



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: CV14-049 / 14315-00000-00700

Date Received: 9/30/14

Application Accepted By: TP Fee: \$1700

Comments: Assigned to Tori Proehl; 645-2749; vjproehl@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1506 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: 420-292066 / 292058 / 292062 / 292072 / 292055 / 292059

☐ 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: Reconfiguration of approved site plan

Acreage: 1.28+/- acres

APPLICANT: Name Metropolitan Holdings LLC

Address 1433 Grandview Ave. City/State Columbus, OH Zip 43212

Phone # 488-1900

Fax # 488-1905

Email: _____

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

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

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 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 Metropolitan Holdings, LLC

By: [Signature]

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

By: [Signature]

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.
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Please make all checks payable to the Columbus City Treasurer



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AFFIDAVIT

(See next page for instructions)

APPLICATION #

CV14-049

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 1506 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) 9/30/14

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Guy Williams, Jr.	Kitchner Park, Inc.
1387 Chambers Rd.	887 Chambers Rd.
Columbus, OH 43212	Columbus, OH 43212

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

Metropolitan Holdings LLC
488-1900

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) 30th

day of

September

, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8)

Natalie C. Timmons
9/4/15

Notary Public, State of Ohio

My Commission Expires 09-04-2015



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APPLICANT**PROPERTY OWNERS**

Metropolitan Holdings LLC
1433 Grandview Avenue
Columbus, OH 43212

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

Kitchner Park Inc.
887 Chambers Road
Columbus, OH 43212

AREA COMMISSION**ATTORNEY**

Bruce Shalter
5th x Northwest Area Commission
1635 B Grandview Avenue
Columbus, OH 43212

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

**SURROUNDING PROPERTY
OWNERS**

Sandra M & Jeffrey M Groom TR
239 South Chesterfield Road
Columbus, OH 43209

Joyce A Smith
1756 North Star Road
Columbus, OH 43212

Douglas W Jackson
2240 Concord Village Drive
Columbus, OH 43220

Management Plus LLC
3636 North High Street
Columbus, OH 43214

Kohr Holdings LLC
1380 Dublin Road
Columbus, OH 43215

Racheal V Ransome
275 East Meehan Avenue
Philadelphia, PA 19119

David M Alvis
1466 Chesapeake Avenue
Columbus, OH 43212

Linsue Inc.
2098 Guilford Road
Columbus, OH 43221

Broadview L P
1180 Ashland Avenue
Columbus, OH 43212

Thomas R Eggers
1399 Cambridge Blvd.
Columbus, OH 43212

Hartgrove-Holley et al.
1501 Demorest Road
Columbus, OH 43228

Christopher A Cornetet
1480 Chesapeake Avenue
Columbus, OH 43212

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

Kingstar Investments LLC
75 East Gay Street, Suite 100
Columbus, OH 43215

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

CV14-049

Drayton Court LLC
1448 Westwood Avenue
Columbus, OH 43212

2 Guys 1474-1476 1/2
Chesapeake Avenue LLC
1387 Chambers Road
Columbus, OH 43212

Grandview Village 1 LLC
1500 West 3rd Avenue, Suite 400
Columbus, OH 43212

vekasy-westchesapeake.lbl (nct)
3/11/14 F:Docs/s&hlabels/2014



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CV14-049

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**1506 Chesapeake Avenue**

The applicant is requesting a council variance to allow development in the AR-1 district along the north side of Chesapeake Avenue. ~~There are is an existing approved council variance applicable to these~~ properties, which must be repealed in conjunction with this request. To improve the streetscape, and reconfigure the bedroom mix for leasing purposes, the development plan for these properties must be revised, which is the reason for the request. The proposal is to allow 4 4-family structures, 8 2-family structures, and 2 1-family structures in the AR-1 apartment residential district, detailed hereinafter and on the Site Plan as Subarea 1; and an existing 4-family structure on a reconfigured lot, detailed hereinafter and on the Site Plan as Subarea 2. 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 zoning classification that would permit this proposal without a series of variances. The variances requested are:

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

To permit 4 4-family structures, 8 2-family structures, and 2 1-family structures 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 12 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.

CV14-049

Subarea 2

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

To permit an existing 4-family structure.

C.C. 3333.09 – Area requirements

To permit this existing 4-family structure to be on a newly reconfigured Lot with a width of 49 feet where 50 is required.

C.C. 3333.25 – Side or rear yard obstruction

To permit parking in the minimum side and required rear yard.

C.C. 3312.49 – Minimum number of parking spaces required

To reduce the minimum number of parking spaces required from 6 to 3.

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 infill redevelopment.

Metropolitan Holdings LLC

By: _____

Date: _____



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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 #

CV14-049

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. Metropolitan Holdings LLC 1433 Grandview Ave. Columbus, OH 43212 Zero Columbus employees Matt Vekasy 488-1900	2. Kitchner Park, Inc. 887 Chambers Rd. Columbus, OH 43212
3. Guy Williams, Jr. 1387 Chambers Rd. Columbus, OH 43212	4.

☐ 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

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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City of Columbus Zoning Plat



CV14-049

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: 420292066, -292058, -292057, -292062, -292072, -292055, -292059

Zoning Number: 1506

Street Name: CHESAPEAKE AVE

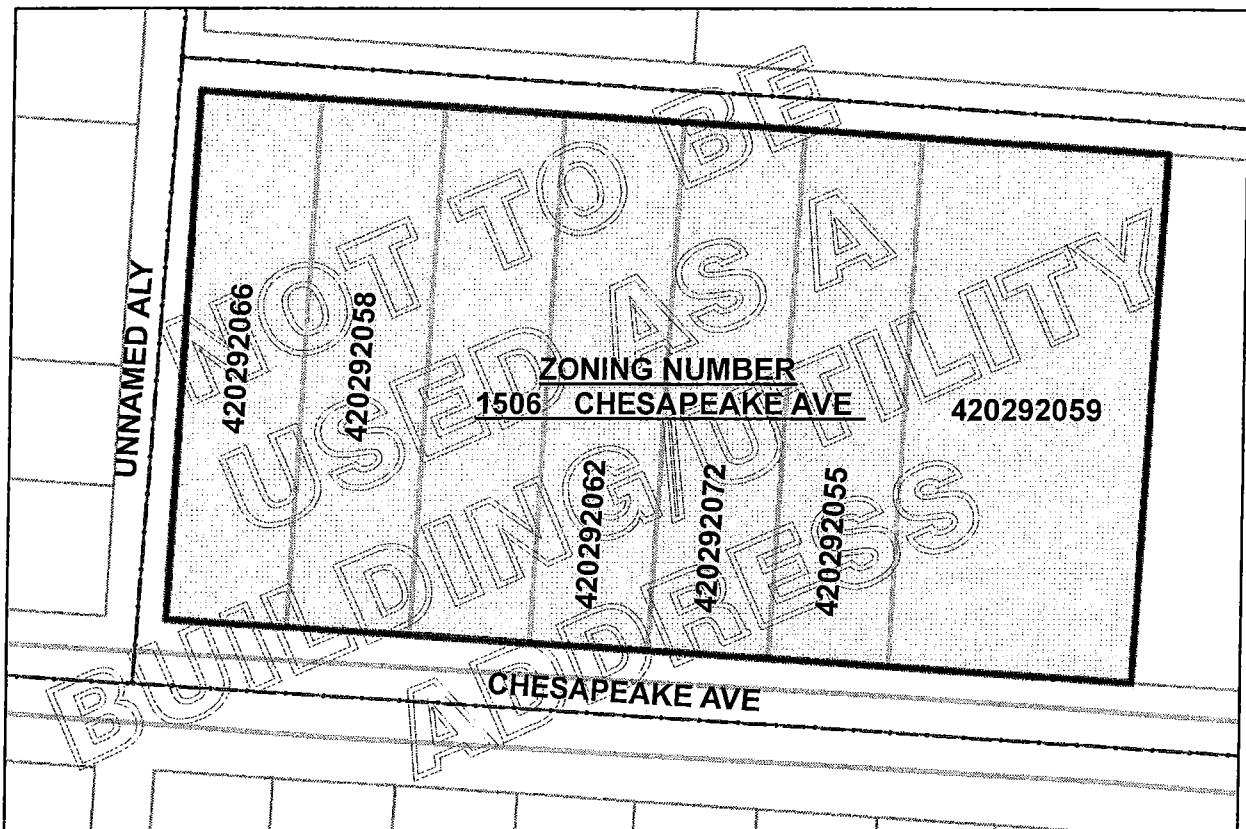
Lot Number 38-45

Subdivision: LINCOLN HTS

Requested By: SMITH & HALE (DAVID HODGE)

Issued By: *Patricia A. Austin*

Date: 3/10/2014



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

SCALE: 1 inch = 60 feet

GIS FILE NUMBER: 18342

CV14-049

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 38, 39, 40, 41, 42, 43, 44 and 45 of "Lincoln Heights Addition" subdivision recorded in Plat Book 7, Page 250, said lots being in the name of Kitchner Park, Inc., Guy Williams, Jr., and Laura Williams, and described as follows:

Beginning in the north right-of-way line of Chesapeake Avenue and at the southwest corner of said Lot 38 of said "Lincoln Heights Subdivision";

Thence Easterly, along said north right-of-way line, about 320 feet to the southeast corner of said Lot 45;

Thence Northerly, along the east line of said Lot 45, about 175 feet to the northeast corner of said Lot 45, and in the south right-of-way line for an Alley;

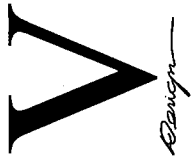
Thence Westerly, along said south right-of-way line, about 320 feet to the northwest corner of said Lot 38;

Thence Southerly, along the west line of said Lot 38, about 175 feet to the *Point of Beginning*. Containing approximately 1.28+/- acres of land, more or less.

This description was written for zoning purposes only.

Tax parcel Nos. 420-292066, 420-292058, 420-292057, 420-292062, 420-292072, 420-292055, 420-292059

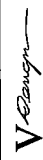
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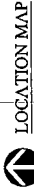
1496-1522 CHESAPEAKE AVENUE
COLUMBUS, OHIO 43212

SHEET TITLE
ZONING
COMPLIANCE
PLAN

DATE: SEPTEMBER 11, 2014
REVISIONS:



SHEET NO.
ZCL-1



DEVELOPMENT TABULATIONS

SUB AREA #1
TOTAL SITE AREA (INCLUDES HALF OF ALLEY)
47,500 S.F. - 1.092 ACRES

EXISTING ZONING
AR-1

PROPOSED ZONING
AR-1

EXISTING USE
VACANT LOTS, WAREHOUSE, AND SINGLE FAMILY HOUSE

TOTAL NUMBER OF PROPOSED BUILDINGS
14

TOTAL NUMBER OF PROPOSED DWELLING UNITS
34

TOTAL NUMBER OF PROPOSED BEDROOMS
50

PROJECT DENSITY
31.0 DU/ACRE

PARKING PROVIDED
24 GARAGE SPACES

24 HANDICAPPED SPACES

67 TOTAL SPACES (1.57 SPACES PER UNIT)

SUB AREA #2

TOTAL SITE AREA (INCLUDES HALF OF ALLEY)
9,085 S.F. - .208 ACRES

EXISTING ZONING
AR-1

PROPOSED ZONING
AR-1

EXISTING USE
EXISTING 4-FAMILY AND DETACHED

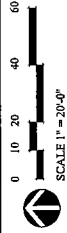
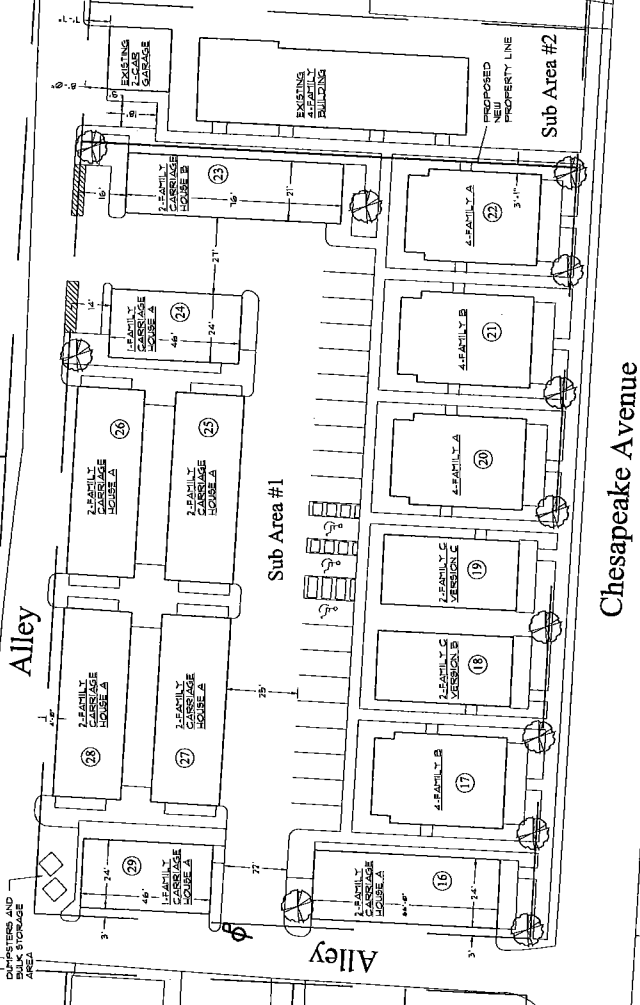
2 CAR GARAGE TO REMAIN

PROJECT DENSITY
19.22 DU/ACRE

PARKING PROVIDED
2 GARAGE SPACES

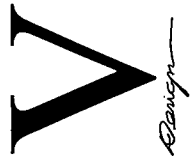
1 SURFACE SPACE

3 TOTAL SPACES (.75 SPACES PER UNIT)



PROPOSED SITE PLAN

CV-04-013

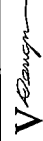


1496-1522 CHESAPEAKE AVENUE
COLUMBUS, OHIO 43212

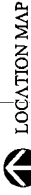
SHEET TITLE
ZONING
COMPLIANCE
PLAN BUILDING
ELEVATIONS

DATE: SEPTEMBER 11, 2014

REVISIONS:



SHEET NO.
ZCL-2



DEVELOPMENT TABULATIONS

SUB AREA #1

TOTAL SITE AREA (INCLUDES HALF OF ALLEY)

47,590 S.F. - 1.084 ACRES

EXISTING ZONING

AK-1

PROPOSED ZONING

AK-1

EXISTING USE

VACANT LOTS, WAREHOUSE, AND SINGLE FAMILY HOUSE

TOTAL NUMBER OF PROPOSED BUILDINGS

14

TOTAL NUMBER OF PROPOSED DWELLING UNITS

34

TOTAL NUMBER OF PROPOSED BEDROOMS

50

PROJECT DENSITY

311.3 DU/ACRE

PARKING PROVIDED

24 GARAGE SPACES

20 HANDICAPPED SPACES

3 HANDICAPPED SPACES

67 TOTAL SPACES (1.07 SPACES PER UNIT)

SUB AREA #2

TOTAL SITE AREA (INCLUDES HALF OF ALLEY)

9,065 S.F. - .208 ACRES

EXISTING ZONING

AK-1

PROPOSED ZONING

AK-1

EXISTING USE

EXISTING 4-FAMILY AND DETACHED

2 CAR GARAGE TO REMAIN

PROJECT DENSITY

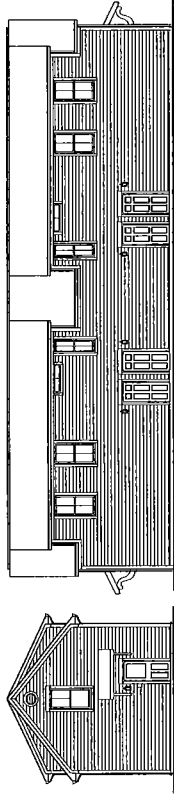
19.22 DU/ACRE

PARKING PROVIDED

2 GARAGE SPACES

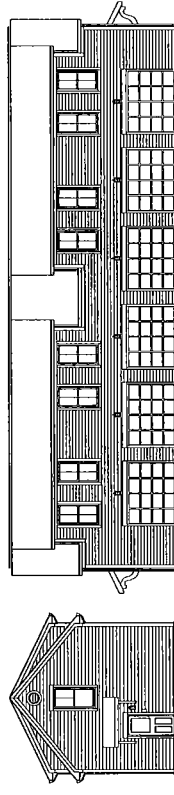
1 SURFACE SPACE

3 TOTAL SPACES (.75 SPACES PER UNIT)



Left Elevation

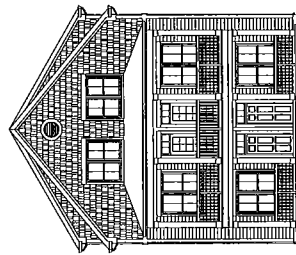
Rear Elevation



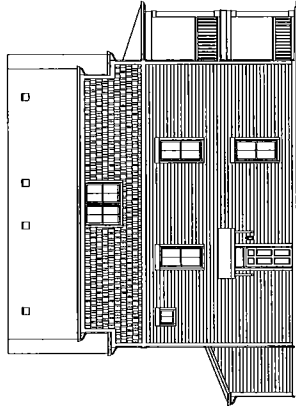
Right Elevation

Garage Elevation

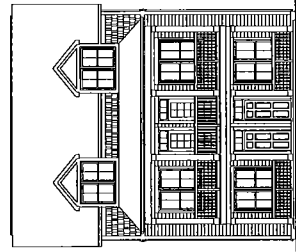
2-Family Carriage House B



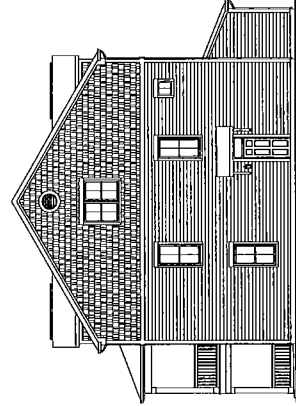
Front Elevation



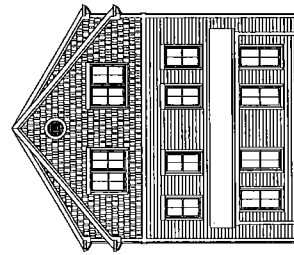
Right Elevation



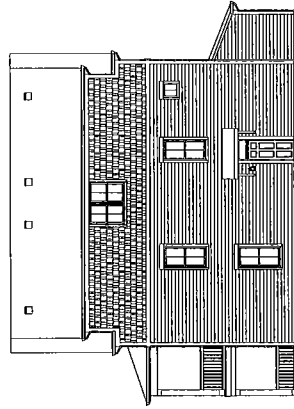
Front Elevation



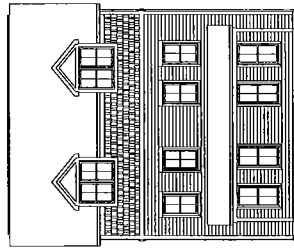
Right Elevation



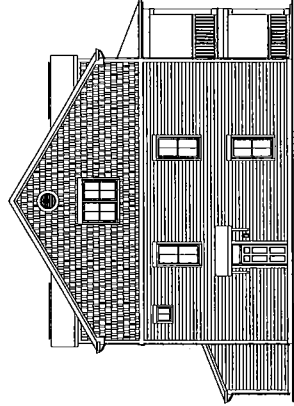
Rear Elevation



Left Elevation

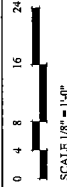


Rear Elevation

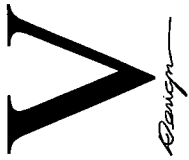


Left Elevation

4-Family B



PROPOSED BUILDING ELEVATIONS



1496-1522 CHESAPEAKE AVENUE
COLUMBUS, OHIO 43212

SHEET TITLE
ZONING
COMPLIANCE
PLAN BUILDING
ELEVATIONS

DATE: SEPTEMBER 11, 2014
REVISIONS:



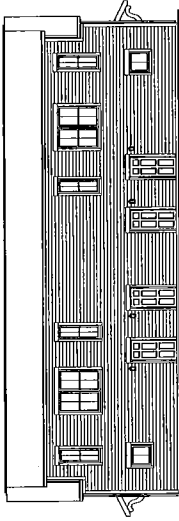
SHEET NO.

ZCL-3

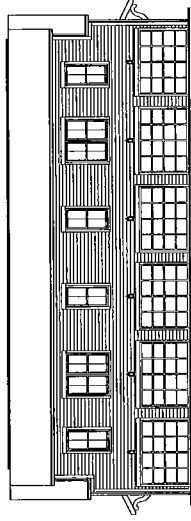


LOCATION MAP

DEVELOPMENT TABULATIONS
SUB AREA A1
TOTAL SITE AREA (INCLUDES HALF OF ALLEY)
47,590 S.F. - 1.092 ACRES
EXISTING ZONING
AR-1
PROPOSED ZONING
AR-1
EXISTING USE
VACANT LOTS, WAREHOUSE, AND SINGLE FAMILY HOUSE
TOTAL NUMBER OF PROPOSED BUILDINGS
14
TOTAL NUMBER OF PROPOSED DWELLING UNITS
34
TOTAL NUMBER OF PROPOSED BEDROOMS
50
PROJECT DENSITY
3.115 DU/ACRE
PARKING PROVIDED
44 GARAGE SPACES
13 HANDICAP SPACES
67 TOTAL SPACES (1.97 SPACES PER UNIT)
SUB AREA A2
TOTAL SITE AREA (INCLUDES HALF OF ALLEY)
9,085 S.F. - .208 ACRES
EXISTING ZONING
AR-1
PROPOSED ZONING
AR-1
EXISTING USE
EXISTING 4-FAMILY AND DETACHED
2 CAR GARAGE TO REMAIN
PROJECT DENSITY
19.22 DU/ACRE
PARKING PROVIDED
2 GARAGE SPACES
1 SURFACE SPACE
3 TOTAL SPACES (.715 SPACES PER UNIT)

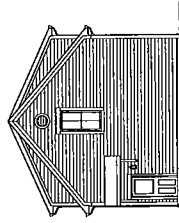


Rear Elevation

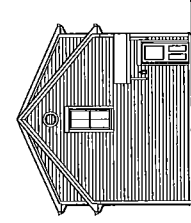


Garage Elevation

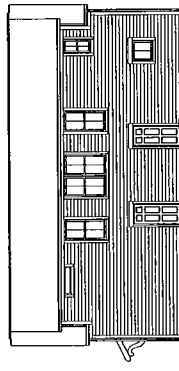
2-Family Carriage House A



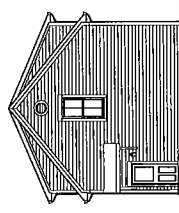
Right Elevation



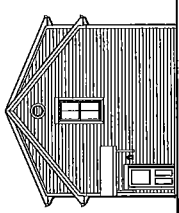
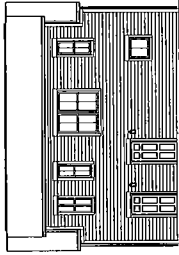
Left Elevation



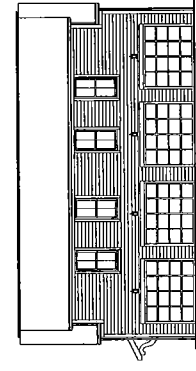
Rear Elevation



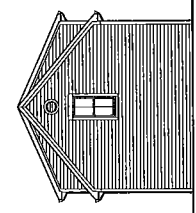
Right Elevation



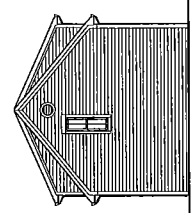
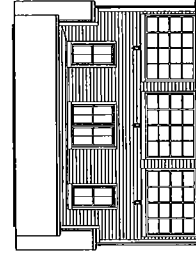
Right Elevation



Garage Elevation



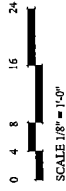
Left Elevation



Left Elevation

1-Family Carriage House A

1-Family Carriage House B

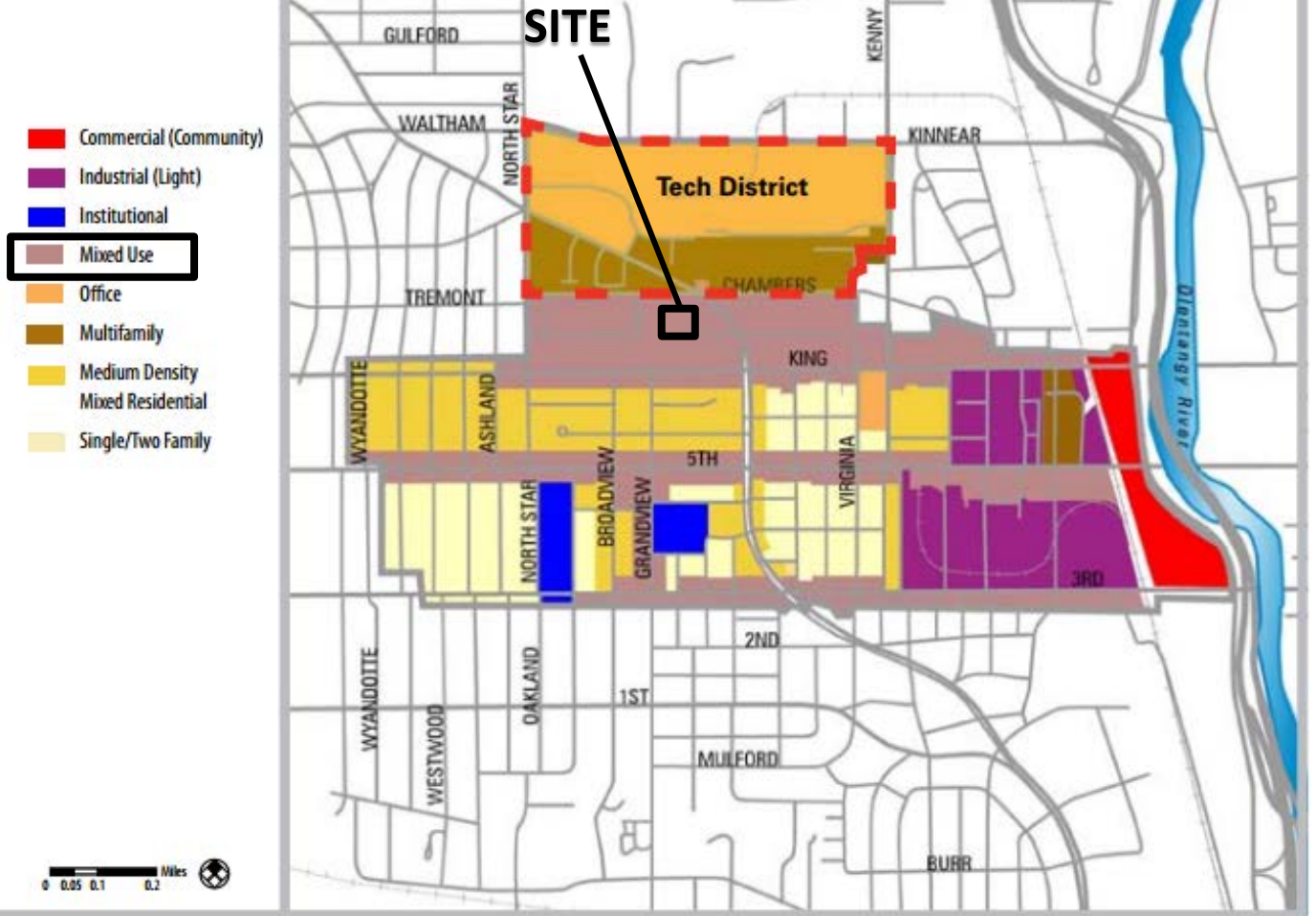


PROPOSED BUILDING ELEVATIONS



CV14-049
1506 Chesapeake Avenue
Approximately 1.28 acres

Figure 7
Land Use Plan



CV14-049
1506 Chesapeake Ave.
Approximately 1.28 acres



CV14-049
1506 Chesapeake Avenue
Approximately 1.28 acres