



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: CV11-036/11315-00000-00644
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) 1472 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: 130-2451
 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

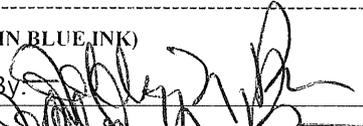
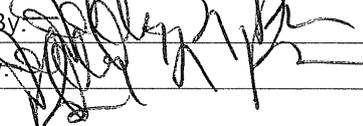
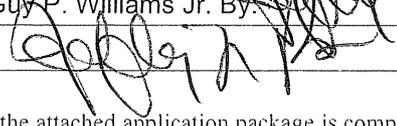
PROPERTY OWNER(S): Name Guy Williams Jr.

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: 
PROPERTY OWNER SIGNATURE Guy P. Williams Jr. By: 
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.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer

CV11-036

Additional Parcel Numbers

130-837



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CV11-036

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

By: Metropolitan Holdings LLC

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: _____

CV11-036

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 # CV11-036

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 1472 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) 11/1/11

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS (4) Guy P. Williams, Jr.
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) Natalie C. Timmons

9/4/15



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

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APPLICANT

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

PROPERTY OWNER

Guy 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

Rachel Ransome
275 E. Meehan Avenue
Philadelphia, PA 19119

Kimberly Hughes
1466 Chesapeake Avenue
Columbus, OH 43212

Broadview L P
1180 Ashland Avenue
Columbus, OH 43212

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

Christopher Cornetet
1480 Chesapeake Avenue
Columbus, OH 43212

FLC-85
1449 Chambers Road
Columbus, OH 43212

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

Drayton Court LLC
1448 Westwood Avenue
Columbus, OH 43212



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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application. THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # CY11-036

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 13th day of October, in the year 2011

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

[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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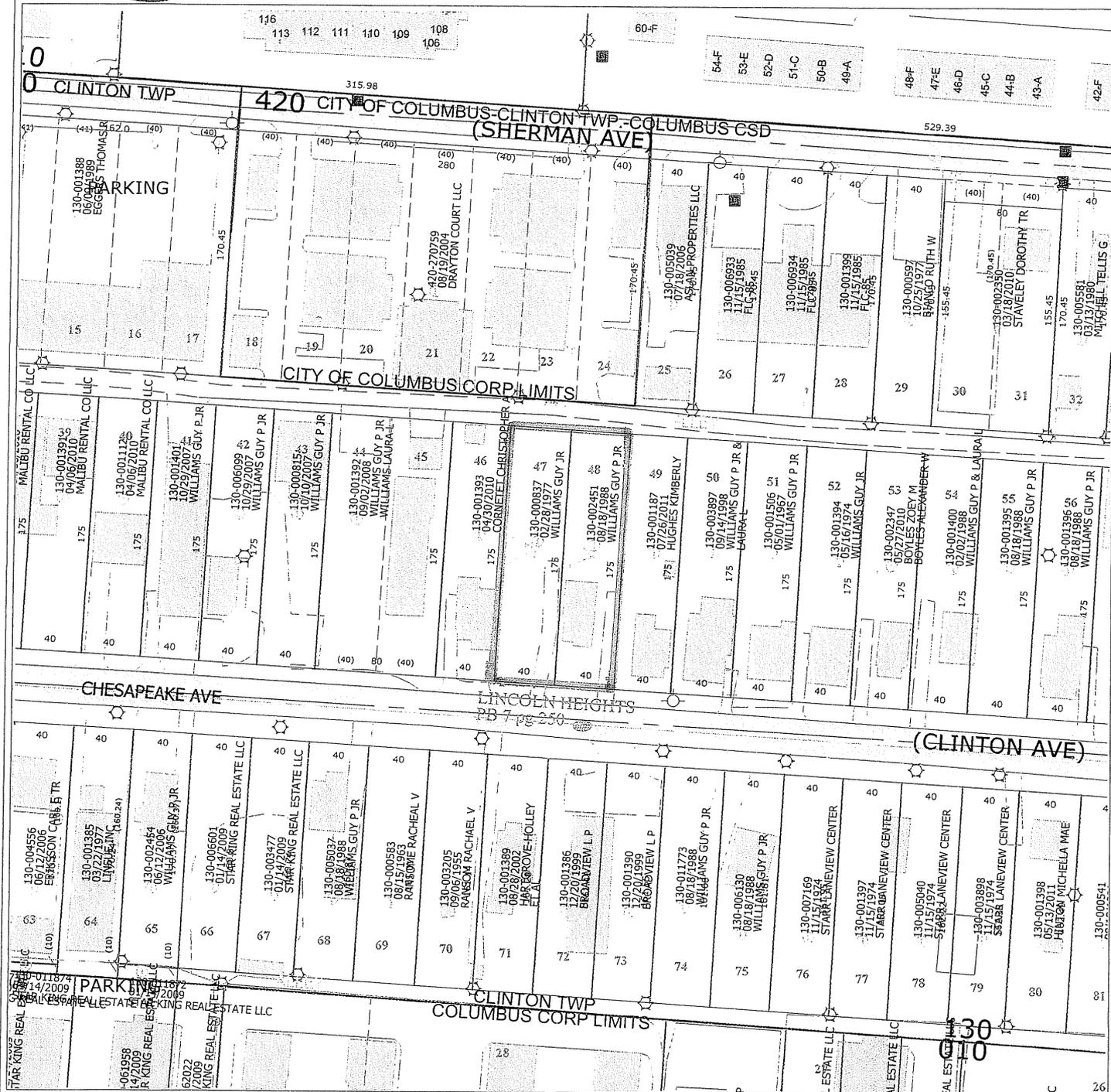
CV11-036



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

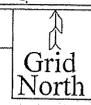
MAP ID: dlh

DATE: 10/28/11



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

CVI-036

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: 130002451

Zoning Number: 1472

Street Name: CHESAPEAKE AVE

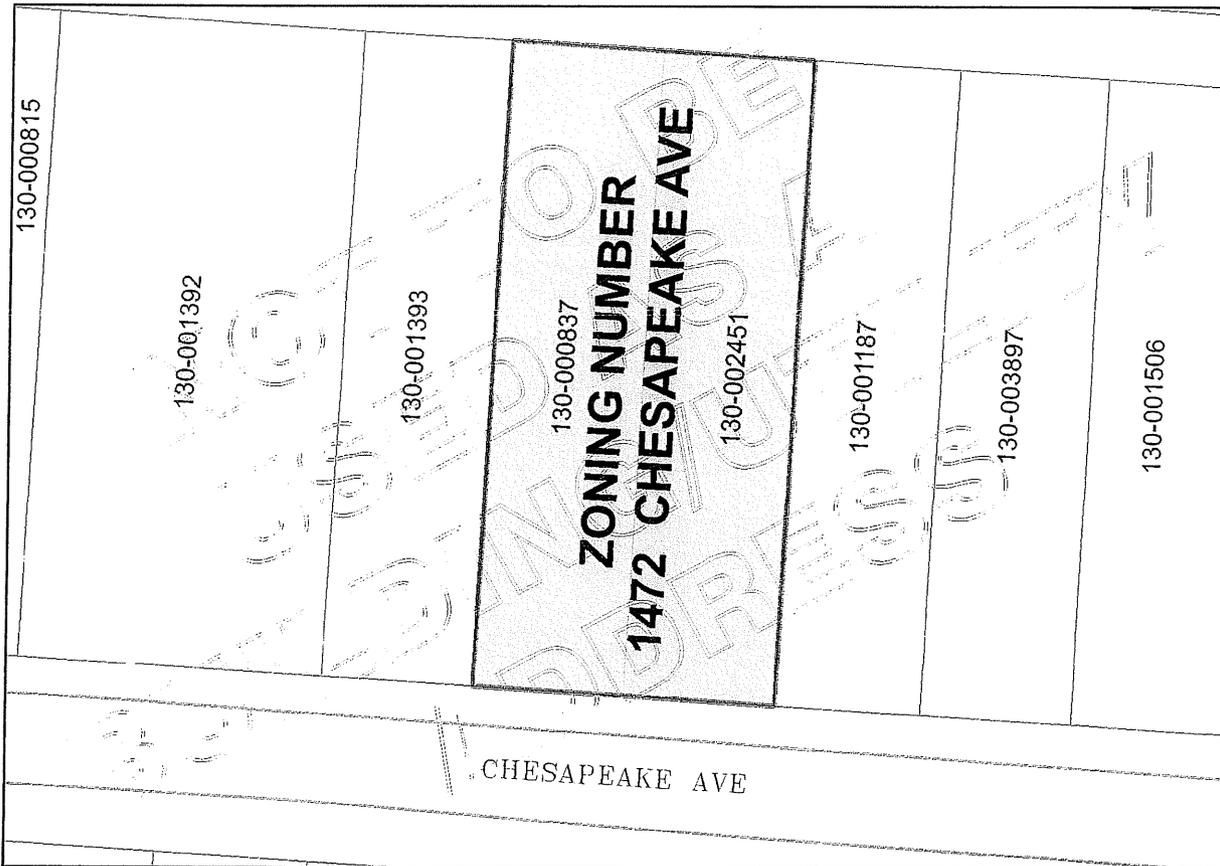
Lot Number: N/A

Subdivision: N/A

Requested By: SMITH & HALE (DAVID HODGE)

Issued By: Alfred Cannon

Date: 10/28/2011



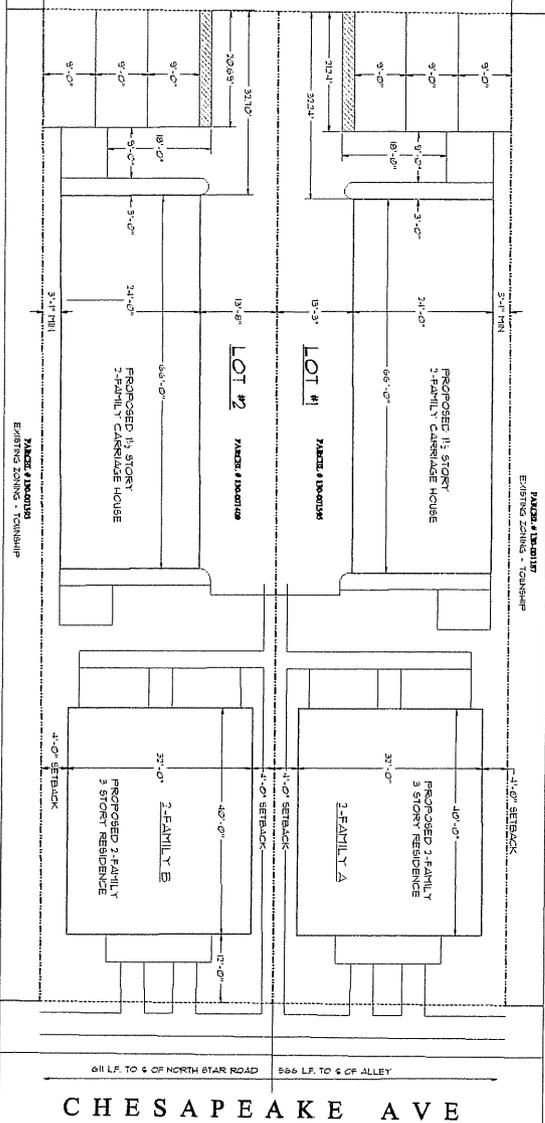
SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 4247



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

ALLEY



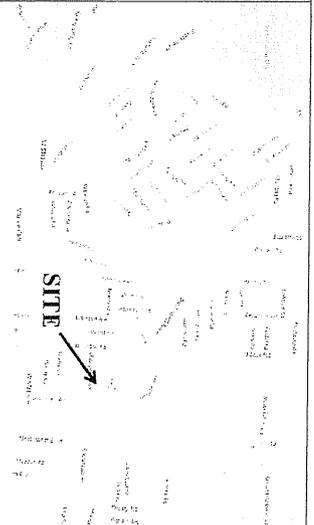
PROPOSED SITE PLAN



CHESAPEAKE AVE

611 LF. TO E. OF NORTH STAR ROAD 566 LF. TO E. OF ALLEY

LOCATION MAP



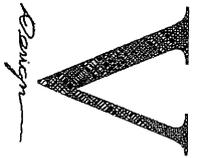
DEVELOPMENT TABULATIONS - LOT #1

PROPOSED PARCEL NUMBERS
 102-020264
 102-020265
 102-020266
 102-020267
 102-020268
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 102-020270
 102-020271
 102-020272
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 102-020298
 102-020299
 102-020300

DEVELOPMENT TABULATIONS - LOT #2

PROPOSED PARCEL NUMBERS
 102-020301
 102-020302
 102-020303
 102-020304
 102-020305
 102-020306
 102-020307
 102-020308
 102-020309
 102-020310
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 102-020330

1472 - 1476 CHESAPEAKE AVENUE



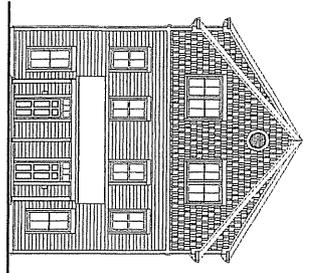
CV11-036

SHEET TITLE
 ZONING COMPLIANCE PLAN

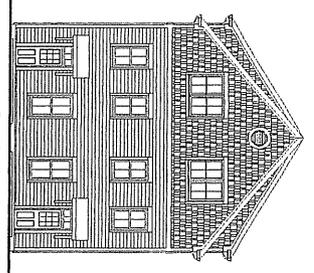
DATE: OCTOBER 27, 2011
 REVISIONS:



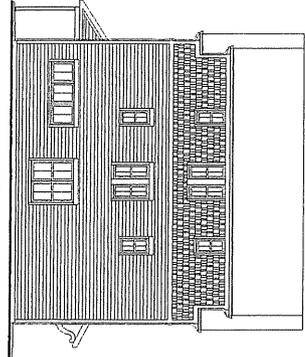
SHEET NO.
 ZCL-1



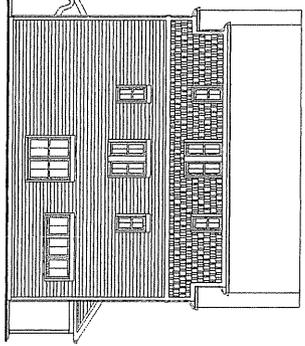
Front Elevation



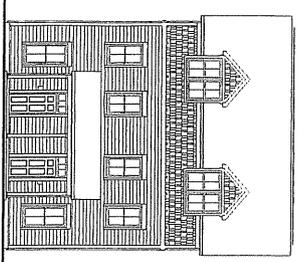
Rear Elevation



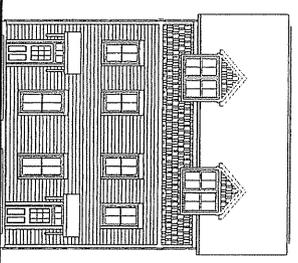
Right Elevation



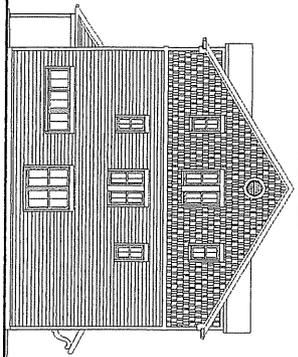
Left Elevation



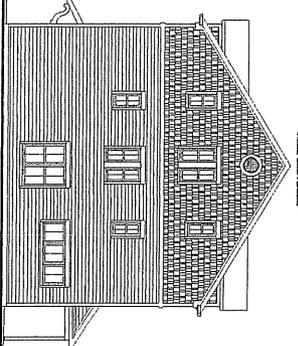
Front Elevation



Rear Elevation

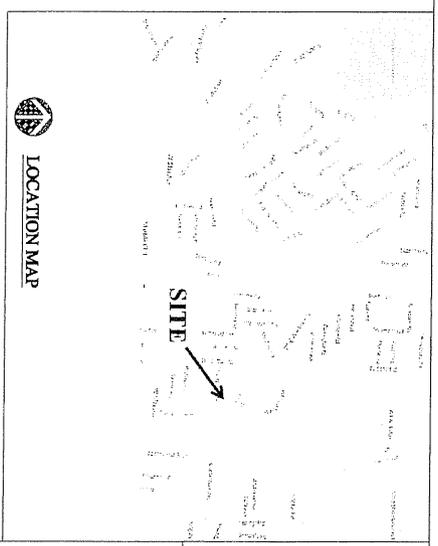


Right Elevation

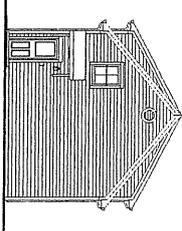


Left Elevation

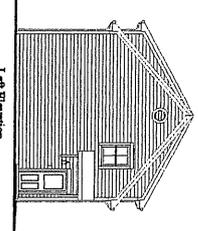
CONCEPTUAL BUILDING ELEVATIONS



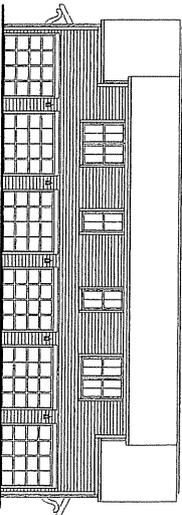
LOCATION MAP



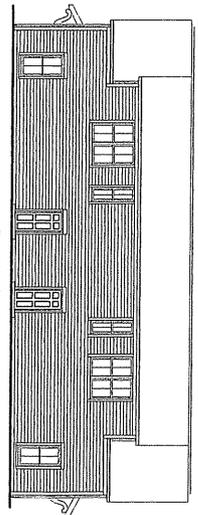
Left Elevation



Right Elevation

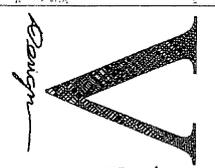


Rear Elevation



Front Elevation

1472 - 1476 CHESAPEAKE AVENUE



CV11-036

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

Vaughn

SHEET NO.
ZCA-1

2-FAMILY B

2-FAMILY CARRIAGE HOUSE A

2-FAMILY A

808
AR1
4/12/1959

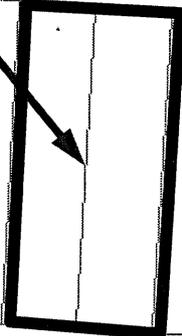
Z76-094
AR1
1/12/1977

KINGS CT

1472 Chesapeake Avenue
Approximately 0.32 acres
R to AR-1

CHAMBERS RD

DR
Z13-128
AR1
6/7/2004



CHESAPEAKE AVE

875
AR3
8/12/1960

ORIG
AR1
2/27/1928

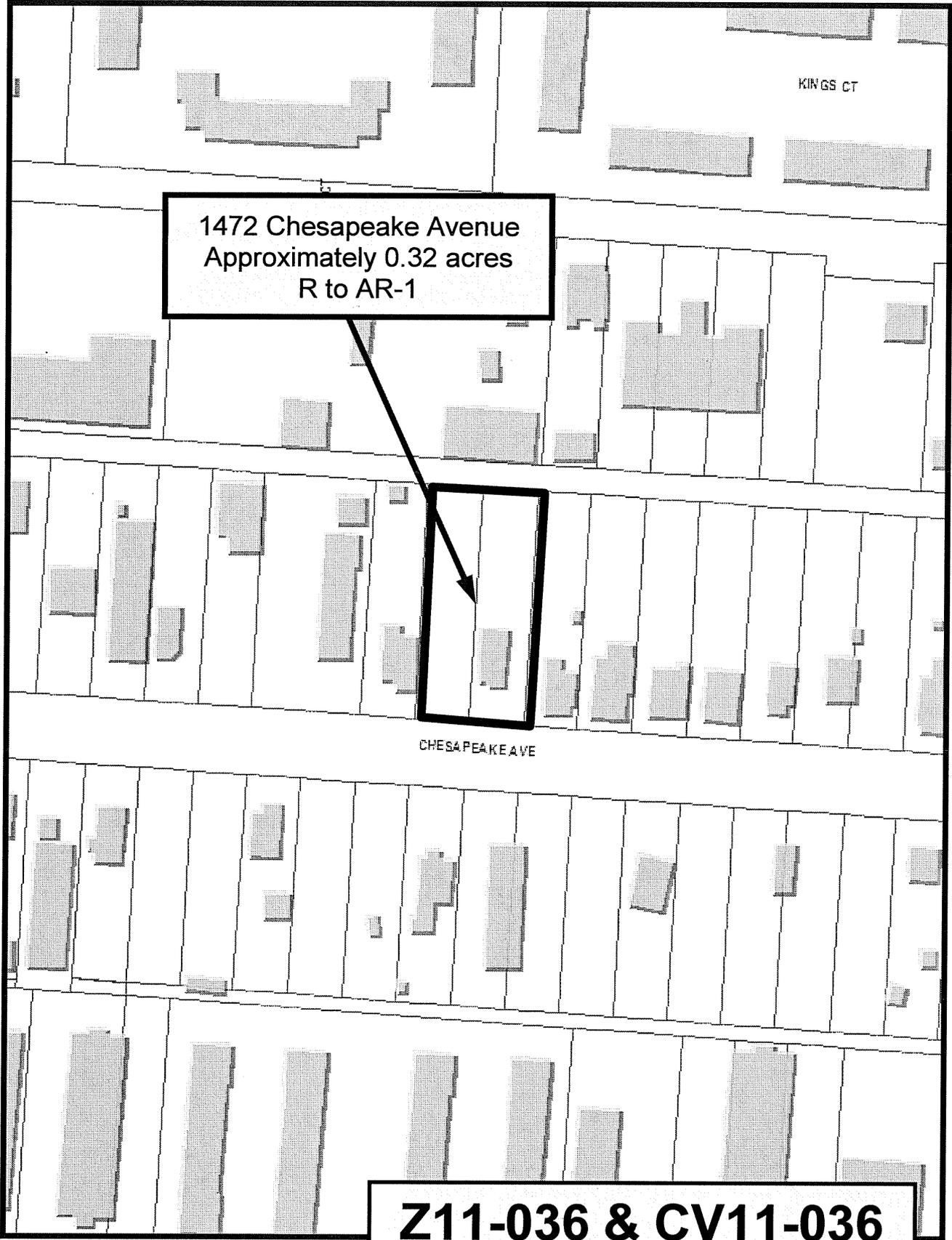
Z12
G4
8/4/1957

1041
AR3
5/29/1962

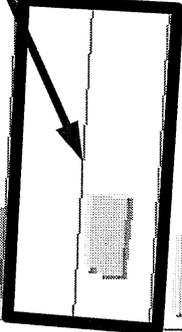
950
AR3
5/8/1961

ORIG
G4
2/27/1928

Z11-036 & CV11-036

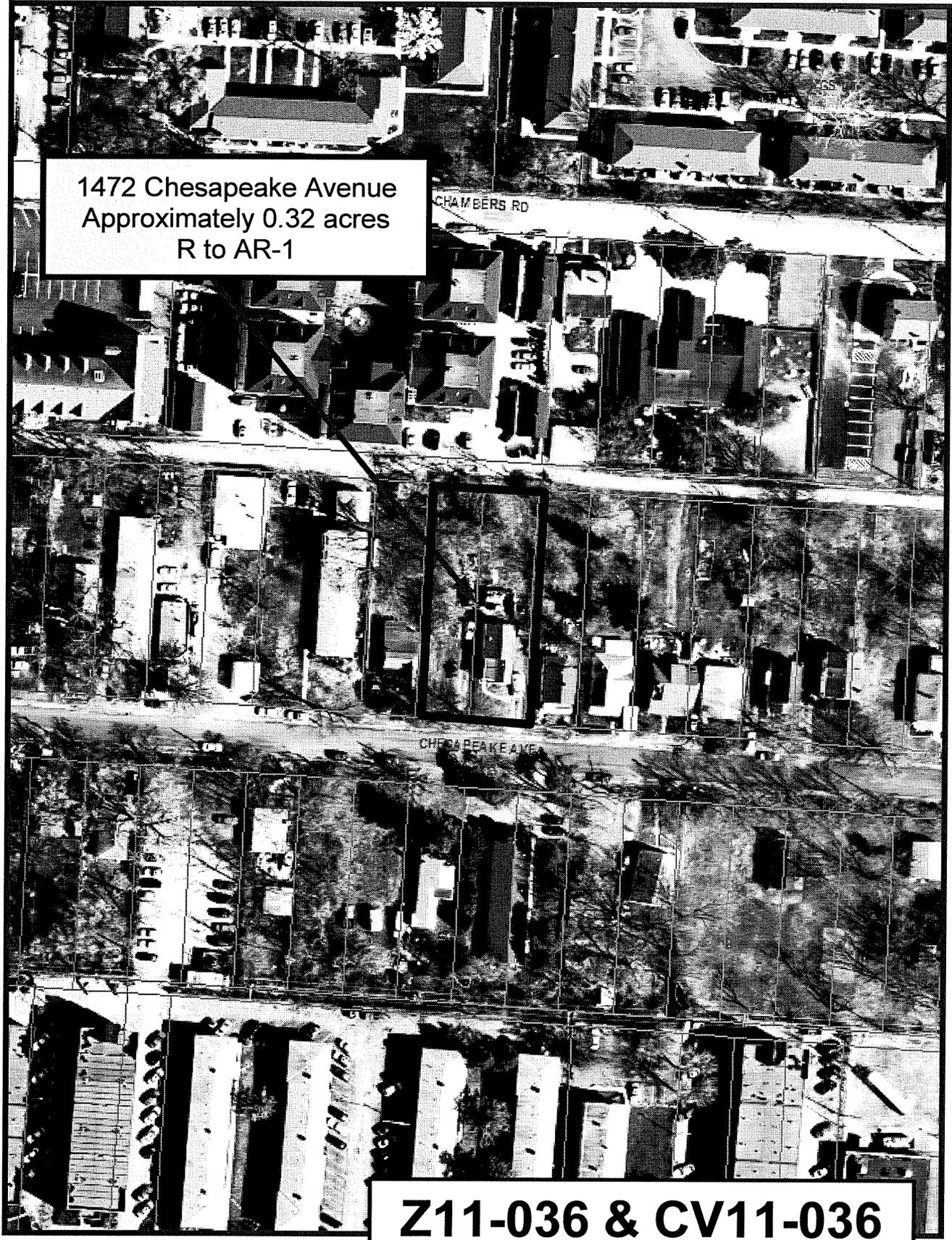


1472 Chesapeake Avenue
Approximately 0.32 acres
R to AR-1



CHESAPEAKE AVE

Z11-036 & CV11-036

An aerial photograph of a residential neighborhood. The image is divided into several rectangular sections, possibly representing different frames or segments of a larger image. A white text box is overlaid on the upper left portion of the image. The text inside the box reads: "1472 Chesapeake Avenue", "Approximately 0.32 acres", and "R to AR-1". In the background, a street is labeled "CHAMBERS RD". In the middle section, another street is labeled "CHESAPEAKE AVE". At the bottom of the image, there is a white text box containing the text "Z11-036 & CV11-036". The overall scene shows houses, trees, and streets from an elevated perspective.

1472 Chesapeake Avenue
Approximately 0.32 acres
R to AR-1

Z11-036 & CV11-036