



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: C11-035/11315-00000-00643
Date Received: 11/1/11
Application Accepted By: S. Pine Fee: \$1600
Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1438 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: 130-1395
 Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s): R
Recognized Civic Association or Area Commission: 5th by Northwest Area Commission
Proposed use or reason for Council Variance request: See attached sheet
Acreage: .32

APPLICANT: Name Metropolitan Holdings LLC
Address 1500 W. Third Avenue, Suite 400 City/State Columbus, OH Zip 43212
Phone # 488-1900 Fax # 488-1905 Email: mvekasy@metropolitanholdings.com

PROPERTY OWNER(S): Name Guy P. Williams Jr. / Guy P. & Laura L. Williams
Address 1387 Chambers Road 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 Jeffrey L. Brown - Smith & Hale LLC
Address 37 W. Broad Street, Suite 725 City/State Columbus, OH Zip 43215
Phone # 221-4255 Fax # 221-4409 Email: jlbrown@smithandhale.com

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)
APPLICANT SIGNATURE Metropolitan Holdings LLC By: [Signature]
PROPERTY OWNER SIGNATURE Guy P. Williams Jr. / Guy P. & Laura L. 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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CV11-035

Additional Parcel Numbers

130-1400



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CV11-035

STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code
Section 3307.10 Variances by City Council

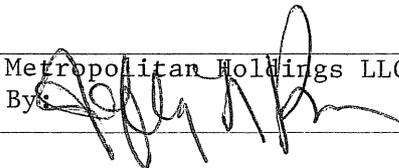
- A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular 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:

See attached sheet

Signature of Applicant Metropolitan Holdings LLC
 By:  Date 10/31/11

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Statement of Hardship

The applicant is requesting a council variance to allow him to develop two dwellings each containing two dwelling units on a single lot which is less than 50 feet in width. The applicant is in the process of annexing these sites into the City of Columbus. The proposed development of multi-family dwelling units would be consistent with the existing Columbus development. The proposed layout requires variances to the lot width, fronting, building lines, minimum side yards, rear yard, side and rear yard obstructions and maneuvering.

A council variance is necessary because the proposing zoning district AR-1 does not permit two dwellings each containing two dwelling units on a single lot. The additional variances relate to the layout of the dwellings. Variances are typically required when developing an infill site in the older areas of the city.

A hardship existing in the zoning code because there is not a classification that would permit this proposal without a series of variances. The grant 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 or unreasonably increase the congestion of public streets, or 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 respectfully requests the grant of these variances necessary for this appropriate development of the property.

Signature of Applicant: _____

Date: _____

Requested Variances

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.

3333.09 Area requirements: to permit two dwellings on a lot with a lot width of less than 50 feet (40 feet).

3333.16 Fronting: to permit a second dwelling on a lot which does not front on a public street

3333.18 Building lines: to reduce the building setback from 25 feet to 12 feet.

3333.23 (a) and (c) minimum side yard permitted: to reduce the minimum side yard from 5 and 7 to 3 feet.

3333.24 Rear yard: to reduce the rear yard from 25% of the total lot area to _____.

3333.25 side or rear yard obstructions: to permit paving in the side and rear yards

3312.25 Maneuvering: to permit maneuvering across lot lines for parking.



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AFFIDAVIT

(See next page for instructions)

APPLICATION # CW11-035

STATE OF OHIO _____
COUNTY OF FRANKLIN _____

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown
of (1) MAILING ADDRESS Smith & Hale LLC, 37 W. Broad Street, 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 1438 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) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS (4) Guy P. Williams, Jr. et al.
1387 Chambers Road
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 (5) 5th by Northwest Area Commission
AREA COMMISSION ZONING CHAIR OR Bruce Shalter
CONTACT PERSON AND ADDRESS 1635 B Grandview Avenue, 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 31st day of October, in the year 2011

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) [Signature]
(8) Natalie C Timmons
9/4/15



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

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CV11-035

APPLICANT

Metropolitan Holdings LLC
1500 W. Third Avenue, Suite 400
Columbus, OH 43212

PROPERTY OWNER

Guy & Laura Williams
1387 Chambers Road
Columbus, OH 43212

AREA COMMISSION

5th by Northwest Area Commission
c/o Bruce Shalter
1635 B Grandview Avenue
Columbus, OH 43212

ATTORNEY

Jeffrey L. Brown
Smith & Hale LLC
37 W. Broad Street, Suite 725
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS

Ruth Bianco
2873 Zollinger Road
Columbus, OH 43221

Linda Alvarez
1567 Pinebluff Lane
Cincinnati, OH 45255

Starr Laneview Center
P.O. Box 10585
Columbus, OH 43201

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

FLC-85
1449 Chambers Road
Columbus, OH 43212

Zoey & Alexander Boyles
1444 Chesapeake Avenue
Columbus, OH 43212

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

1405 LLC
911 Henry Street
Columbus, OH 43215

John Kost
P.O. Box 603
Columbus, OH 43216

Tellis Mitchell
80 Winner Avenue
Columbus, OH 43203



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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 # CV 11-035

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Jeffrey L. Brown

Of [COMPLETE ADDRESS] Smith & Hale LLC, 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. Metropolitan Holdings LLC 1500 W. Third Avenue, Suite 400 Columbus, OH 43212 Matt Vekasy - 488-1900 - 5 employees	2. Guy P. Williams Jr. 1387 Chambers Road Columbus, OH 43212
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 31st day of October, in the year 2011

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

[Handwritten Signature]
[Handwritten Signature: Natalie C. Timmons]
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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City of Columbus Zoning Plat

Cv11-035

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: 130001395

Zoning Number: 1438

Street Name: CHESAPEAKE AVE

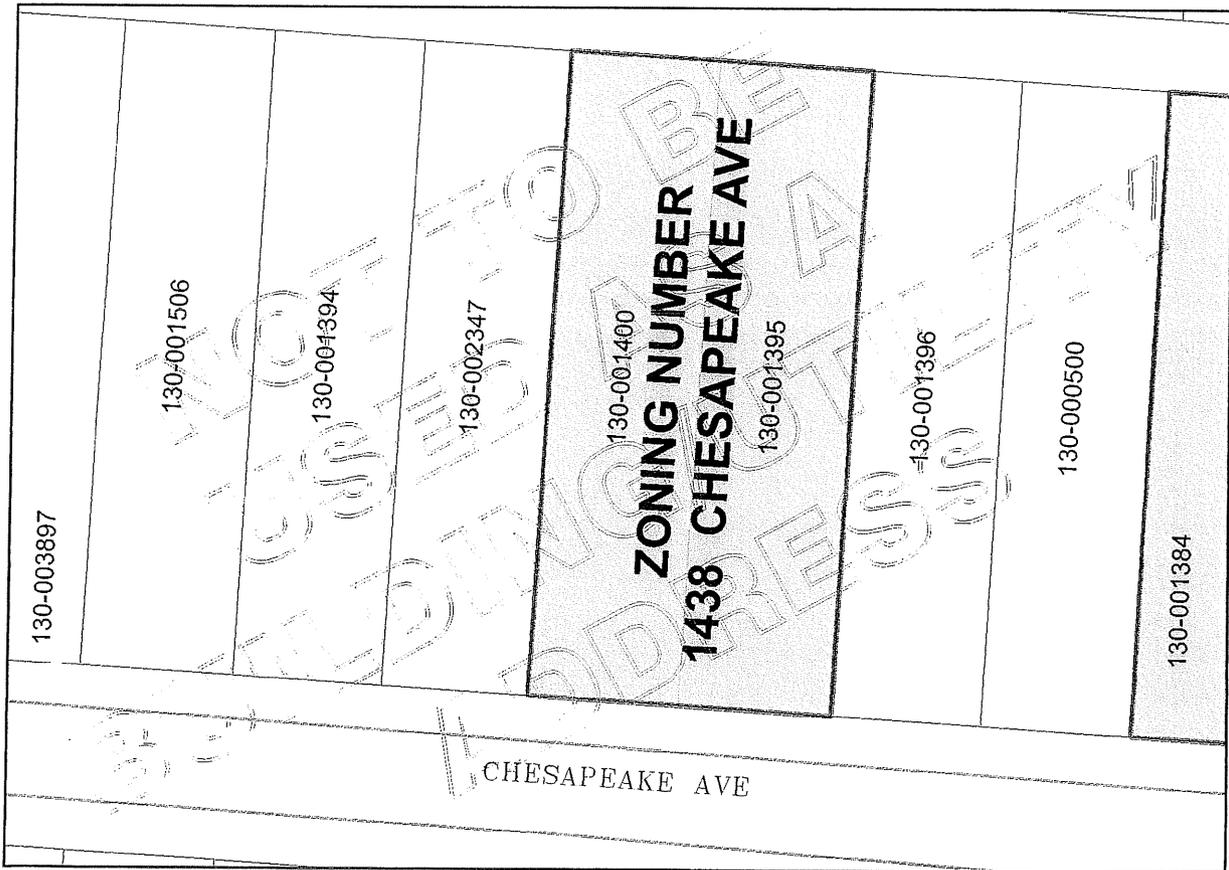
Lot Number: N/A

Subdivision: N/A

Requested By: SMITH & HALE (DAVID HODGE)

Issued By: *Alfred Cannon*

Date: 10/28/2011

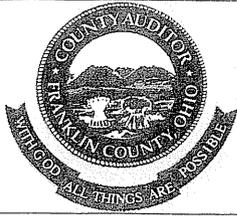


PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 4245

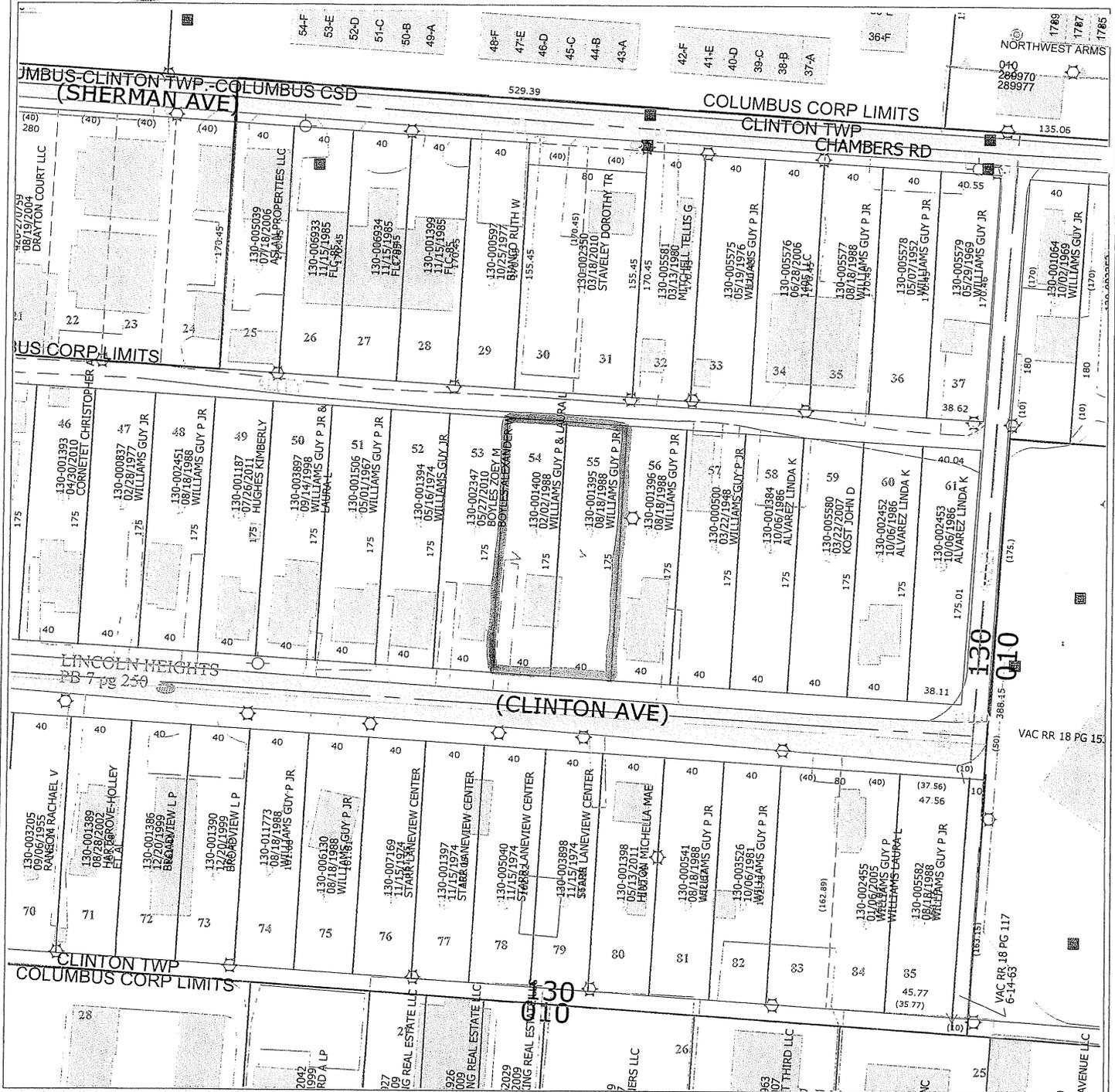
CV11-035



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

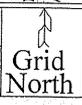
MAP ID: dlh

DATE: 10/28/11

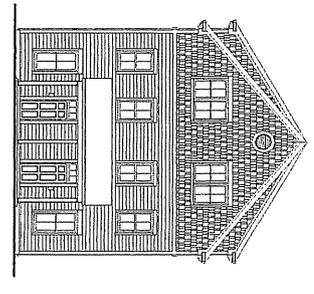


Disclaimer

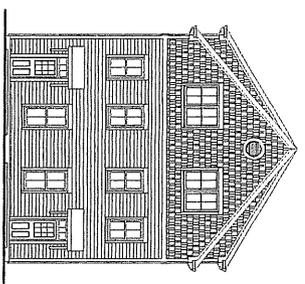
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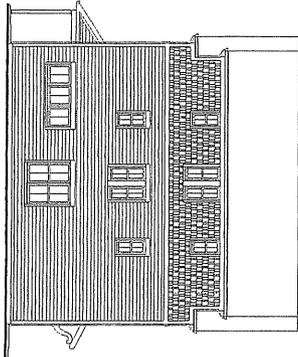
This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on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



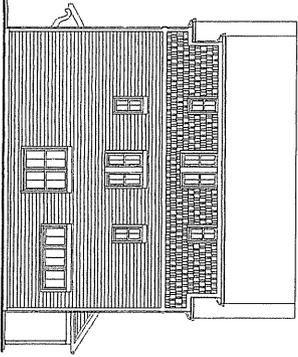
Front Elevation



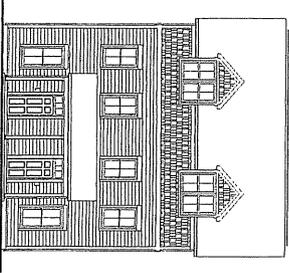
Rear Elevation



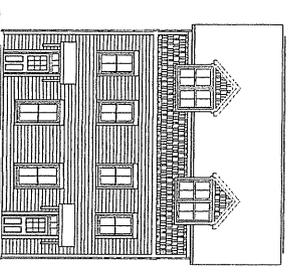
Right Elevation



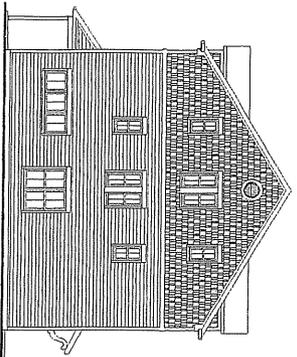
Left Elevation



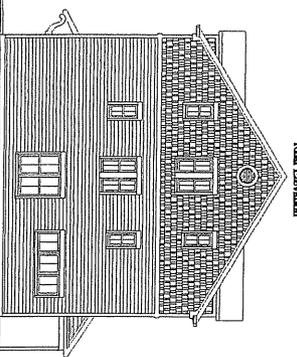
Front Elevation



Rear Elevation

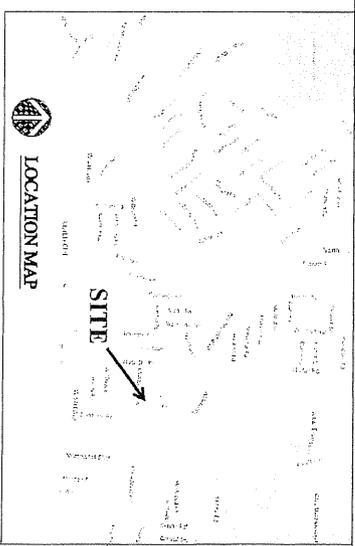


Right Elevation



Left Elevation

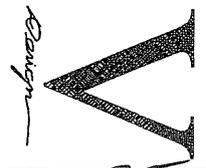
CONCEPTUAL
BUILDING ELEVATIONS



LOCATION MAP

SITE

1438 CHESAPEAKE AVENUE



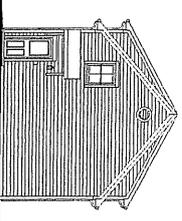
CV11-035

SHEET TITLE
ZONING COMPLIANCE PLAN
CONCEPTUAL BUILDING
ELEVATIONS
DATE: OCTOBER 27, 2011
REVISED:

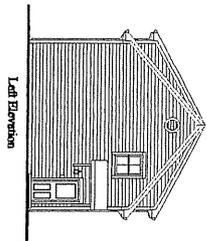


SHEET NO.
ZCA-1

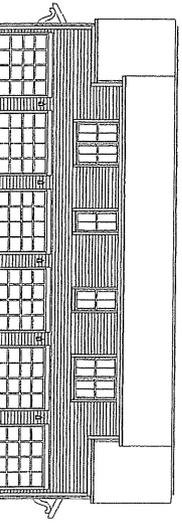
2-FAMILY CARRIAGE HOUSE A



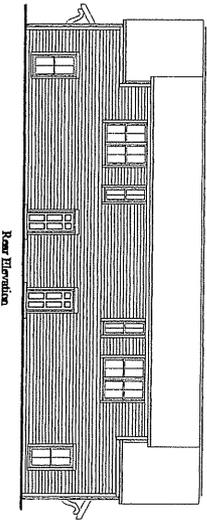
Right Elevation



Left Elevation

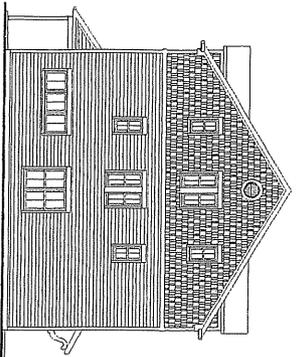


Front Elevation

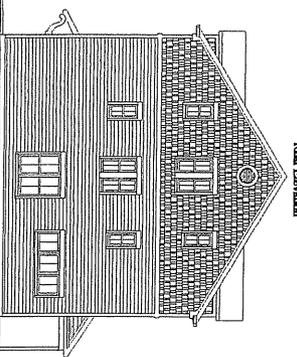


Rear Elevation

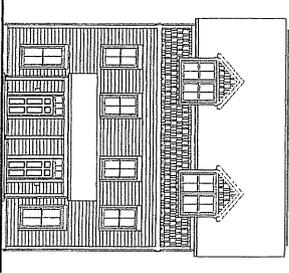
2-FAMILY B



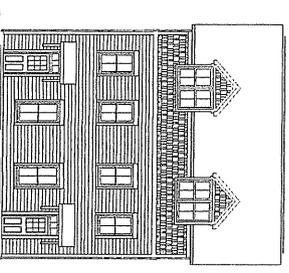
Right Elevation



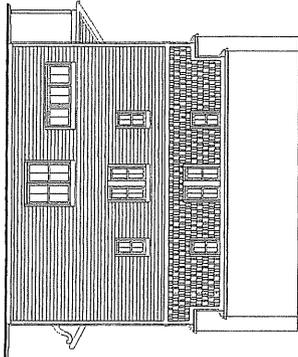
Left Elevation



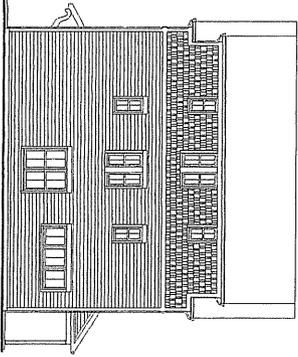
Front Elevation



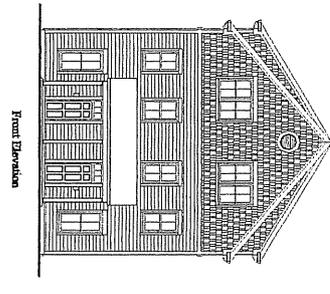
Rear Elevation



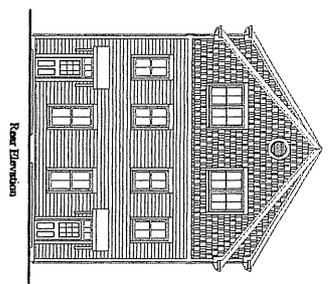
Right Elevation



Left Elevation

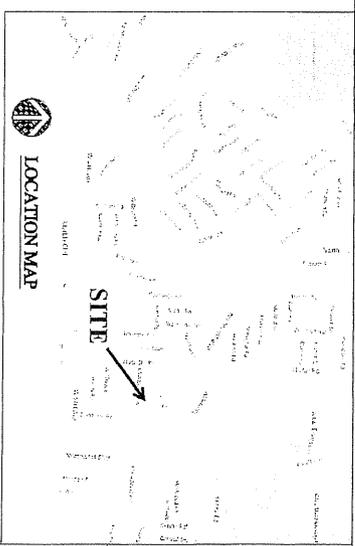


Front Elevation



Rear Elevation

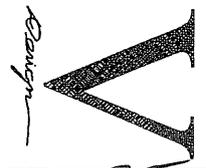
CONCEPTUAL
BUILDING ELEVATIONS



LOCATION MAP

SITE

1438 CHESAPEAKE AVENUE



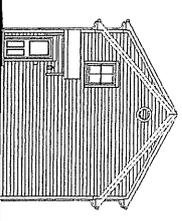
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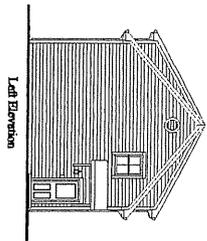


SHEET NO.
ZCA-1

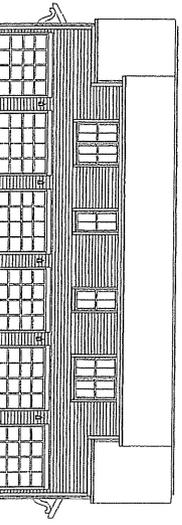
2-FAMILY CARRIAGE HOUSE A



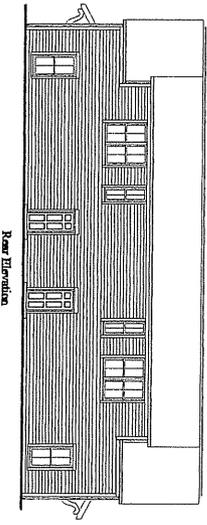
Right Elevation



Left Elevation

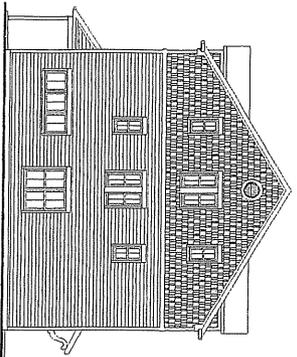


Front Elevation

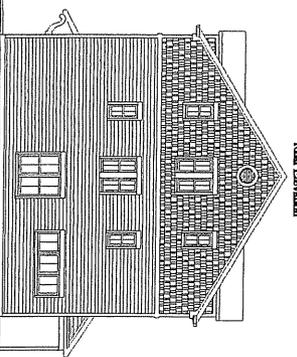


Rear Elevation

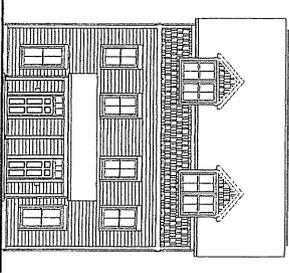
2-FAMILY B



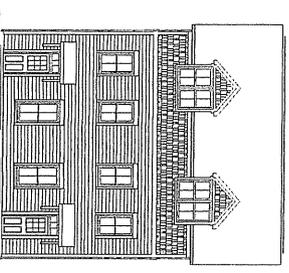
Right Elevation



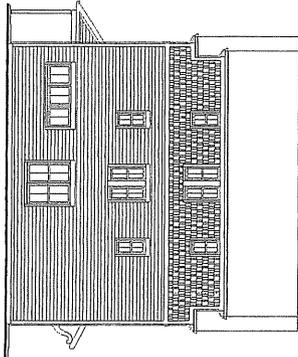
Left Elevation



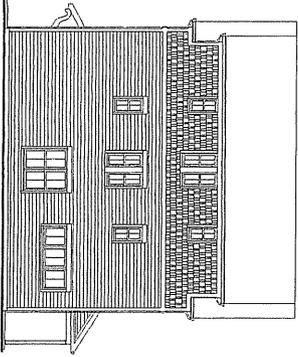
Front Elevation



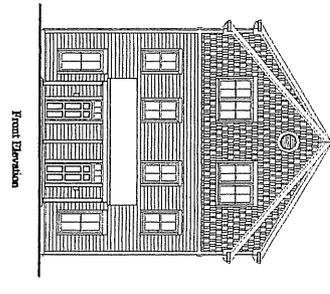
Rear Elevation



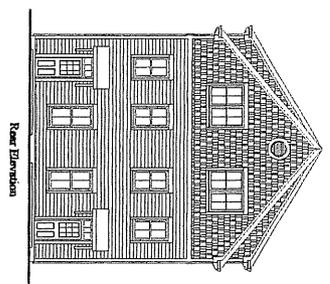
Right Elevation



Left Elevation

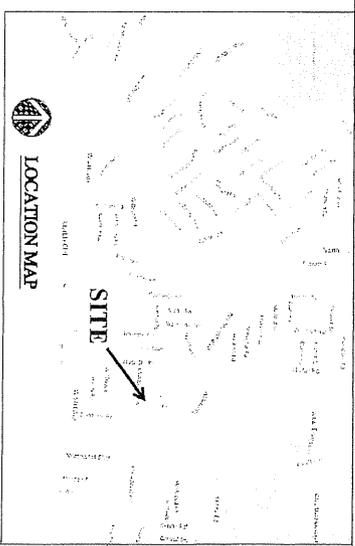


Front Elevation



Rear Elevation

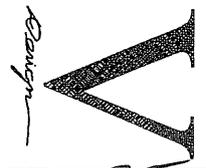
CONCEPTUAL
BUILDING ELEVATIONS



LOCATION MAP

SITE

1438 CHESAPEAKE AVENUE



CV11-035

SHEET TITLE
ZONING COMPLIANCE PLAN
CONCEPTUAL BUILDING
ELEVATIONS
DATE: OCTOBER 27, 2011
REVISED:



SHEET NO.
ZCA-1

KINGS CT

Z76-084
AR1
1/12/1977

Z76-084
R
1/12/1977

1438 Chesapeake Avenue
Approximately 0.32 acres
R to AR-1

Z13-128
AR1
5/7/2004

CHESAPEAKE AVE

Z12-046
C4
12/28/1982

ORIG
AR1
2/27/1928

712
C4
8/1/1957

1041
AR3
5/29/1962

858
AR3
5/8/1961

ORIG
C4
2/27/1928

1072
AR3
2/12/1963

1042
AR3
5/29/1962

838
AR1
8/58

Z11-035 & CV11-035

KINGS CT

1438 Chesapeake Avenue
Approximately 0.32 acres
R to AR-1

CHESAPEAKE AVE

Z11-035 & CV11-035



1438 Chesapeake Avenue
Approximately 0.32 acres
R to AR-1

Z11-035 & CV11-035