



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: CV13-015 - 13315-00000-0032
Date Received: 3/1/13
Application Accepted By: S. Fire Fee: \$1600
Comments: Case Planner: Dana Hitt 645-2395 dahitt@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1454 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: 130-006130 / 011773 / 003897 / 001506 / 001394
☐ 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: .82+/- 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 Same as applicant.

Address _____ City/State _____ Zip _____
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 Guy Williams By: [Signature]
PROPERTY OWNER SIGNATURE Guy Williams By: [Signature]
ATTORNEY / AGENT SIGNATURE David Hodge By: [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.
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Please make all checks payable to the Columbus City Treasurer



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CV13-015

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

1454 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 1 and 4).

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

To permit three dwellings on a lot, one dwelling contains two dwelling units and two dwellings each containing one dwelling unit (Lot 3).

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

To permit two two-family dwellings on the same lot on Lots 1 and 4; to permit two one family dwelling and one two-family dwelling on the same lot (Lot 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 8 feet 3 inches.

3333.24 – Rear yard.

To reduce the rear yard from 25% of the total lot area to: 6% for Lot 1 and 2; 10% for Lot 3, 18% for Lot 4; and to 17.9% for Lot 5.

3333.25 – Side or rear yard obstruction.

To permit parking in the side and rear yards on Lots 1, 2, 3, 4, and 5.

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.

3312.49 Minimum number of parking spaces required

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

3333.23(d) Minimum side yard permitted

To reduce the minimum side yard from 5 feet to 3 feet 1 inch on Lots 1 and 3; from 6 feet 10 inch to 3 feet 1 inch on Lots 2, 4 and 5.

3333.22 Maximum side yard required

To reduce the total side yard from 8 feet to 7 feet on Lot 3.

3312.29 Parking Space

To permit 3 stacked parking spaces on Lot 3.

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: 

Date: 3/11/13



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AFFIDAVIT

(See next page for instructions)

APPLICATION #

CV13-015

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 1454 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) 3/5/13

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Guy Williams

1387 Chambers Rd.

Columbus, OH 43212

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)

1st

day of

March

, in the year

2013

SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires:

9/4/15



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

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APPLICANT/PROPERTY OWNER

Guy Williams
1387 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

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

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

Concord A LP
1180 Ashland Avenue
Columbus, OH 43212

Ruth W Bianco
2873 Zollinger Road
Columbus, OH 43221

Kimberly Hughes
1466 Chesapeake Avenue
Columbus, OH 43212

Broadview L P
1180 Ashland Avenue
Columbus, OH 43212

Hartgrove-Holley etal.
1501 Demorest Road
Columbus, OH 43228

Christopher A Cornetet
1480 Chesapeake Avenue
Columbus, OH 43212

Matthew R Vekasy
1500 West 3rd Avenue, Suite 400
Columbus, OH 43212

FLC-85
1449 Chambers Road
Columbus, OH 43212

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

Dorothy M Staveley TR
616 West 53rd Street, Apt. 501
Minneapolis, MN 55419

Rachel V Ransom
275 East Meehan Avenue
Philadelphia, PA 19119

Aslan Properties LLC
P.O. Box 12596
Columbus, OH 43212

Tellis G Mitchell
2620 Burnaby Drive
Columbus, OH 43209

Drayton Court LLC
1448 Westwood Avenue
Columbus, OH 43212

VW Partners LLC
1500 West 3rd Avenue, Suite 400
Columbus, OH 43212



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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 #

CV13-015

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. VW Partners 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 1st day of March, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/4/15



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

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

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STANDARDIZED RECOMMENDATION FORM

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FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number

Address

Group Name

Meeting Date

Specify Case Type

- ☐ BZA Variance / Special Permit
☐ Council Variance
☐ Rezoning
☐ Graphics Variance / Plan / Special Permit

Recommendation

(Check only one)

- ☐ Approval
☐ Disapproval

NOTES:

Vote

Signature of Authorized Representative

SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

Please **FAX** this form to **Zoning** at (614) **645-2463** within **48 hours** of your meeting day; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.



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: 1454

Street Name: CHESAPEAKE AVE

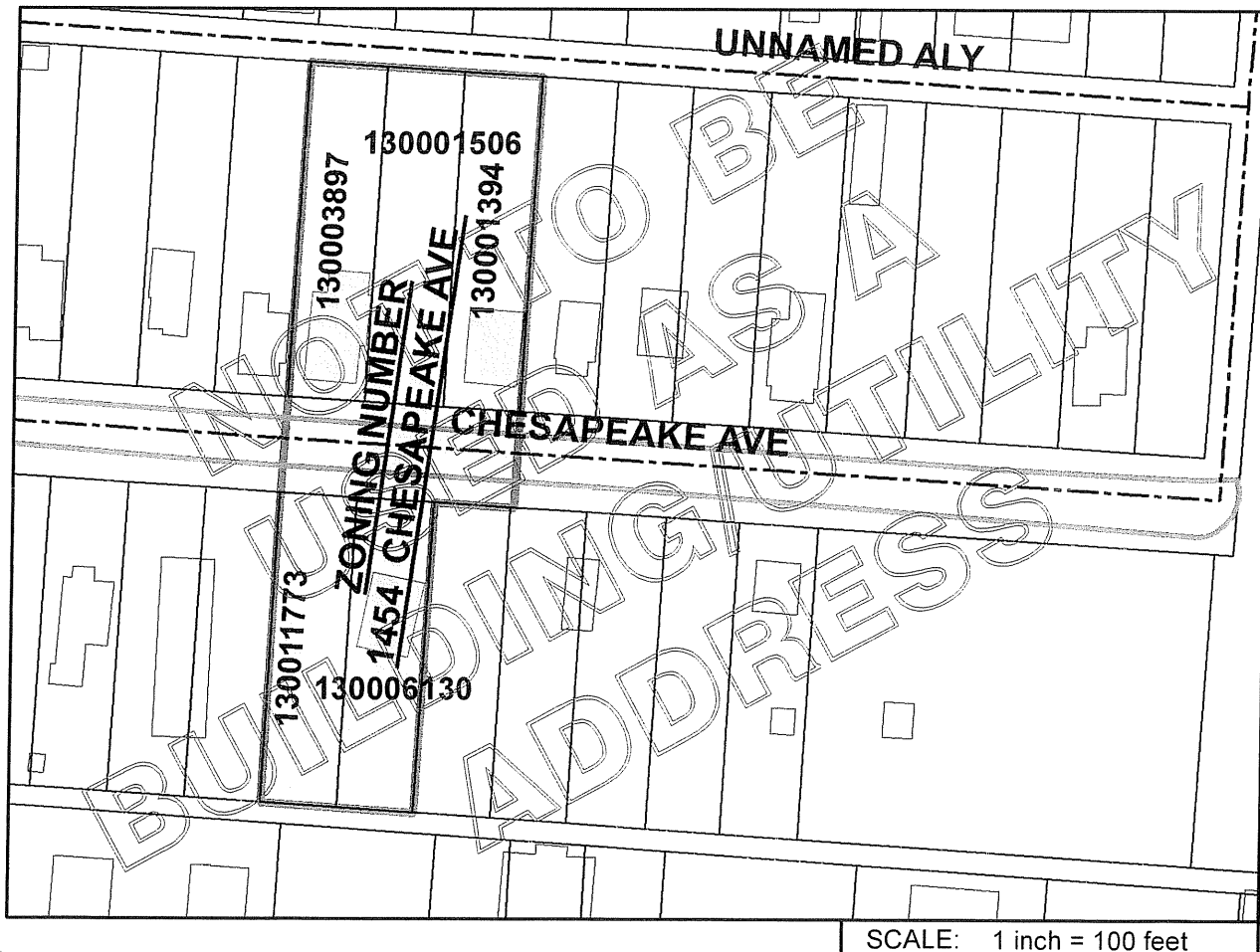
Lot Number: 50-52, 74-75

SUBDIVISION: LINCOLN HTS

Requested By: SMITH & HALE (DAVID HODGE)

Issued By: Patricia A. Austin

Date: 1/24/2013

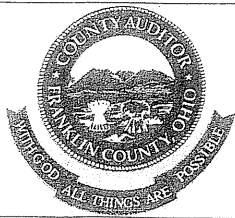


SCALE: 1 inch = 100 feet



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

GIS FILE NUMBER: 12427



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

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 50, 51, 52, 74, and 75 of "Lincoln Heights Addition" subdivision recorded in Plat Book 7, Page 250, said lots being in the name of Guy Williams, Jr. and described as follows:

Beginning in the north right-of-way line of Chesapeake Avenue and at the southwest corner of said Lot 50 of said "Lincoln Heights Subdivision";

Thence Easterly, along said north right-of-way line, about 120 feet to the southeast corner of said Lot 52;

Thence Northerly, along the east line of said Lot 52, about 175 feet to the northeast corner of said Lot 52, and in the south right-of-way line for an Alley;

Thence Westerly, along said south right-of-way line, about 120 feet to the northwest corner of said Lot 50;

Thence Southerly, along the west line of said Lot 50, about 175 feet to the *Point of Beginning*.
Containing approximately .51 acres of land, more or less.

This description was written for zoning purposes only.

Tax parcel Nos. 130-003897, 130-001506, 130-001394.

Beginning in the south right-of-way line of Chesapeake Avenue and at the northwest corner of said Lot 74 of said "Lincoln Heights Subdivision";

Thence Easterly, along said south right-of-way line, about 80 feet to the northeast corner of said Lot 75;

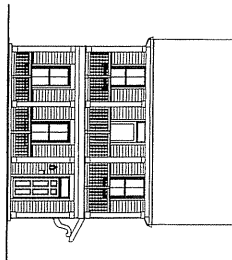
Thence Southerly, along the east line of said Lot 75, about 163 feet to the southeast corner of said Lot 75, and in the north right-of-way line for an Alley;

Thence Westerly, along said north right-of-way line, about 80 feet to the southwest corner of said Lot 74;

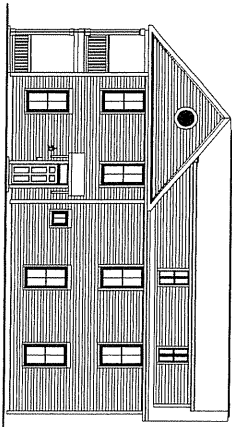
Thence Northerly, along the west line of said Lot 74, about 162 feet to the *Point of Beginning*.
Containing approximately .31 acres of land, more or less.

This description was written for zoning purposes only.

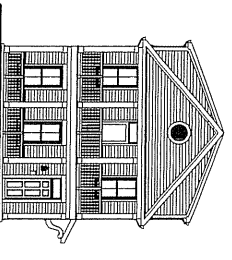
Tax parcel Nos. 130-011773, 130-006130.



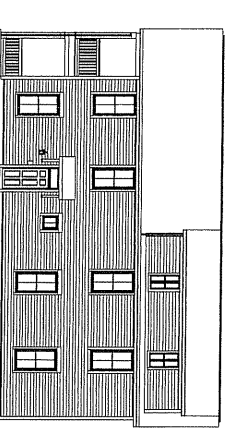
Front Elevation



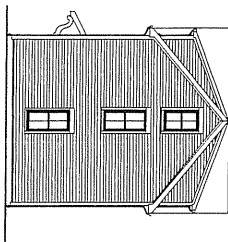
Right Elevation



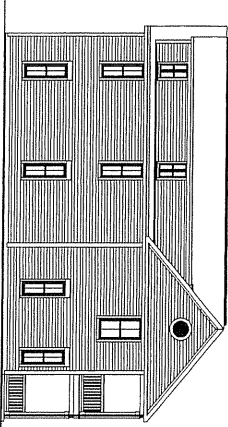
Front Elevation



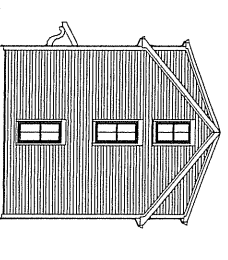
Right Elevation



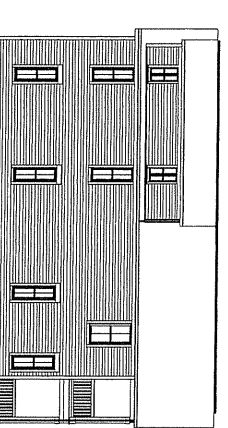
Rear Elevation



Left Elevation



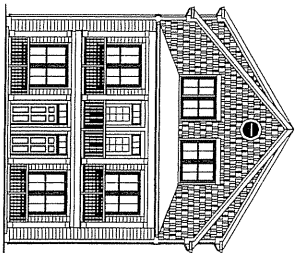
Rear Elevation



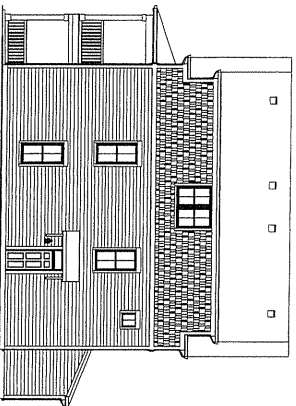
Left Elevation

2-Family C - Version C

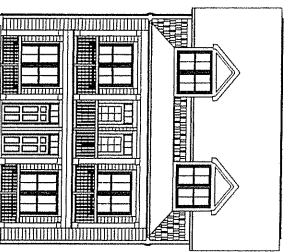
2-Family C - Version A



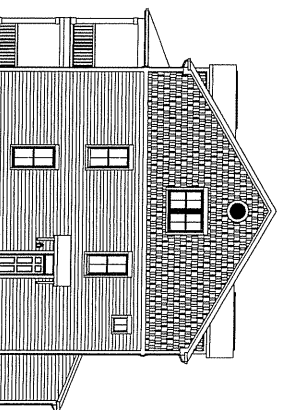
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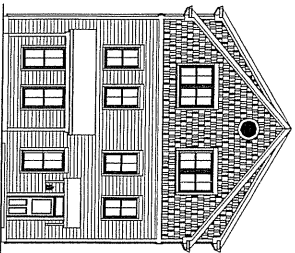
Right Elevation



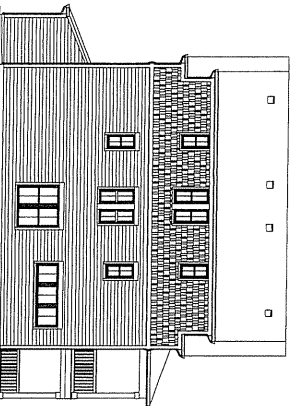
Front Elevation



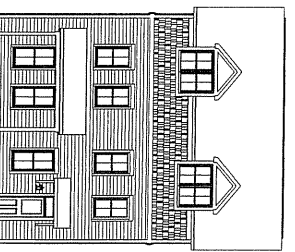
Right Elevation



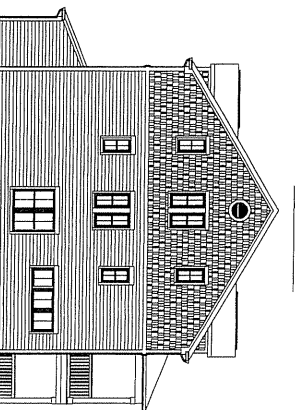
Rear Elevation



Left Elevation



Rear Elevation



Left Elevation

3-Family A

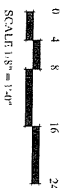
3-Family B

PROPOSED BUILDING ELEVATIONS

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

MATTHEW R. VIKASNY

Vikasn



SHEET NO.

ZCL-2

1450-1460
CHESAPEAKE AVENUE
COLUMBUS, OHIO 43212

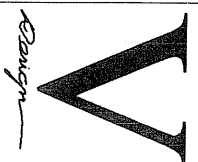
4

SHEET TITLE
ZONING
COMPLIANCE PLAN
BUILDING
ELEVATIONS

DWG. JAM/ANT (11.2017)

REVISIONS:

Vikasn

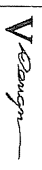


1450-1460
CHESAPEAKE AVENUE
COLUMBUS, OHIO 43212

4

SHEET TITLE
ZONING
COMPLIANCE PLAN
BUILDING
ELEVATIONS

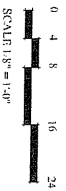
DATE: JANUARY 18, 2011
REVISIONS:



SHEET NO.
ZCL-3

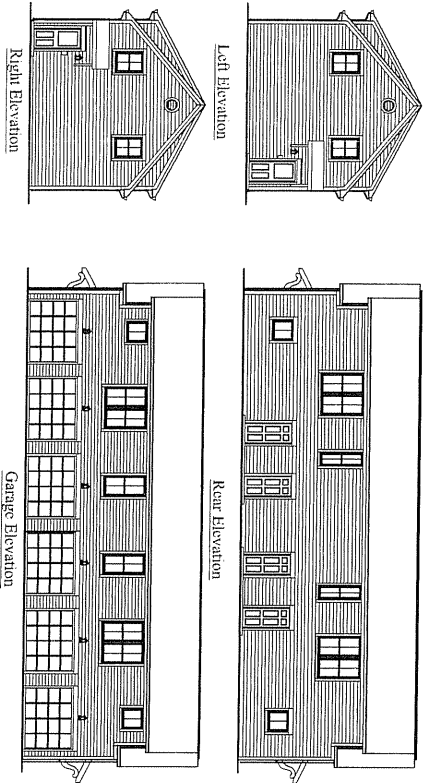
THIS SIGNATURE ATTESTS TO
THE ACCURACY AND COMPLETION OF ALL
INFORMATION ON THIS SHEET PLAN TO
THE BEST OF MY KNOWLEDGE

MATTHEW R. VIKASY

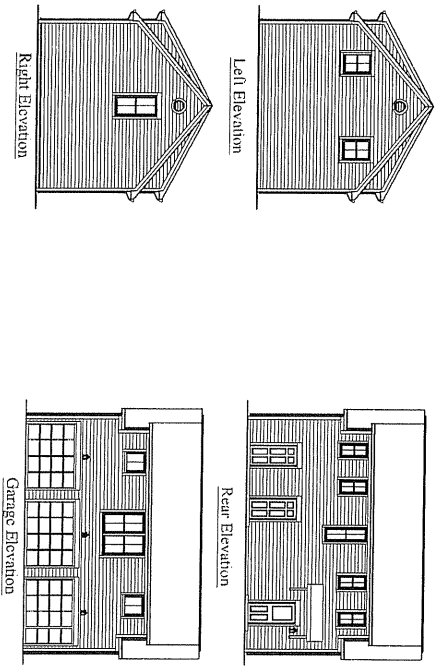


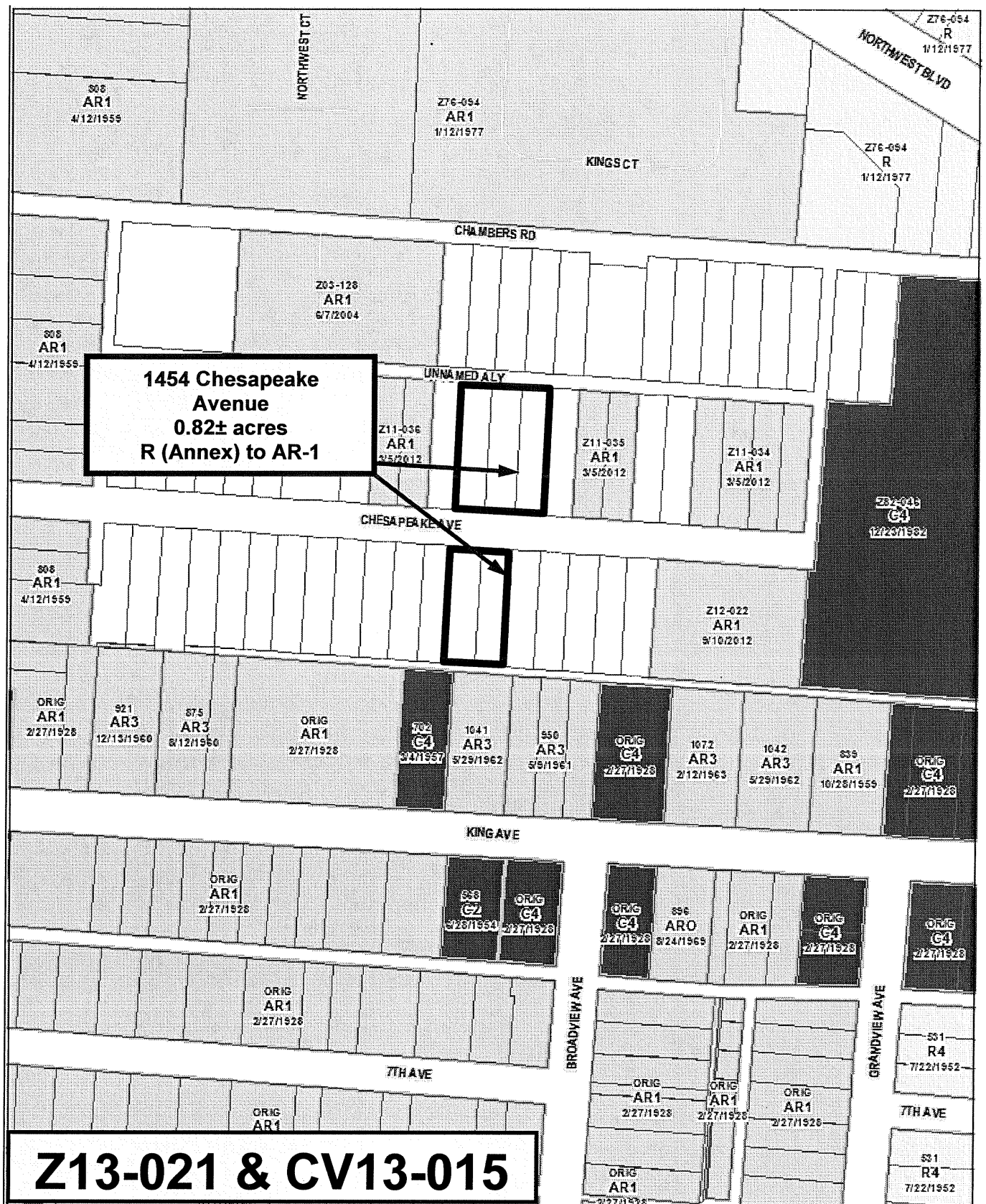
PROPOSED BUILDING ELEVATIONS

2-Family Carriage House A



Single-Family Carriage House A







1454 Chesapeake Avenue
0.82± acres
R (Annex) to AR-1

Z13-021 & CV13-015