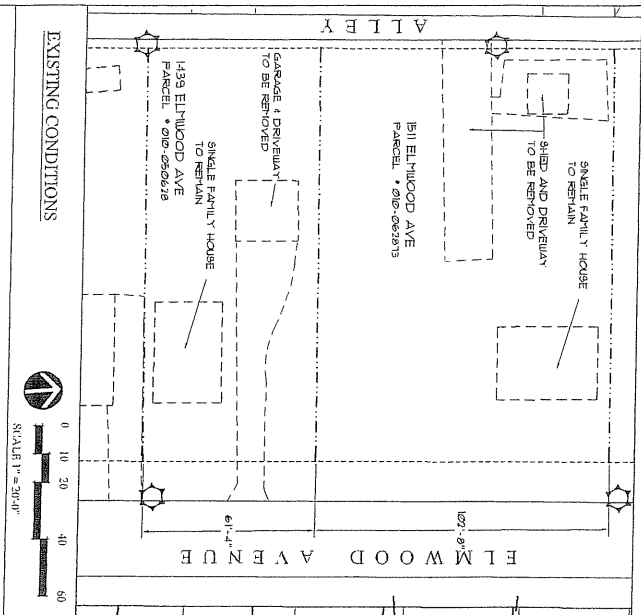
MATTHEW R. VIKANY

LOCATION MAP



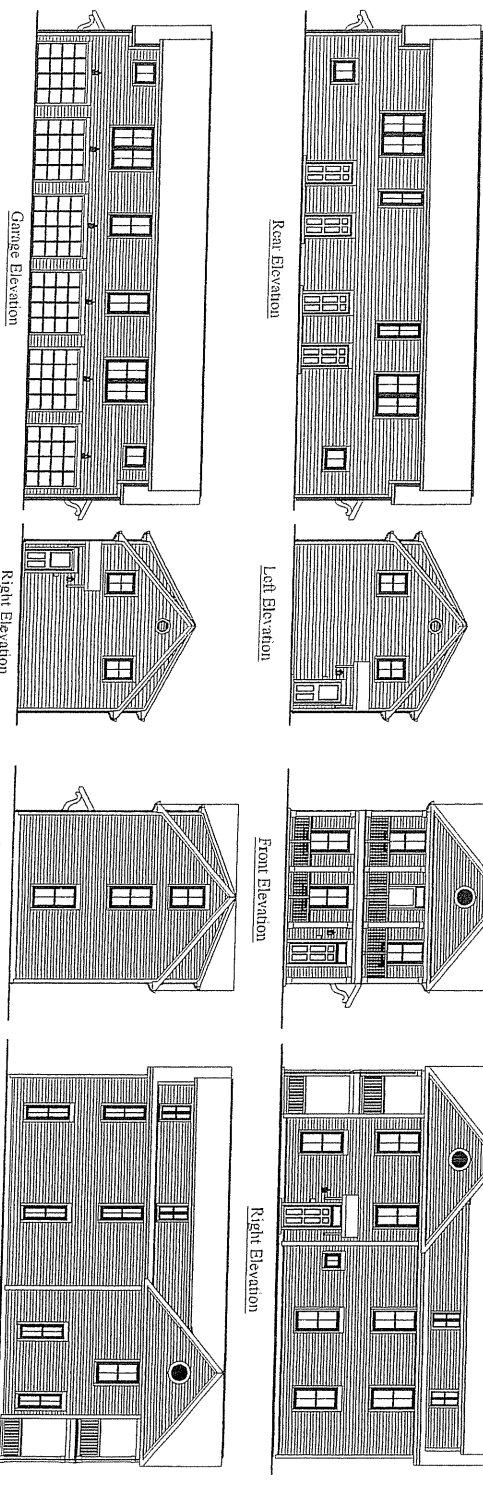
PROPOSED SITE PLAN





2-Family C - Version C

1-Family Carriage House



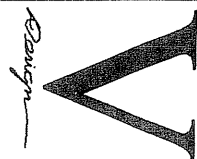
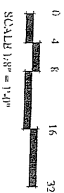
2-Family Carriage House

2-Family C - Version B

CONCEPTUAL BUILDING ELEVATIONS

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

MATTHEW R. VORASY



1439-1511
ELMWOOD AVENUE
COLUMBUS, OHIO 43212

SHEET TITLE
EXISTING
CONDITIONS &
BUILDING
CONDITIONS
DATE: JANUARY 29, 2011
REVISIONS:



SHEET NO.
ZCL-2

Legal Description

Situated in the State of Ohio, County of Franklin, City of Columbus, and being all of Lots 586, 587, 588, and 589, of "F.S. Wagenthals Amended Subdivision" subdivision recorded in Plat Book 4, Page 412, said lots being in the name of Jason and Stacey Dodgion and described as follows:

Beginning in the west right-of-way line of Elmwood Avenue and at the northeast corner of said Lot 589 of said "F.S. Wagenthals Amended Subdivision";

Thence Southerly, along said west right-of-way line, about 164 feet to the southeast corner of said Lot 586;

Thence Westerly, along the south line of said Lot 586, about 147 feet to the southwest corner of said Lot 586, and in the east right-of-way line for an Alley;

Thence Northerly, along said east right-of-way line, about 164 feet to the northwest corner of said Lot 589;

Thence Easterly, along the north line of said Lot 589, about 147 feet to the *Point of Beginning*. Containing approximately .59 acres of land, more or less.

This description was written for zoning purposes only.

Tax parcel Nos. 010-050628 and 010-062873



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 # CV13-010

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. Jason & Stacey Dodgion 3880 Smiley Rd. Hilliard, OH 43026	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.

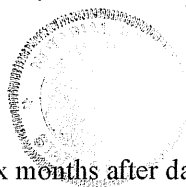
SIGNATURE OF AFFIANT

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



DAVID HODGE, III, ATTORNEY AT LAW
STATE OF OHIO
My Commission Expires 12/31/13

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


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1499 Elmwood Ave.
Approximately 0.59 acres
R-4 to AR-1

ORIG
R4
2/27/1928

ELMWOOD AVE

CV13-010



1499 Elmwood Ave.
Approximately 0.59 acres
R-4 to AR-1

CV13-010