

SURVEY OF 0.491 ACRE TRACT
 PART OF QUARTER TOWNSHIP 3,
 TOWNSHIP 1 RANGE 18
 U.S. MILITARY LANDS
 CLINTON TOWNSHIP,
 FRANKLIN COUNTY, OHIO
 FOR
 STATES ELECTRIC CO.
 SCALE 1"=40'

"Site Plan"
 Jeffrey A. Man
 April 20, 2012

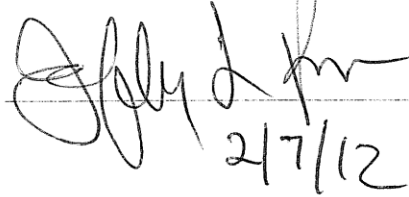
THE JENNINGS-LAWRENCE CO.
 Civil Engineers and Surveyors
 555 Buttles Avenue
 Columbus 15, Ohio

By Roy T. Underwood
 Registered Surveyor

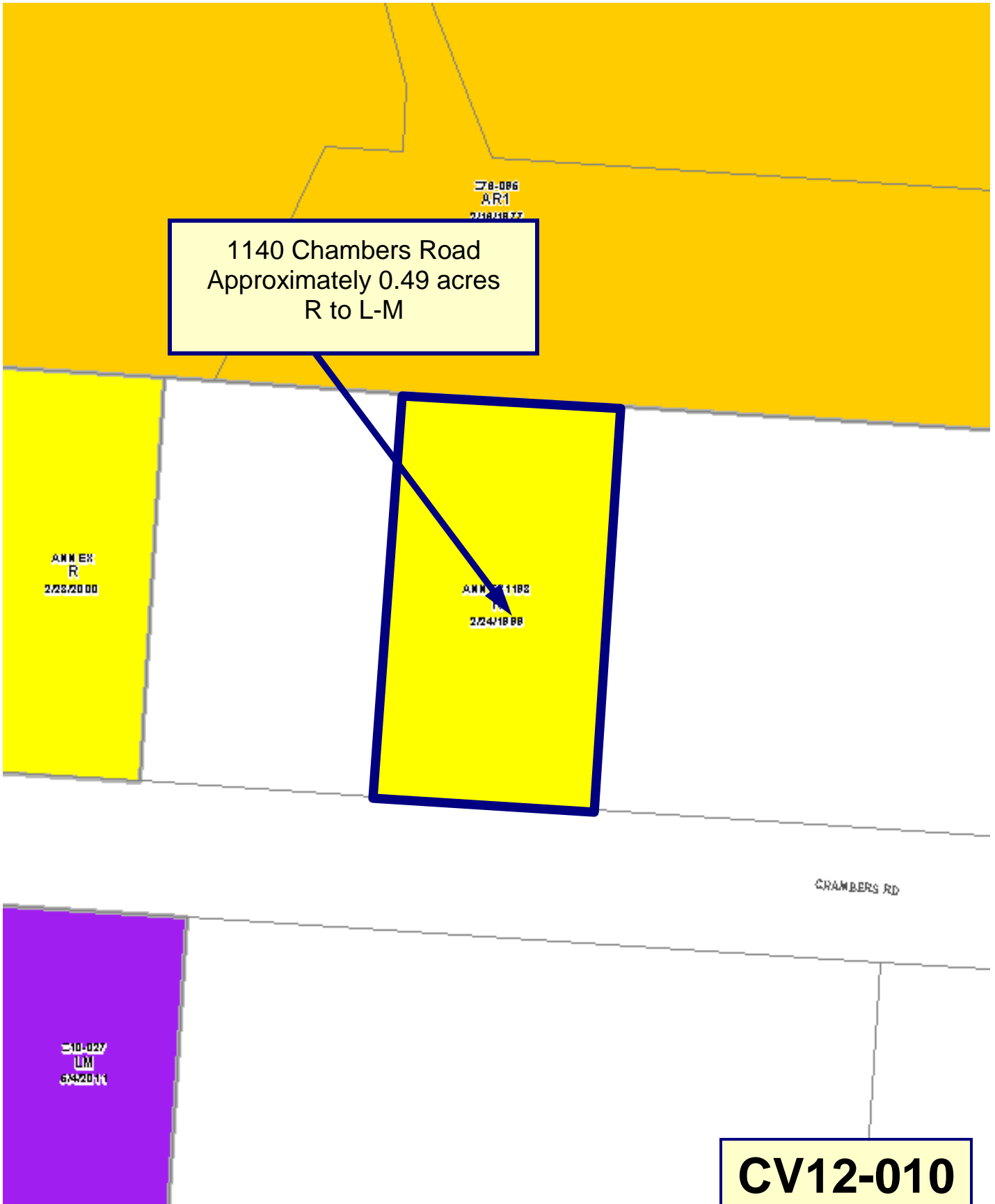
Statement of Hardship

The applicant is requesting a variance to Sections 3363.19 (Location Requirements) and 3363.27 (Height and Area Regulations) to reduce the required setback for a less objectionable and a more objectionable use from 25 and 600 feet respectively to zero from residentially zoned ground. The proposed user designs, makes and installs cabinets (less objectionable) and planes and trims wood (more objectionable). The existing building is an industrial building which backs up to residentially zoned ground. The adjacent use is a parking lot for an apartment complex. Given the size of the subject site and the location of the site next to an apartment parking lot there is no way to use the existing building for the proposed uses without this variance being granted. The requested variance will not seriously affect any adjoining property or the general welfare nor will the variance 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.

Signature of Applicant: _____



2/7/12



1140 Chambers Road
Approximately 0.49 acres
R to L-M

08-086
AR1
2/18/1877

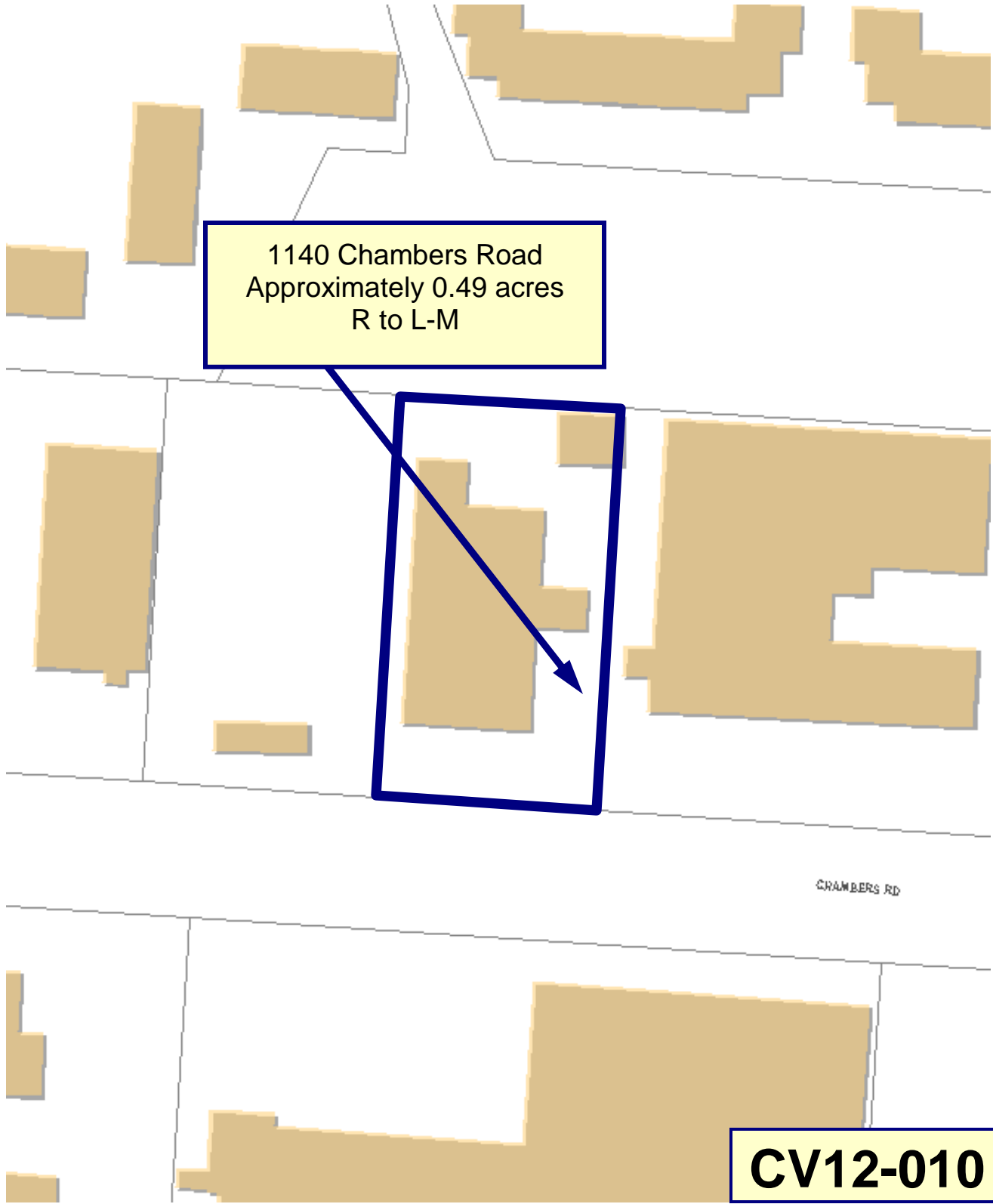
ANNEX
R
2/23/2000

ANNEX R
2/24/1888

10-027
LM
642011

CHAMBERS RD

CV12-010

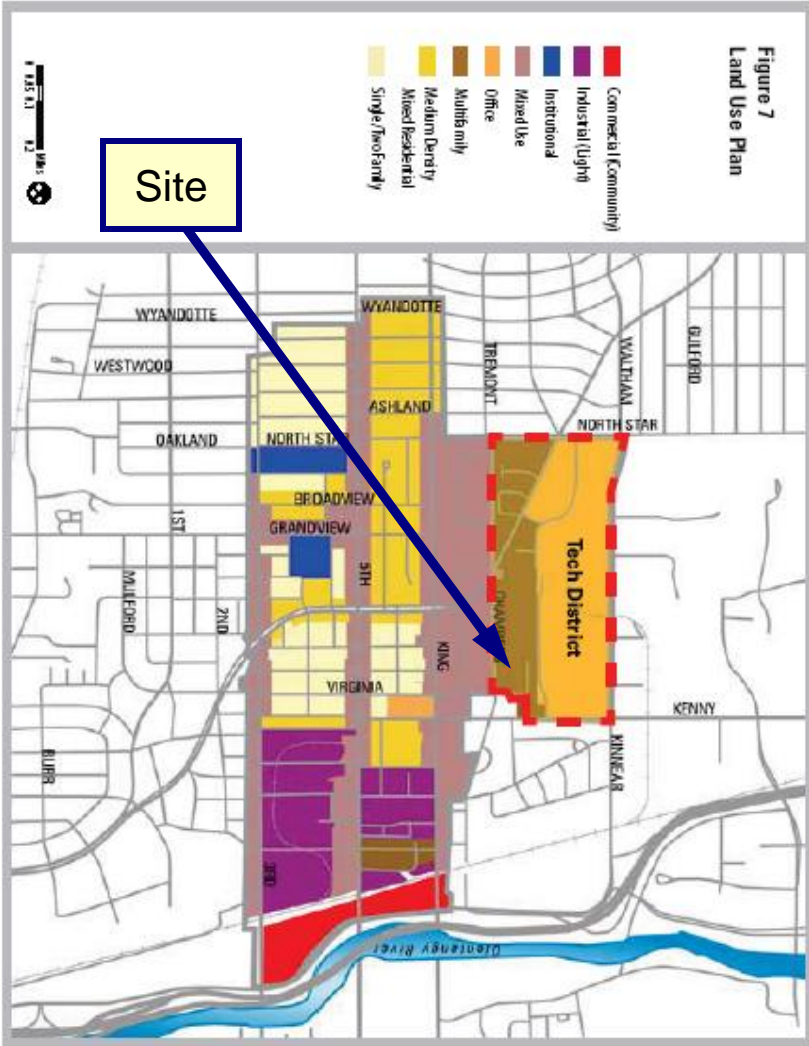


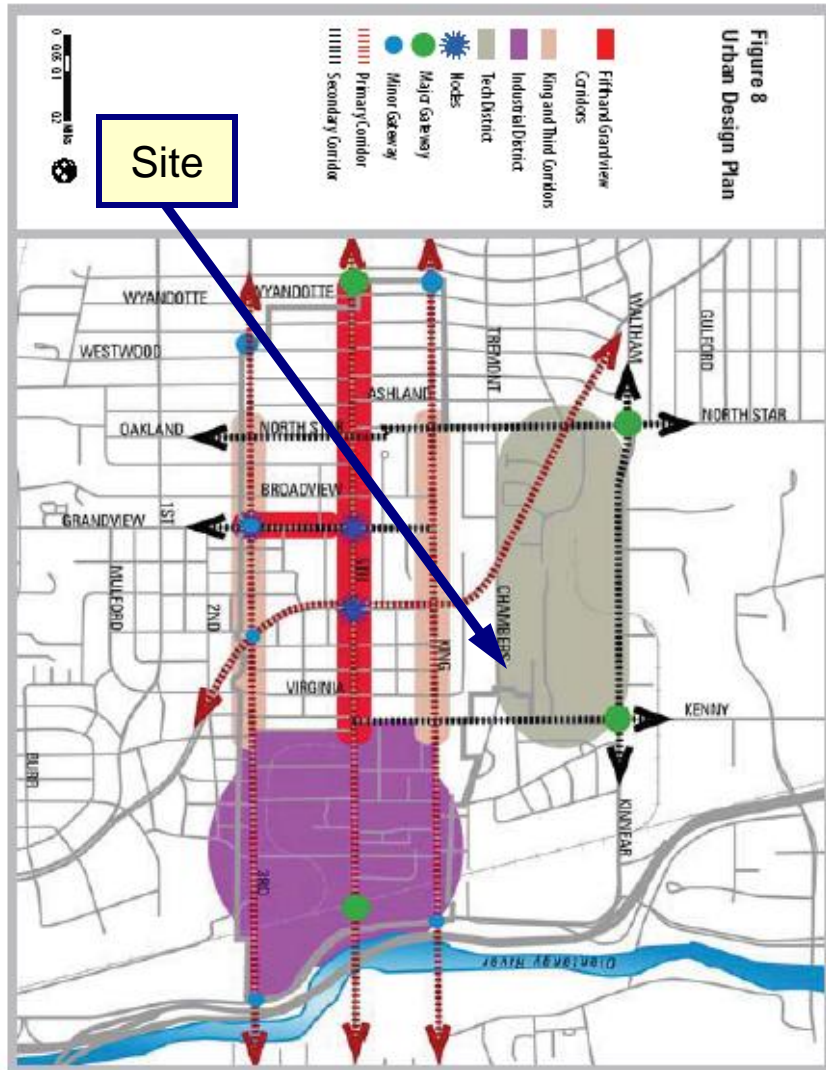
FIFTH ST. NORTHWEST NEIGHBORHOOD PLAN

Policy:
Mixed use development should be common on Fifth by Northwest's primary corridors and include multifamily housing, neighborhood-scale retail, offices, and other services that contribute to a walkable environment.

Guidelines/Strategies

- Mixed use (retail, office, multifamily) is recommended for Fifth Avenue and Grandview Avenue (south of Fifth). The intersection of Fifth and North West and Fifth and Grandview should be the focus of the most intense neighborhood activity, expressed in the form of higher densities and intense commercial buildings. The intersection of Northwest and Chambers may also serve as a mixed use redevelopment opportunity.
- Mixed use (office and multifamily) is recommended for King Avenue to the east of North Star Road, with Medium Density Mixed Residential recommended to the west of North Star Road. New retail should be limited to the sites of existing retail (such as at the intersections of King Avenue and Northwest Boulevard and King Avenue and North Star Road) or as part of a new mixed-use project, such as integrated within a single building (no new stand-alone retail).





Site

Figure 8
Urban Design Plan

- Mixed use (office and multifamily) is recommended for Third Avenue to the east of North Star Road, with Single/Two Family residential recommended to the west of North Star Road. New retail is not supported on Third Avenue.
- Community commercial is recommended along Orientang River Road. Multi-story mixed use projects including office/retail and multifamily would also be supported.
- The placement of active uses, such as retail, restaurants, cultural facilities and amenities, and various services is encouraged on the ground floor of buildings on Fifth Avenue and Grandview Avenue (south of Fifth Avenue).
- The redevelopment of the development opportunity sites (and other applicable locations) should be guided by the principles illustrated through the development concepts and other guidelines included in this plan.

PLAN BY NORTHWEST NEIGHBORHOOD PLAN



City of Columbus
Mayor Michael B. Coleman

**Department of Development
Building Services**

757 Carolyn Avenue • Columbus, Ohio • 43224 • (614) 645-7314

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS

STANDARDIZED RECOMMENDATION FORM

Group Name: 5th x Northwest Area Commission Meeting Date: 2-7-2012

Case Number: Z12-004 Case Type: Council Variance Rezoning Council

Zoning Address: 1140 Chambers Rd Applicant: Westwood Cabinetry & Millwork LLC

Person(s) Representing Applicant at Meeting: Jeff Brown, Smith & Hale

Conditions Requested by Group (Add continuation sheet if needed): Area Commissions see note at bottom.	Applicant Response	
	Yes	No
1. _____	<input type="checkbox"/>	<input type="checkbox"/>
2. _____	<input type="checkbox"/>	<input type="checkbox"/>
3. _____	<input type="checkbox"/>	<input type="checkbox"/>
4. _____	<input type="checkbox"/>	<input type="checkbox"/>
5. _____	<input type="checkbox"/>	<input type="checkbox"/>
6. _____	<input type="checkbox"/>	<input type="checkbox"/>
7. _____	<input type="checkbox"/>	<input type="checkbox"/>
8. _____	<input type="checkbox"/>	<input type="checkbox"/>

Recommendation

Approval Disapproval Conditional Approval (list conditions and applicant response above)

Explain the basis for Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed).

Recommending Commission / Association / Accord Partner Vote: For 6 Against _____

Signature / Title of Authorized Representative: Bruce Shalton

Daytime Phone Number: 614-498-1110

Note to Area Commissions: Ordinances sent to Council will contain only recommendations for "approval" or "disapproval." Recommendations for "conditional approval" will be treated as a disapproval, if, at the time the ordinance is sent to Council, any condition that was checked "No" on the *Standardized Recommendation Form* has not been resolved as documented in writing by the recommending body or party.



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

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 # CV12-010

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Jeffrey L. Brown - Smith & Hale LLC

Of [COMPLETE ADDRESS] 37 W. Broad Street, 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. Estate of Rebecca Larkins c/o J. Michael Evans, Administrator 261 W. Johnstown Road, Columbus, OH 43230 0 Columbus based employees	2. Westwood Cabinetry & Millwork LLC 1384B King Avenue Columbus, OH 43212 5 Columbus based employees
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 14th day of FEBRUARY in the year 2012
 SIGNATURE OF NOTARY PUBLIC Natalie C. Timmons
 My Commission Expires: 9/4/15



Seal of 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.

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