



## 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](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: CV13-009 - 13315-00000-00002  
Date Received: 2/5/13  
Application Accepted By: S.P. Fee: \$1600  
Comments: Case Planner: Mr. Dana Hitt, 614-2395, dhitt@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1397 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. 005576 / 005577 / 005578 / 005579 / 001064 / 002352  
Parcel Number for Certified Address: 130-000506 / 000508 / 000512 / 000513 / 000514 / 000515 / 000516 / 000517  
☐ 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: .96+/- acre

### APPLICANT: Name Guy Williams

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

### PROPERTY OWNER(S): Name 1405, LLC, et al.

Address 911 Henry St. City/State Columbus, OH Zip 43215  
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 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 Guy Williams

By: David Hodge

PROPERTY OWNER SIGNATURE 1405, LLC

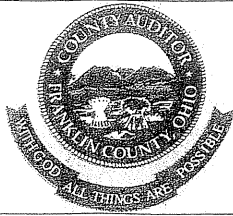
By: David Hodge

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**



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 1/14/13



Disclaimer

Scale = 200

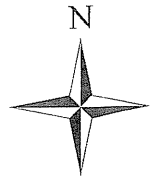


This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on 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:

Zoning Number: 1397

Street Name: CHAMBERS RD

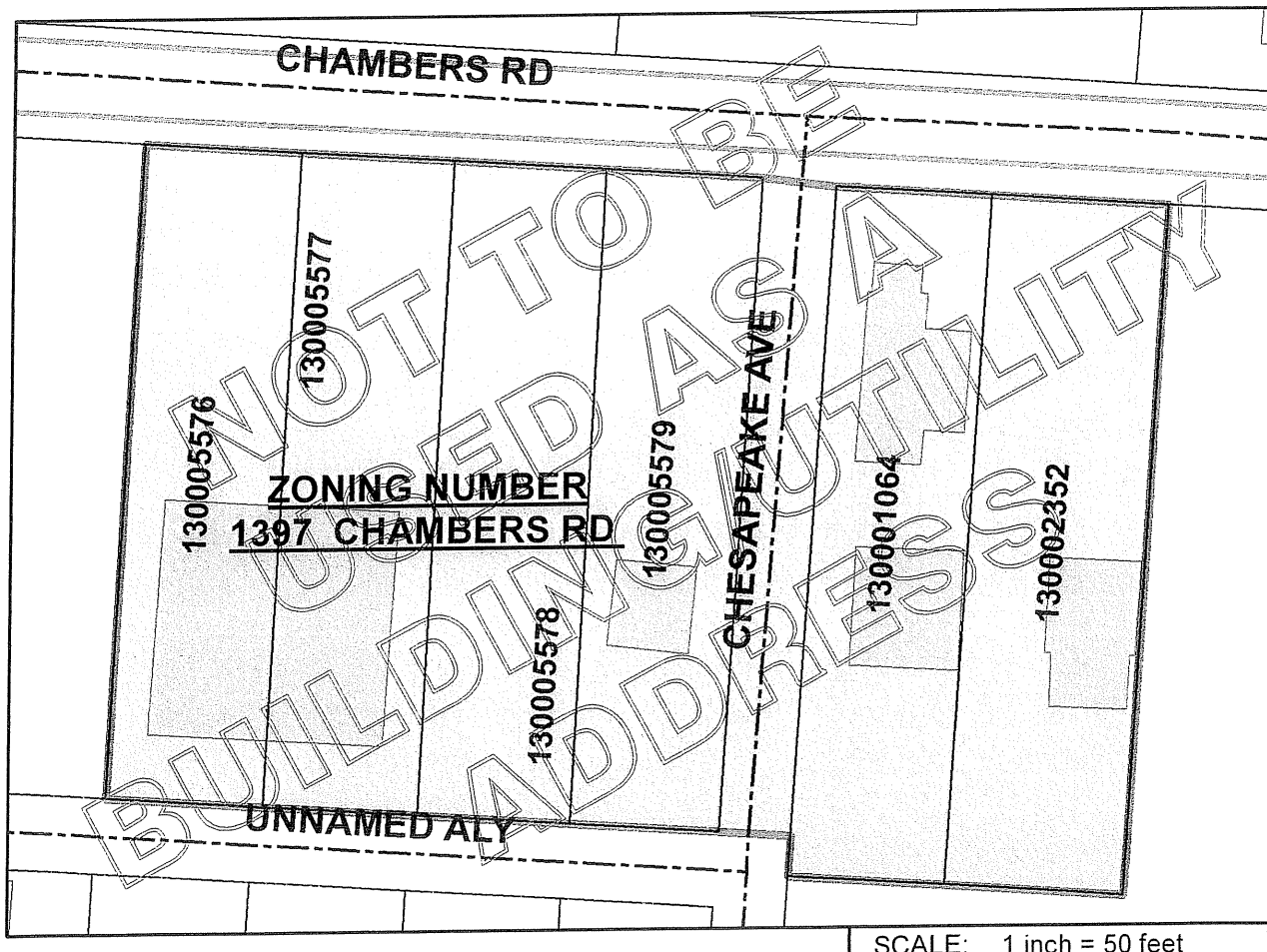
Lot Number: N/A

SUBDIVISION: N/A

Requested By: SMITH & HALE (DAVID HODGE)

Issued By: *Patricia A. Austin*

Date: 1/25/2013



SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 12435



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



## 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](http://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**

### **1397 Chambers Road**

The applicant is filing this council variance request in conjunction with a 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 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 (Lots 1 and 3).

To permit two dwellings on a lot, one dwelling containing three dwelling units and one dwelling containing two dwelling units (Lots 2, 4, and 5).

To permit three dwellings on a lot, one dwelling containing two dwelling units, and two dwellings containing one dwelling unit (Lot 6).

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

To permit two dwellings on a lot, each dwelling containing two dwelling units (Lots 1 and 3).

To permit two dwellings on a lot, one dwelling containing three dwelling units and one dwelling containing two dwelling units (Lots 2, 4, and 5).

To permit three dwellings on a lot, one dwelling containing two dwelling units, and two dwellings containing one dwelling unit (Lot 6).

#### 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 Chambers Road from 25 feet to 11 feet for all Lots.

#### C.C. 3333.23 – Minimum side yard permitted.

To reduce the minimum side yard from 5 feet, and 1/6 of the building height, to 3 feet for all Lots.

3333.24 – Rear yard.

To reduce the rear yard from 25% of the total lot area to: 16% for Lots 1 and 2; 12% for Lot 3, 17% for Lot 4; 14% for Lot 5; and 11% for Lot 6.

3312.21 – Landscaping and screening.

To not provide parking lot perimeter screening.

3312.25 – Maneuvering

To permit maneuvering across lot lines for parking.

3312.49 – Minimum number of parking spaces required.

To reduce the required number of parking spaces as follows: from 10 to 8 on Lot 2; and from 10 to 9 on Lots 4 and 5.

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.

Guy Williams

Signature of Applicant: By: David H. Hager, Attorney

Date: 2/4/13



## 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](http://www.columbus.gov)

### AFFIDAVIT

(See next page for instructions)

APPLICATION # CV13-009

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 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) 2/5/13  
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) Guy Williams 1405, LLC  
1387 Chambers Rd. 911 Henry St.  
Columbus, OH 43212 Columbus, OH 43215

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

Guy Williams  
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 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

(8) David Hodge  
4th day of February in the year 2013

SIGNATURE OF NOTARY PUBLIC

(8) John R. Reynolds III

My Commission Expires:

Notary Seal Here



NOTARY AT LAW  
John R. Reynolds III  
Commission Expires 12/31/14

**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**

Guy Williams  
1387 Chambers Road  
Columbus, OH 43212

**PROPERTY OWNERS**

Guy Williams  
1387 Chambers Road  
Columbus, OH 43212

1405, LLC  
911 Henry Street  
Columbus, OH 43215

**ATTORNEY**

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

**AREA COMMISSION**

5<sup>th</sup> x Northwest Area Commission  
c/o Mr. Bruce Shalter  
1635 B Grandview Avenue  
Columbus, OH 43212

vekasy1.lbl (nct)  
1/24/13 F:Docs/s&hlabels/2013

**SURROUNDING PROPERTY OWNERS**

Associates General Contractors of America  
1755 Northwest Blvd.  
Columbus, OH 43212

Cecilia Devendra TOD  
5044 Heathmoor Drive  
Columbus, OH 43220

Mark N Barbaglia  
1765 D Kings Court  
Columbus, OH 43212

Meganne E Piccione  
1765 Kings Court, Unit E  
Columbus, OH 43212

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

Kroger Co.  
1014 Vine Street, Suite 1000  
Cincinnati, OH 45202

Dorothy M Staveley  
616 West 53<sup>rd</sup> Street, Apt. 501  
Minneapolis, MN 55419

Tellis G Mitchell  
2620 Burnaby Drive  
Columbus, OH 43209

Matthew R Vekasy  
1500 West 3<sup>rd</sup> Avenue, Suite 400  
Columbus, OH 43212



VW Partners  
1500 West 3<sup>rd</sup> Avenue  
Columbus, OH 43212

Daniel Subisak  
1815 A Northwest Blvd.  
Columbus, OH 43212

Kent Thomas Anders, et al.  
1783 Northwest Blvd.  
Columbus, OH 43212

vekasy1.lbl (nct)  
1/24/13 F:Docs/s&hlabels/2013



## 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](http://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 # CV13-009

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. 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 1500 W. 3rd. Ave., Suite 400 Columbus, OH 43212 Zero Columbus employees Matt Vekasy 499-1900 xt. 14	4.

☐ Check here if listing additional parties on a separate page.

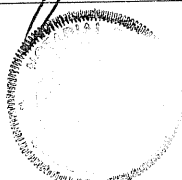
#### SIGNATURE OF AFFIANT

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:

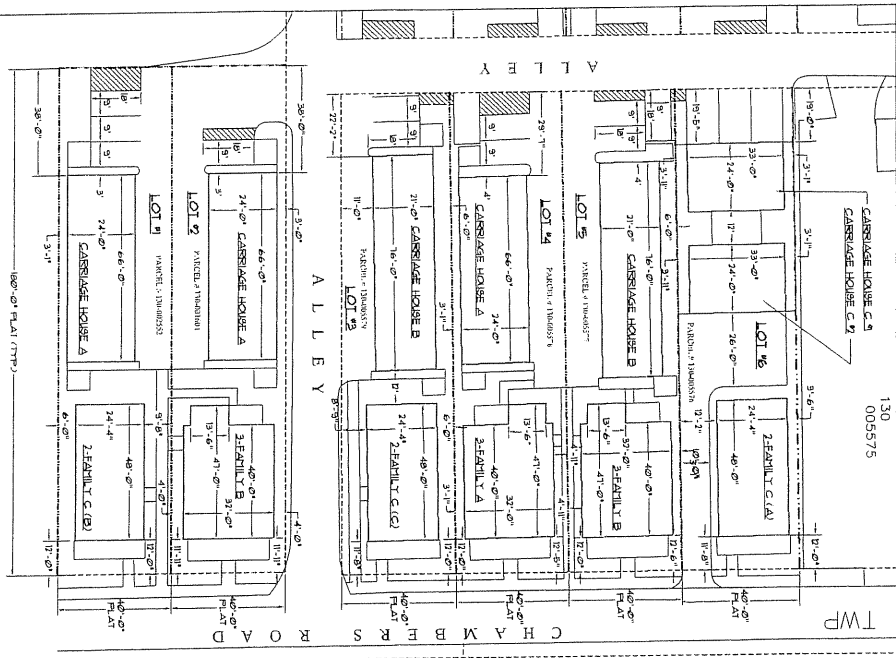
Notary Seal Here



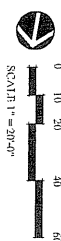
DAVID HODGE III, ATTORNEY AT LAW  
1000 W. Broad St., Suite 725  
Columbus, OH 43215  
614-462-1111

This Project Disclosure Statement expires six 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



## PROPOSED SITE PLAN

[illegible]

## DEVELOPMENT TABULATIONS - PROPOSED LOT #2

[illegible]

### GENERAL NOTE

ALL LOT CALCULATIONS ARE BASED  
ON EXISTING GIS INFORMATION

1291 CLARKENS ROAD  
COLUMBUS, OHIO 43012

## DEVELOPMENT TABULATIONS - PROPOSED LOT #33

[illegible]

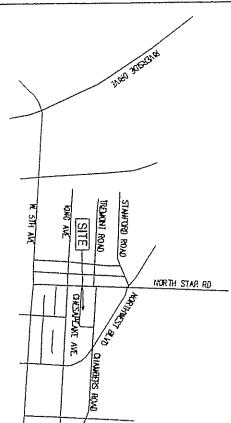
ALL ABOUT  
IN CON

DEVELOPMENT TABLES - PROPOSED LOT #1

08/10/84 BY B/CHJ KMD/MDH

[illegible]

100



 LOCATION MAP

## DEVELOPMENT TABULATIONS - PROPOSED LOT ?

[illegible]

## UNICOM

DEVELOPMENT TABULATIONS - PROPOSED LOT #6

## PROPERTY PARCEL NUMBER

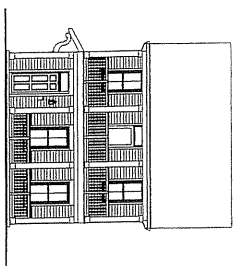
[illegible]

ALL-201  
107-775

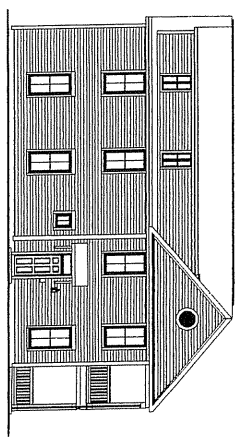
---

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

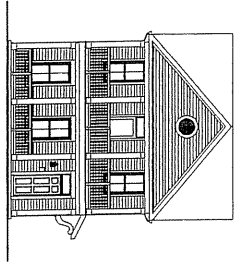
MATTHEW R. VEKASY



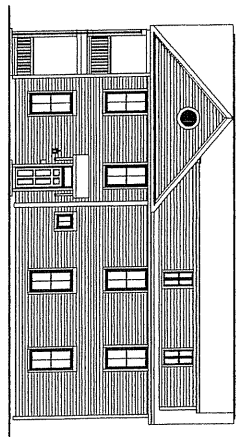
Front Elevation



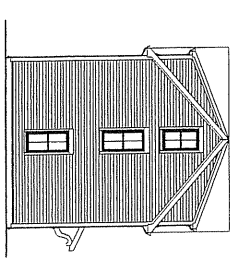
Right Elevation



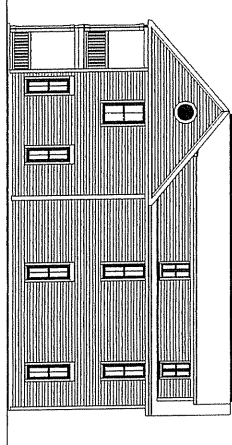
Front Elevation



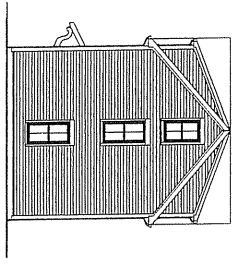
Right Elevation



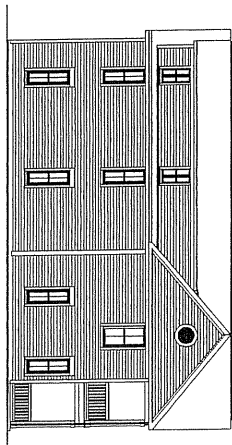
Rear Elevation



Left Elevation



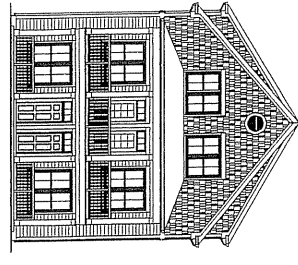
Rear Elevation



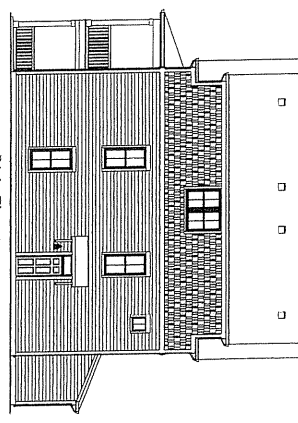
Left Elevation

2-Family C - Version C

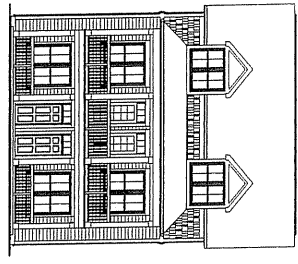
2-Family C - Version B



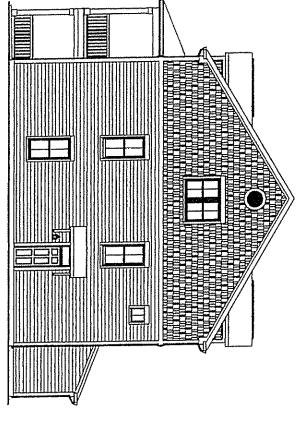
Front Elevation



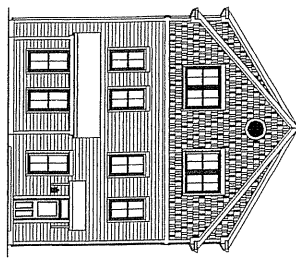
Right Elevation



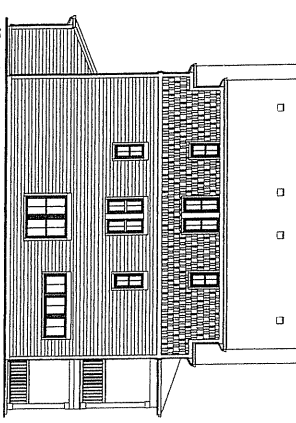
Front Elevation



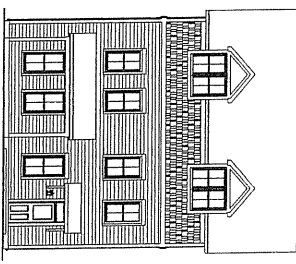
Right Elevation



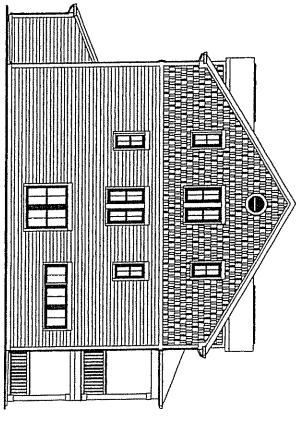
Rear Elevation



Left Elevation



Rear Elevation



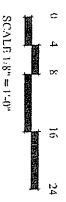
Left Elevation

3-Family A

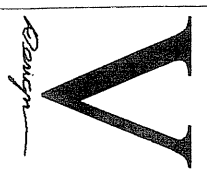
3-Family B

MATTHEW R. VIKASY

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



PROPOSED BUILDING ELEVATIONS



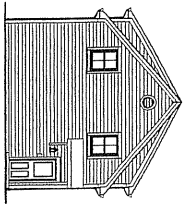
1387-1405  
CHAMBERS ROAD  
COLUMBUS, OHIO 43212

1

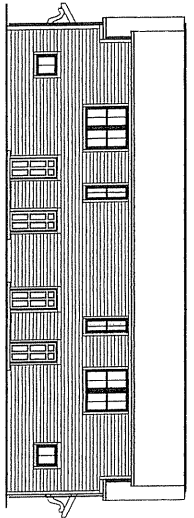
SHEET TITLE  
ZONING  
COMPLIANCE PLAN  
BUILDING  
ELEVATIONS  
DATE: JANUARY 11, 2011  
REVISIONS:

Vikasy  
SHEET NO.

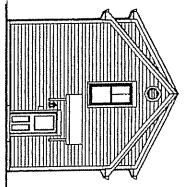
ZCL-2



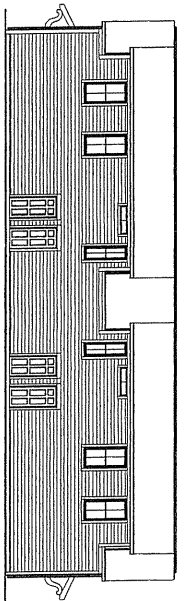
Left Elevation



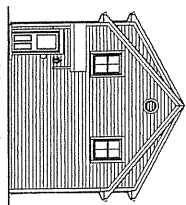
Rear Elevation



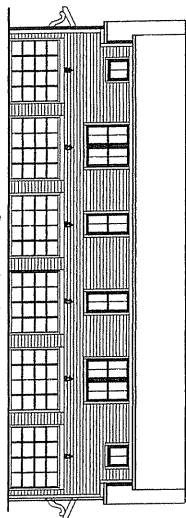
Left Elevation



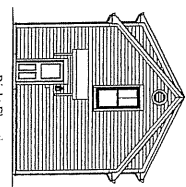
Rear Elevation



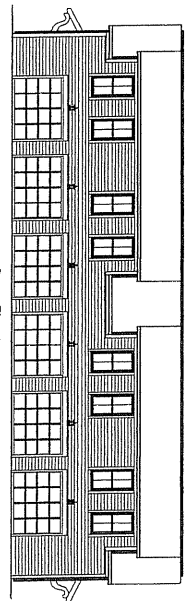
Right Elevation



Garage Elevation



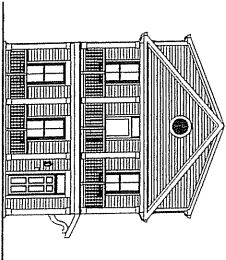
Right Elevation



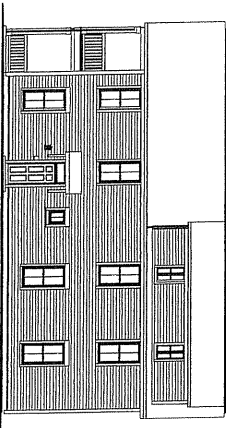
Garage Elevation

2-Family Carriage House A

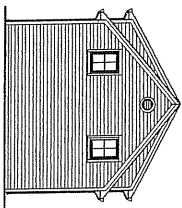
2-Family Carriage House B



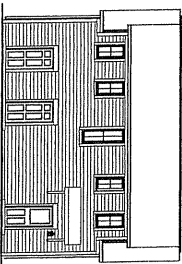
Front Elevation



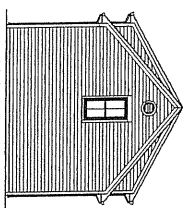
Right Elevation



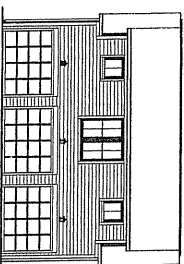
Left Elevation



Rear Elevation



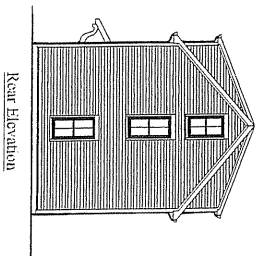
Right Elevation



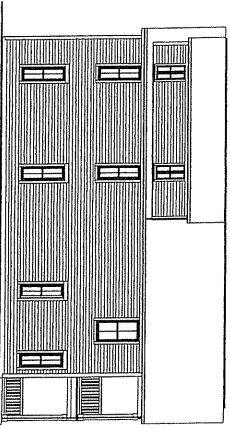
Garage Elevation

Single-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



Rear Elevation

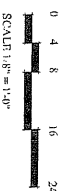


Left Elevation

2-Family C - Version A

PROPOSED BUILDING ELEVATIONS

MATTHEW R. VIKASNY



1387-1405  
CHAMBERS ROAD  
COLUMBUS, OHIO 43212

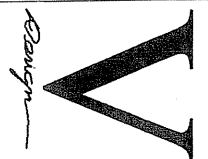
1

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

Wagner

SHEET NO.

ZCL-3









1397 Chesapeake Avenue  
Approximately 0.96 acres

**Z13-015 / CV13-009**