



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: CV14-048/14315-00000-00701

Date Received: 9/30/14

Application Accepted By: S. Pine Fee: \$1760

Comments: Assigned to Shannon Pine, 645-2208, spine@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.

Parcel Number for Certified Address: 420-293796 / 292067 / 292068 / 292069 / 292070 / 292071 / 292056 / 292064

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

Current Zoning District(s): AR-1

Civic Association or Area Commission: 5th X Northwest Area Commission

Proposed use or reason for Council Variance request: Site plan reconfiguration for multi-family residential

Acreage: 1.28+/- acre

APPLICANT: Name Guy Williams, Jr.

Address 1387 Chambers Rd. City/State Columbus, OH Zip 43212

Phone # 488-1101 Fax # 488-0028 Email: _____

PROPERTY OWNER(S): Name Guy Williams, Jr., et al.

Address 1387 Chambers Rd. City/State Columbus, OH Zip 43212

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 460 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, Jr.

By: [Signature]

PROPERTY OWNER SIGNATURE Guy Williams, Jr., et al.

By: [Signature]

ATTORNEY / AGENT SIGNATURE _____

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.

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 requesting a council variance to allow development in the AR-1 district along the south side of Chambers Road. There is an existing approved council variance applicable to these properties, which must be repealed in conjunction with this request. To allow a modification to the site plan to provide units consistent with market demand, the approved development plan for these properties must be amended. The proposal is to allow 4 4-family structures, 6 2-family structures, and 1 1-family structure in the AR-1 apartment residential district in Subarea 1; and 2 3-family structures and 2 2-family structures in Subarea 1. The proposed development of multi-family dwelling units is consistent with existing Columbus development surrounding the property, and with the land use recommendations for the property. This proposed urban layout requires variances to the existing AR-1 development standards, which are typical with infill sites in older areas of the City such as this. A hardship exists because there is not a zoning classification that would permit this proposal without a series of variances.

The site is divided into Subareas and the variances necessary for each Subarea are as follows:

Subarea 1**C.C. 3333.02 – AR-12, ARLD, and AR-1 apartment residential district use.**

To permit 4 4-family structure, 6 2-family structures, and 1 1-family structure on a lot in the AR-1 apartment residential district.

C.C. 3333.16 – Fronting.

To permit dwellings that do not front on a public street.

C.C. 3333.18 – Building lines.

To reduce the building setback from 25 feet to 13 feet.

C.C. 3333.255 – Perimeter yard.

To reduce the perimeter yard from 25 feet to zero.

C.C. 3312.21 – Landscaping and screening.

To not provide landscaping around the perimeter of the parking areas.

Subarea 2

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

To permit two dwellings on a lot, one dwelling containing three dwelling units and one dwelling containing two dwelling units.

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

To permit two dwellings on a lot, one dwelling containing three dwelling units and one dwelling containing two dwelling units.

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.

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 14 feet.

C.C. 3333.23 – Minimum side yard permitted.

To reduce the minimum side yard permitted from 7 feet to 3 feet.

3333.24 – Rear yard.

To reduce the required rear yard from 25% of the total lot area to 14% for Lot 1, and 16% for Lot 2

3312.21 – Landscaping and screening.

To not provide parking lot perimeter screening.

3312.25 – Maneuvering

To permit maneuvering across lot lines for parking.

3312.29 – Parking Space

To permit parking spaces with a width of 8.5 feet on Lot 1.

The grant of these 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.

This proposal furthers 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 that these variances be granted, as they are necessary for this appropriate redevelopment.

Guy Williams, Jr.

By: _____

Date: _____



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AFFIDAVIT

(See next page for instructions)

APPLICATION # CV14-048

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 460, 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) 9/30/14

(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, Jr.
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 McKibben
1095 Lincoln 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) 30th day of September, in the year 2014
(8) Natalie C. Timmons
9/4/15

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



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

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CV14-048

APPLICANT

Guy Williams, Jr.
1387 Chambers Road
Columbus, OH 43212

AREA COMMISSION

5th by Northwest
c/o Mr. Bruce McKibben
1094 Lincoln Avenue
Columbus, OH 43212

ATTORNEY

David L. Hodge
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215

PROPERTY OWNERS

Guy Williams, Jr.
1387 Chambers Road
Columbus, OH 43212

1405 LLC
911 Henry Street
Columbus, OH 43215

Matthew Vekasy
1433 Grandview Avenue
Columbus, OH 43212

SURROUNDING PROPERTY OWNERS

Mark N Barbaglia
1765 D Kings Court
Columbus, OH 43212

Meganne E Piccione
1765 Kings Court, Unit E
Columbus, OH 43312

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

Karen S Paoletti
1781 A Kings Court
Columbus, OH 43212

Kelley A Mullick
1928 NE 49th Way
Hillsboro, OR 97127

Kathy Y Bratton
1781 Kings Court, Apt. C
Columbus, OH 43212

Pamela S Cook
1781 Kings Court, Apt. D
Columbus, OH 43212

Angela Mahoney
1781 Kings Court, Apt. E
Columbus, OH 43212

Vida J Winns
1636 61st Street
Downers Grove, IL 60516

Kroger Co.
Property Tax 7th Floor
1014 Vine Street, Suite 1000
Cincinnati, OH 45202

Ruth W Bianco
2873 Zollinger Road
Columbus, OH 43221

FLC-85
1449 Chambers Road
Columbus, OH 43212

Alexandra J & Isaac W Serfaty
6342 Memorial Drive
Dublin, OH 43017

Dorothy M Staveley, TR
3601 Wooddale Avenue S #522
Minneapolis, MN 55416

Grandview Village I LLC
1433 Grandview Avenue
Columbus, OH 43212

VW Partners
1433 Grandview Avenue
Columbus, OH 43212

Cecilia Devendra
4590 Knightsbridge Blvd., Bl. 301
Columbus, OH 43214

Associated General Contractors of
America
1755 Northwest Blvd
Columbus, OH 43212

Windgate Village Condo.
4900 Reed Road, Suite 230
Columbus, OH 43220

Northwest Area Commission Assoc.
c/o Brian Linhart
6275 Commonweath Drive
Westerville, OH 43082

chambers2014-cv.lbl (nct)
6/25/14 F:Docs/s&hlabels/2014



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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 # CV14-048

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] David Hodge

Of [COMPLETE ADDRESS] 37 W. Broad St., Suite 460, 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 1433 Grandview Ave. Columbus, OH 43212 Zero Columbus employees Matt Vekasy 499-1900 xt. 14	4. Mathew Vekasy 1433 Grandview Ave. Columbus, OH 43212

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 30th day of September, in the year 2014

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: 9/19/14

W14-048



Disclaimer

Scale = 100

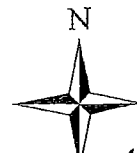


This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on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



W14-048

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

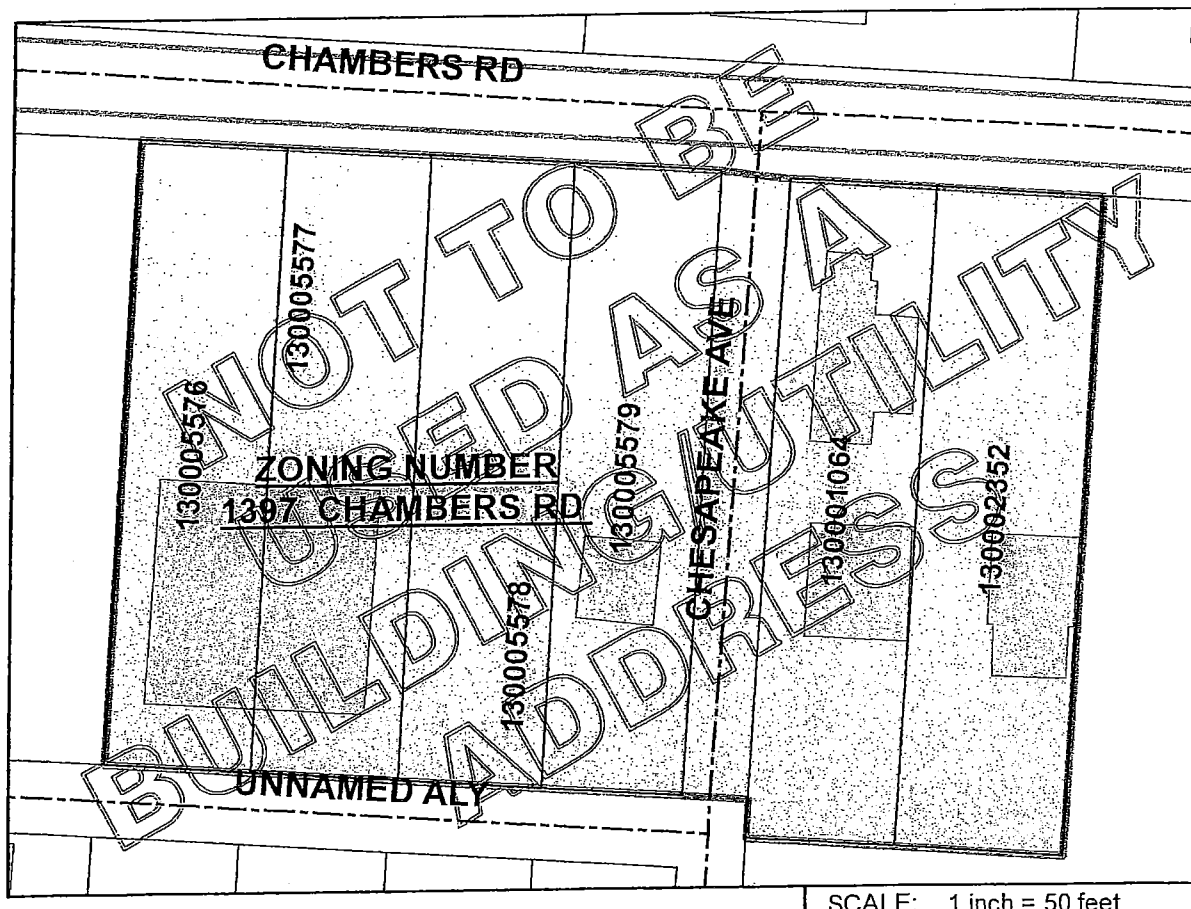
Lot Number: N/A

SUBDIVISION: N/A

Requested By: SMITH & HALE (DAVID HODGE)

Issued By: *Adyana Amarasingh*

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: 12435

CV14-048

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 32, 33, 34, 35, 36, and 37 of "Lincoln Heights Addition" subdivision recorded in Plat Book 7, Page 250, said lots being in the name of 1405 LLC and Guy Williams, Jr. and described as follows:

Beginning in the south right-of-way line of Chambers Road and at the northwest corner of said Lot 32 of said "Lincoln Heights Subdivision";

Thence Easterly, along said south right-of-way line, about 240.55 feet to the northeast corner of said Lot 37;

Thence Southerly, along the east line of said Lot 37, about 170.46 feet to the southeast corner of said Lot 37, in the north right-of-way line for an Alley;

Thence Westerly, along said north right-of-way line, about 238.62 feet to the southwest corner of said Lot 32;

Thence Northerly, along the west line of said Lot 32, about 170.45 feet to the *Point of Beginning*.
Containing approximately .93 acres of land, more or less.

This description was written for zoning purposes only.

Tax parcel Nos. 130-005581, 420-292067, 420-292068, 420-292069, 420-292070, 420-292071.

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 Franklin County Parcels numbered 420-292056 and 420-292064.

Beginning in the south right-of-way line of Chambers Road, 20 feet east across an unnamed alley from Lot 37 of the Lincoln Heights Addition subdivision recorded in Plat Book 7, Page 250, and at the northwest corner of parcel number 420-292056 said lots being in the name of Guy Williams, Jr.

Thence Easterly, along said south right-of-way line, about 85 feet to the northeast corner of said parcel 420-292064;

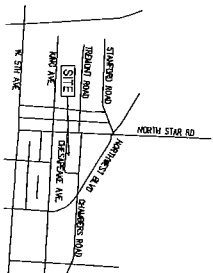
Thence Southerly, along the east line of said parcel 420-292064, about 180 feet to the southeast corner of said parcel.

Thence Westerly, along the south line of said parcels, about 85 feet to the southwest corner of parcel 420-292056;

Thence Northerly, along the west line of said parcel 420-292056, about 180 feet to the *Point of Beginning*. Containing approximately .35 acres.

This description was written for zoning purposes only.

Tax parcel Nos. 420-292056, 420-292064.
chambers2014_CV.lgl



LOCATION MAP

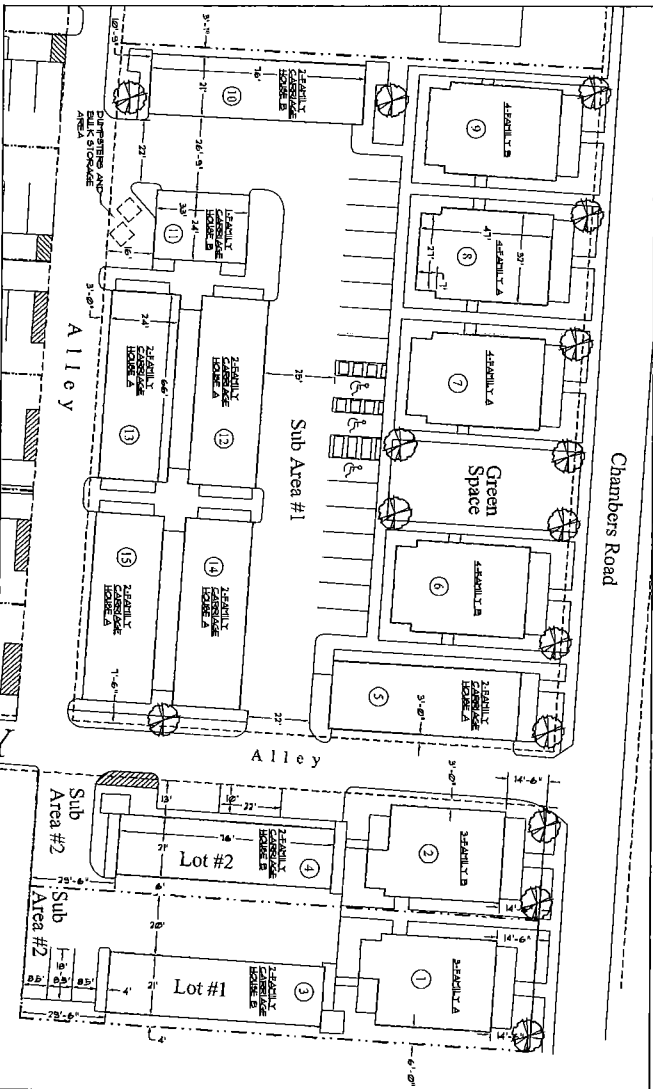
DEVELOPMENT TABULATIONS

SUB AREA C-1, 1.2 ACRES SITE WEST OF ALLEY
TOTAL SITE AREA (INCLUDES ADJACENT ALLEY)
1.20 ACRES - 31,000 SQ. FT.
EXISTING ZONING
PROPOSED ZONING
RESIDENTIAL
EXISTING USE
VACANT LOT, WAREHOUSE, AND SINGLE FAMILY HOMES
TOTAL NUMBER OF PROPOSED BUILDINGS
TOTAL NUMBER OF PROPOSED DWELLING UNITS

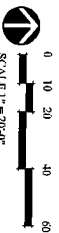
PROPOSED DENSITY
200 D.U./ACRE
PARKING PROVIDED
10 SPACES PER UNIT
1.20 ACRES
30 TOTAL SPACES (10 SPACES PER UNIT)

SUB AREA C-2, 1.1 ACRES WEST OF ALLEY
TOTAL SITE AREA
1.10 ACRES - 24,000 SQ. FT.
EXISTING ZONING
PROPOSED ZONING
RESIDENTIAL
EXISTING USE
SINGLE FAMILY HOMES
TOTAL NUMBER OF PROPOSED BUILDINGS
TOTAL NUMBER OF PROPOSED DWELLING UNITS

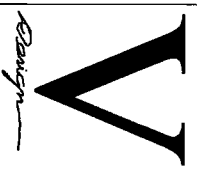
PROPOSED DENSITY
111 D.U./ACRE
PARKING PROVIDED
10 SPACES PER UNIT
1.10 ACRES
19 TOTAL SPACES (10 SPACES PER UNIT)



PROPOSED SITE PLAN



SCALE: 1" = 20'-0"

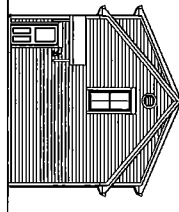


1397 CHAMBERS ROAD
COLUMBUS, OHIO 43212

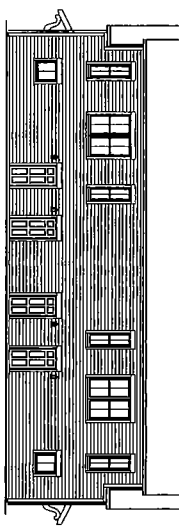
SHEET TITLE
ZONING
COMPLIANCE
PLAN

DATE: AUGUST 18, 2014
REVISIONS:

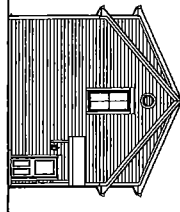
SHEET NO.
ZCL-1



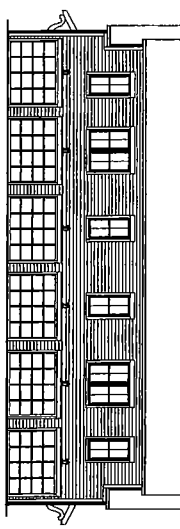
Right Elevation



Rear Elevation

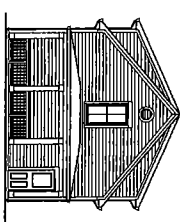


Left Elevation

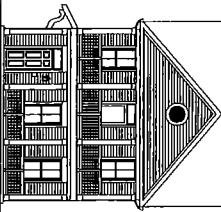


Garage Elevation

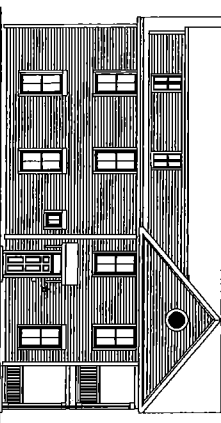
2-Family Carriage House A



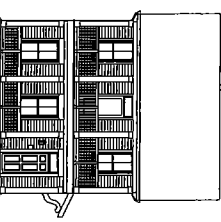
Left Elevation - Building #5



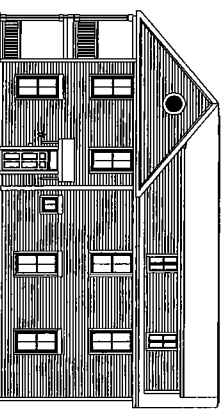
Front Elevation



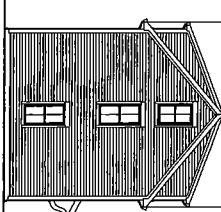
Right Elevation



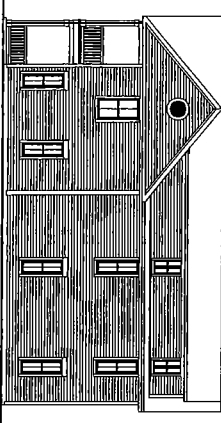
Front Elevation



Right Elevation

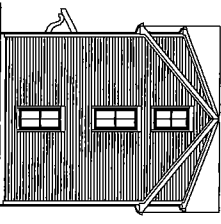


Rear Elevation

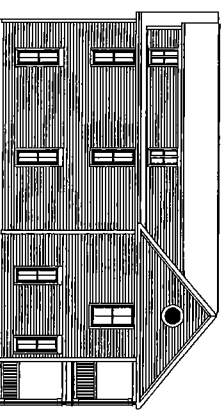


Left Elevation

2-Family C - Version B



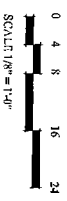
Rear Elevation



Left Elevation

2-Family C - Version C

PROPOSED BUILDING ELEVATIONS



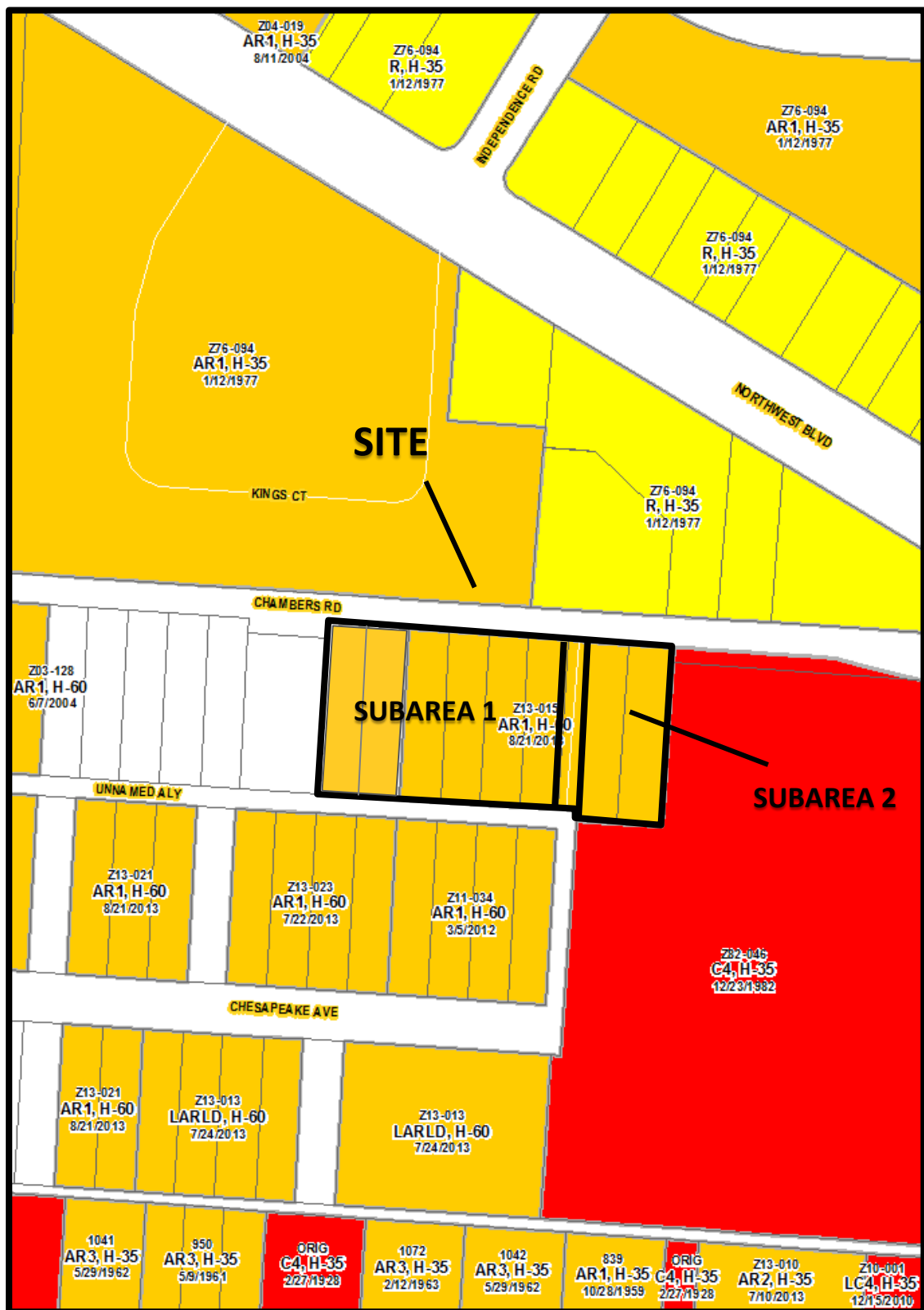
LOCATION MAP

DEVELOPMENT TABULATIONS

DEVELOPMENT TABULATIONS
SITE AREA: 1.1 ACRES
TOTAL AREA: 1.1 ACRES
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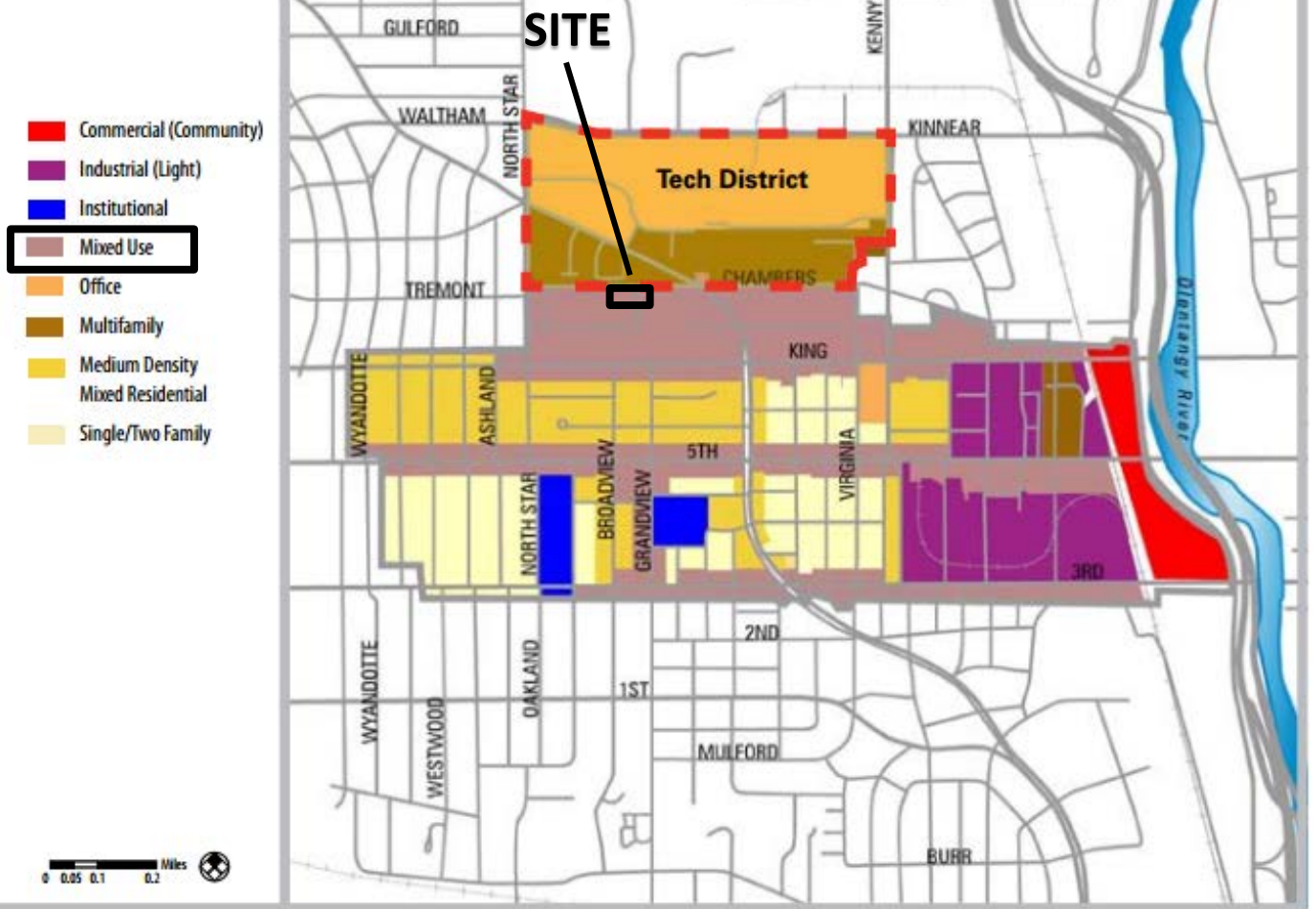
1397 CHAMBERS ROAD
COLUMBUS, OHIO 43212

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CV14-048
 1397 Chambers Road
 Approximately 1.28 acres

Figure 7
Land Use Plan



CV14-048
1397 Chambers Road
Approximately 1.28 acres



CV14-048
1397 Chambers Road
Approximately 1.28 acres