



## 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: CV13-016  
Date Received: 3/1/13  
Application Accepted By: DM Fee: \_\_\_\_\_  
Comments: 13315-00000-00134 Case Planner: Dana Hitt 645-2395  
dahitt@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1424 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: 130-001396 / 000500  
☐ 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: .34 +/- acre

### APPLICANT: Name VW Partners 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 Guy Williams

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

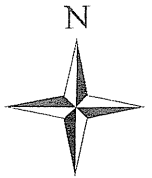
APPLICANT SIGNATURE VW Partners LLC By: [Signature]  
PROPERTY OWNER SIGNATURE Guy Williams By: [Signature]  
ATTORNEY / AGENT SIGNATURE [Signature]

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**



# 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: 130001396, 130001396

Zoning Number: 1424

Street Name: CHESAPEAKE AVE

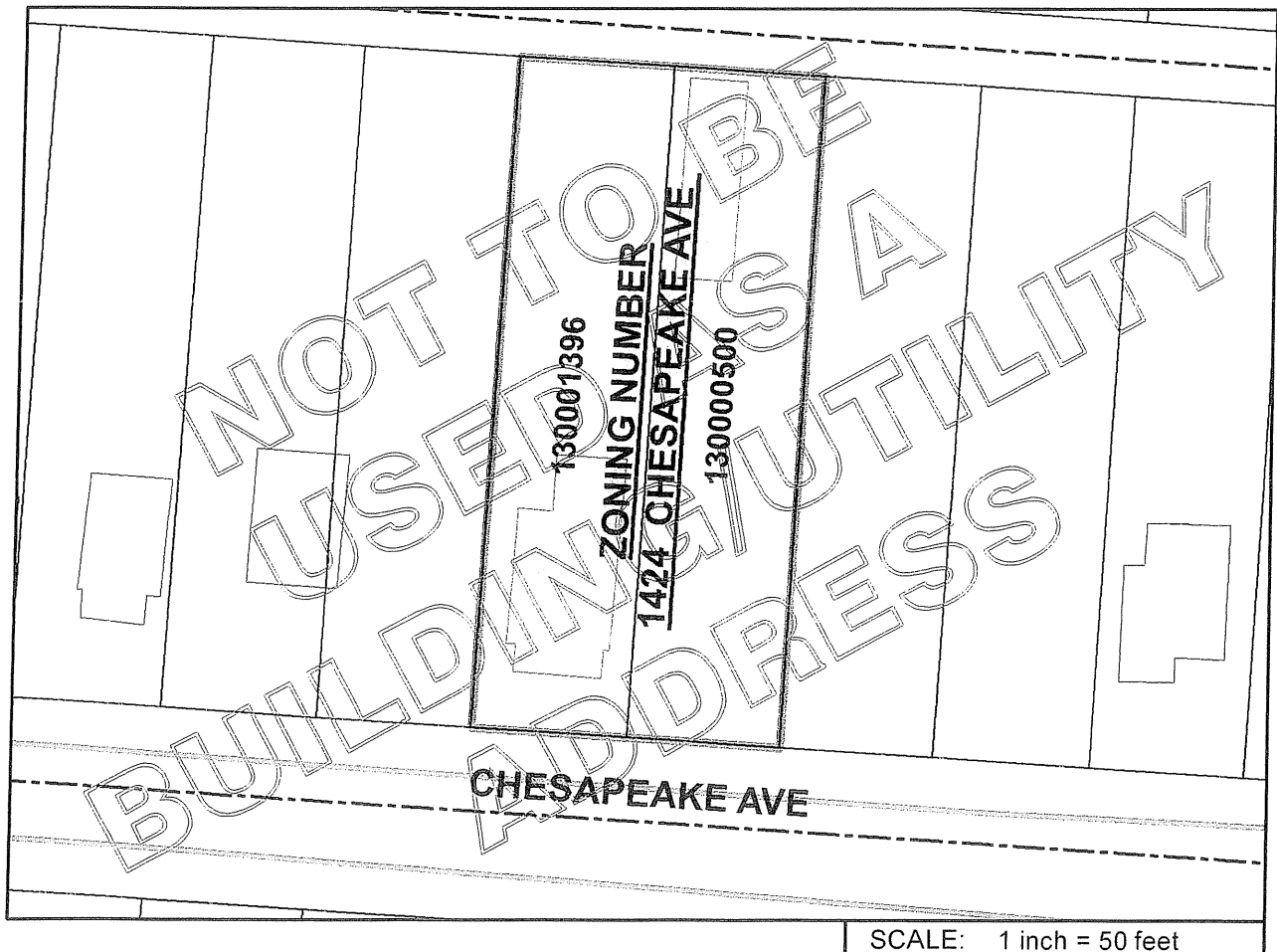
Lot Number: 56-57

SUBDIVISION: LINCOLN HTS

Requested By: SMITH & HALE (DAVID HODGE)

Issued By: *Adriana Amarian*

Date: 1/24/2013



SCALE: 1 inch = 50 feet



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

GIS FILE NUMBER: 12422



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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**

### **1424 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, one dwelling containing two dwelling units and one dwelling containing three dwelling units on each 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 12 feet.

#### C.C. 3333.23(d) – Minimum side yard permitted.

To reduce the minimum required side yard from 5 feet to 3 feet 6 inches on Lots 1 and 2.

#### 3333.24 – Rear yard.

To reduce the rear yard from 25% of the total lot area to: 16% for Lot 1 and 2.

#### 3333.25 – Side or rear yard obstruction.

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

#### 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 required number of parking spaces from 10 parking spaces to 9 on Lots 1 and 2.

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 H. 20  
Date: 3 / 1 / 13



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### AFFIDAVIT

(See next page for instructions)

APPLICATION # CV13-016

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 1424 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) 3/1/13

(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)

VW Partners  
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

(8)

day of

David Hodge

1st day of March

, in the year 2013

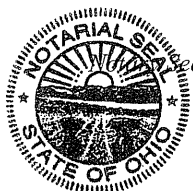
SIGNATURE OF NOTARY PUBLIC

(8)

Natalie C. Timmons

My Commission Expires:

9/4/15



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

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**APPLICANT**

VW Partners LLC  
1500 West 3<sup>rd</sup> Avenue, Suite 400  
Columbus, OH 43212

**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**

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

**SURROUNDING PROPERTY  
OWNERS**

Ruth W Bianco  
2873 Zollinger Road  
Columbus, OH 43221

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

FLC-85  
1449 Chambers Road  
Columbus, OH 43212

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

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

1405 LLC  
911 Henry Street  
Columbus, OH 43215

Tellis G Mitchell  
2620 Burnaby Drive  
Columbus, OH 43209



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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 # CV13-016

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 1<sup>st</sup> day of March, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



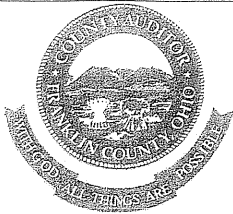
Natalie C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2015

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

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# 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 56 and 57 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 56 of said "Lincoln Heights Subdivision";

Thence Easterly, along said north right-of-way line, about 80 feet to the southeast corner of said Lot 57;

Thence Northerly, along the east line of said Lot 57, about 175 feet to the northeast corner of said Lot 57, and in the south right-of-way line for an Alley;

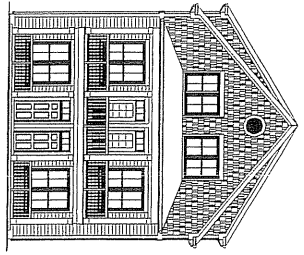
Thence Westerly, along said south right-of-way line, about 80 feet to the northwest corner of said Lot 56;

Thence Southerly, along the west line of said Lot 56, about 175 feet to the *Point of Beginning*.  
Containing approximately .34 acres of land, more or less.

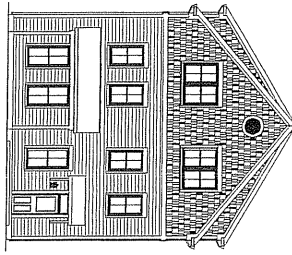
This description was written for zoning purposes only.

Tax parcel Nos. 130-001396, 130-000500.

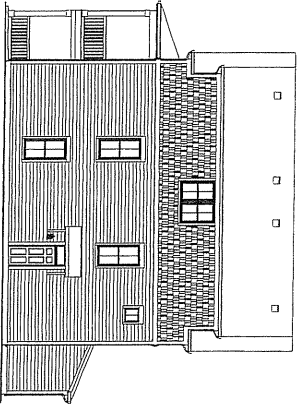




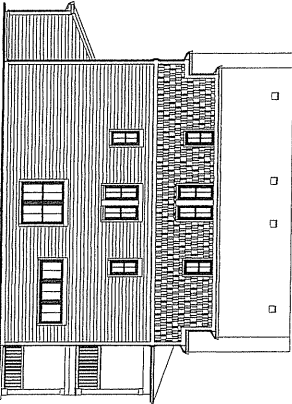
Front Elevation



Rear Elevation

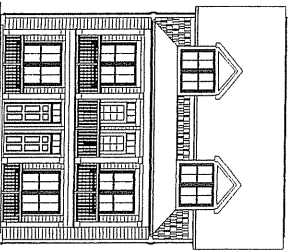


Right Elevation

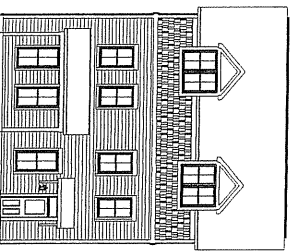


3-Family A

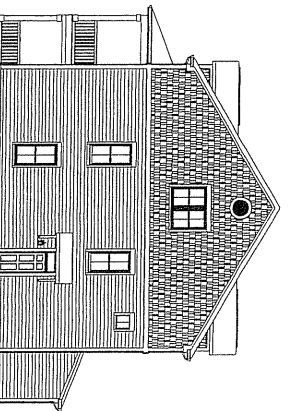
Left Elevation



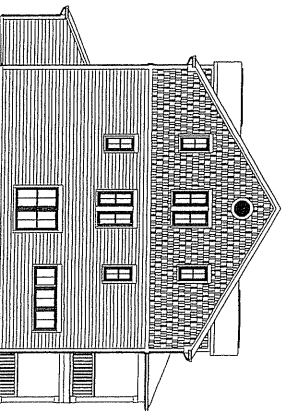
Front Elevation



Rear Elevation

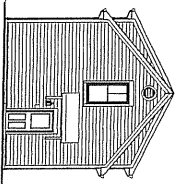


Right Elevation

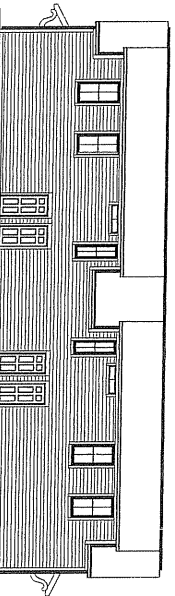


3-Family B

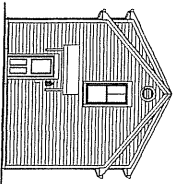
Left Elevation



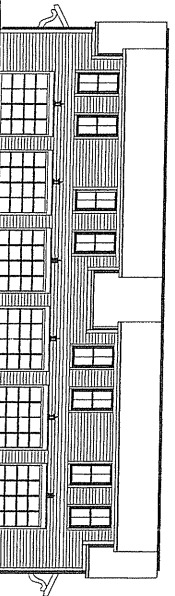
Left Elevation



Rear Elevation



Right Elevation



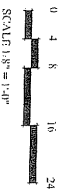
Front Elevation

2-Family Carriage House B

PROPOSED BUILDING ELEVATIONS

MATTHEW R. VIKASNY

THIS SIGNATURE ATTESTS TO THE ACCURACY AND COMPLETION OF ALL INFORMATION ON THIS SET OF PLANS TO THE BEST OF MY KNOWLEDGE.



1420-1426  
CHESAPEAKE AVENUE  
COLUMBUS, OHIO 43212

2


SHEET TITLE  
ZONING  
COMPLIANCE PLAN  
BUILDING  
ELEVATIONS  
DATE: FEBRUARY 1, 2011  
REVISIONS:

*Vikasn*

SHEET NO.  
ZCL-2





An aerial photograph of a residential neighborhood. A rectangular area is highlighted with a thick black border. The area is bounded by Chambers Rd to the north, Chesapeake Ave to the south, and an unnamed alley to the east. The highlighted area contains a large, mostly empty lot with some trees and a small structure. Surrounding areas show various houses, parking lots, and commercial buildings.

**1424 Chesapeake Avenue**  
**0.34± acres**  
**R (Annex) to AR-1**

**Z13-023 & CV13-016**