



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: CV13-007
Date Received: 2/5/13
Application Accepted By: DH Fee: _____
Comments: 13315-00000-00084 Planner: Mr. Dana Hitt 645-2395
dahitt@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1437 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: 130-005040 / 003898 / 001397 / 007169

☐ 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: .64 +/- 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 Matt Vekasy

Address 1500 W. 3rd Ave., Suite 400 City/State Columbus, OH Zip 43212

Phone # 488-1900 xt. 14 Fax # 488-1905 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 Matt Vekasy

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: 130005040, 130003898, 130001397, 130007169

Zoning Number: 1437

Street Name: CHESAPEAKE AVE

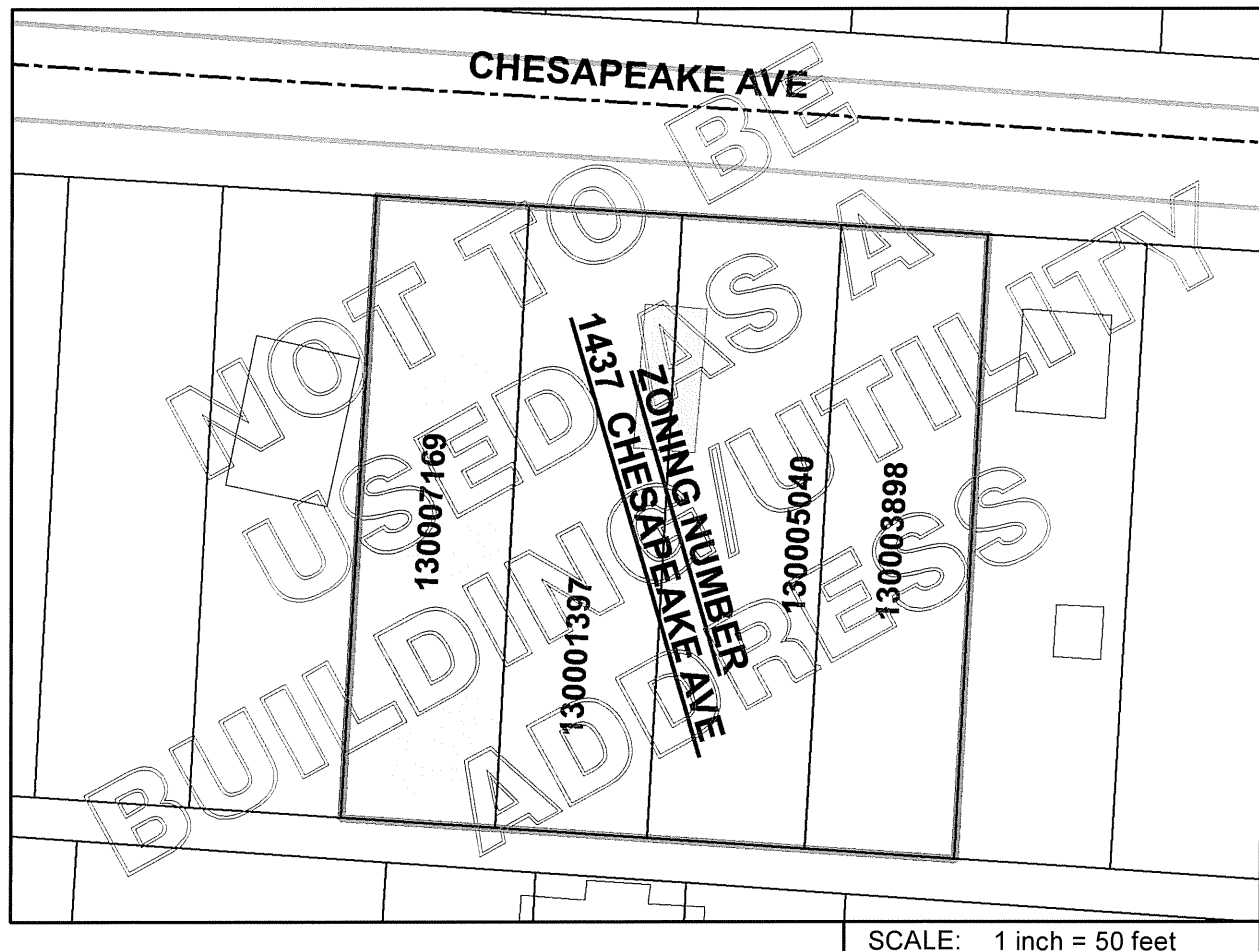
Lot Number: 76-79

SUBDIVISION: LINCOLN HTS

Requested By: SMITH & HALE (DAVID HODGE)

Issued By: Edyana Amarian

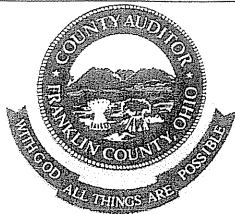
Date: 1/24/2013



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

SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 12424



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



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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

1437 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 the greater 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 (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.

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 8 feet.

C.C. 3333.23 – Minimum side yard permitted.

To reduce the minimum side yard from 6.6 feet to 6 feet for the proposed dwelling on Lots 1, 2, and 3; and to 3.5 feet on Lot 4.

3333.24 – Rear yard.

To reduce the rear yard from 25% of the total lot area to: 5.9% for Lot 1 and 2; 5.7% for Lot 2, 5.9% for Lot 3; and to 6.7% for Lot 4.

3333.25 – Side or rear yard obstruction.

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

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 Host

Date: 2 15 13



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AFFIDAVIT

(See next page for instructions)

APPLICATION # CV13-007

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 1437 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) Matt Vekasy
1500 W. 3rd. Ave., Suite 400
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

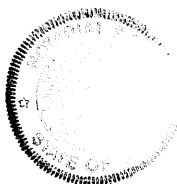
Subscribed to me in my presence and before me this 4th day of February, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8)

Notary Seal Here



NOTARY AT LAW
Expiration date:
Section 147.03 R.C.

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APPLICANT

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

PROPERTY OWNER

Matthew Vekasy
1500 West 3rd Avenue, Suite 400
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 Mr. Bruce Shalter
1635 B Grandview Avenue
Columbus, OH 43212

SURROUNDING PROPERTY OWNERS

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

Kingland Company Ltd.
1580 King Avenue, Suite 202
Columbus, OH 43212

402 West Third LLC
341 South 3rd Street, Suite 100
Columbus, OH 43215

JCD Partners LLC
1440 King Avenue
Columbus, OH 43212

Concord A LP
1180 Ashland Avenue
Columbus, OH 43212

Kimberly Hughes
1466 Chesapeake Avenue
Columbus, OH 43212

Michella Mae Hinton et al.
P.O. Box 10585
Columbus, OH 43201

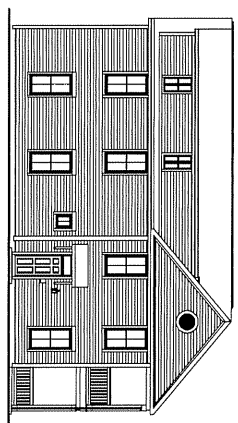
Zoey M & Alexander W Boyles
1444 Chesapeake Avenue
Columbus, OH 43212

Guy Williams Jr.
1387 Chambers Road
Columbus, OH 43212

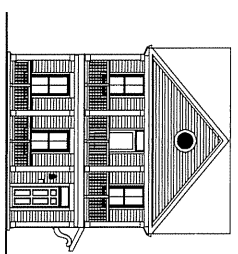
VW Partners LLC
1500 West 3rd Avenue
Columbus, OH 43212



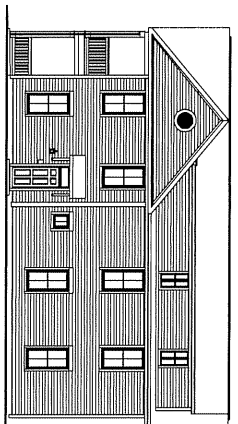
Front Elevation



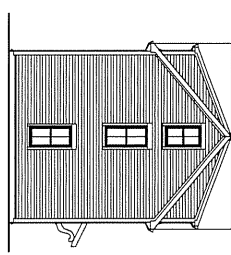
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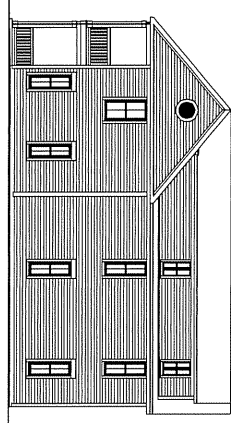
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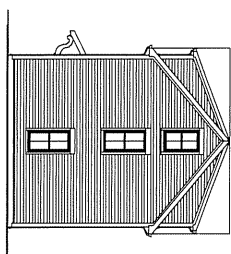
Right Elevation



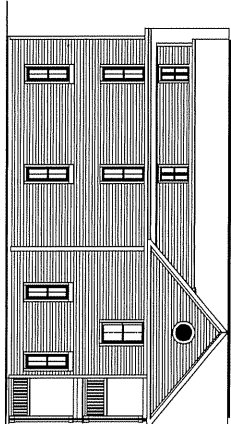
Rear Elevation



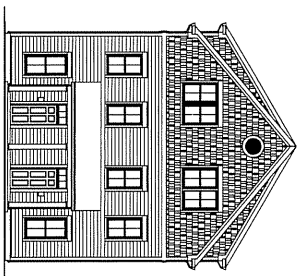
Left Elevation



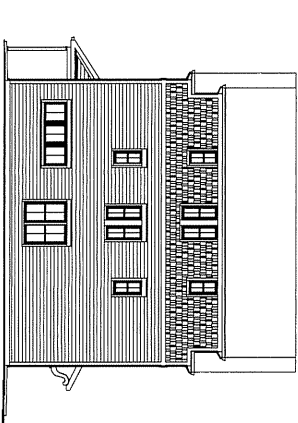
Rear Elevation



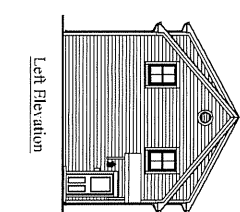
Left Elevation



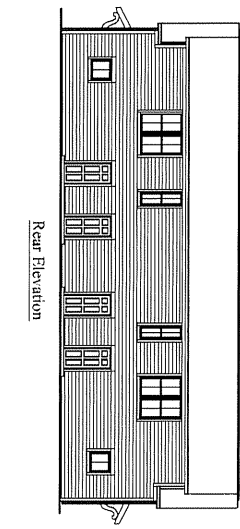
Front Elevation



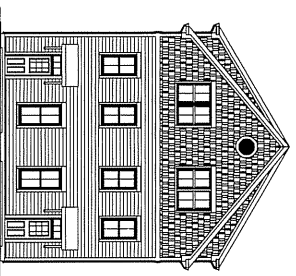
Right Elevation



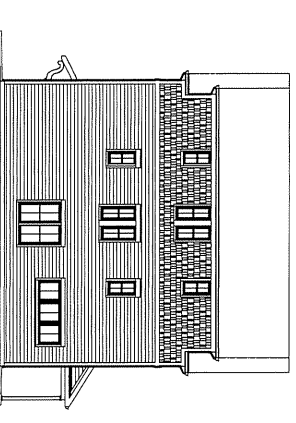
Left Elevation



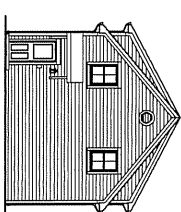
Rear Elevation



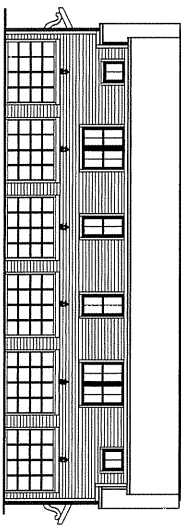
Rear Elevation



Left Elevation



Right Elevation



Carriage Elevation

2-Family Carriage House A

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

MATTHEW R. VERASY

PROPOSED BUILDING ELEVATIONS

2-Family A

Left Elevation

Right Elevation

2-Family C - Version C

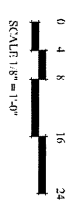
Left Elevation

Right Elevation

2-Family C - Version B

Left Elevation

Right Elevation



1435-1439
CHESAPEAKE AVENUE
COLUMBUS, OHIO 43212

3

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

Verasy

Verasy

ZCL-2

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 76, 77, 78, and 79 of "Lincoln Heights Addition" subdivision recorded in Plat Book 7, Page 250, said lots being in the name of Matt Vekasy and described as follows:

Beginning in the south right-of-way line of Chesapeake Avenue and at the northwest corner of said Lot 76 of said "Lincoln Heights Subdivision";

Thence Easterly, along said south right-of-way line, about 160 feet to the northeast corner of said Lot 79;

Thence Southerly, along the east line of said Lot 79, about 163 feet to the southeast corner of said Lot 79, and in the north right-of-way line for an Alley;


Thence Westerly, along said north right-of-way line, about 160 feet to the southwest corner of said Lot 76;

Thence Northerly, along the west line of said Lot 76, about 163 feet to the *Point of Beginning*. Containing approximately .64 acres of land, more or less.

This description was written for zoning purposes only.

Tax parcel Nos. 130-007169, 130-001397, 130-005040, 130-003898.



An aerial photograph of a residential neighborhood. A blue rectangular box highlights a specific property. A blue arrow points from a text box to this property. The property is a grassy lot with some trees and a small structure. Surrounding the property are other houses, streets, and parking areas. Labels for 'UNNAMED AVE' and 'CHESAPEAKE AVE' are visible on the streets.

1437 Chesapeake Avenue
Approximately 0.64 acres

Z13-013 / CV13-007