

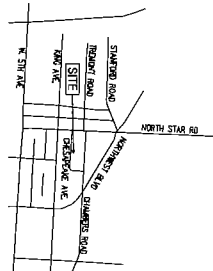
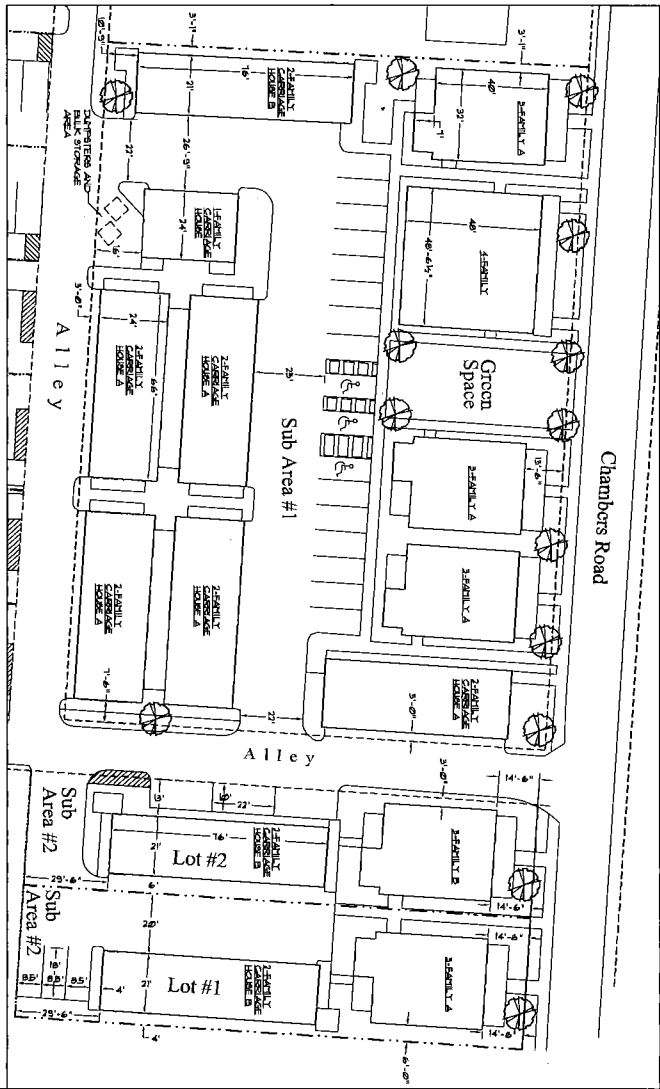
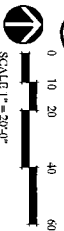
PROPOSED SITE PLAN

*David Hoyle June 20, 2014*

CV14-016 Final Received Gladly

OPTION A

Doc 3 A



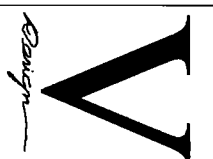
LOCATION MAP

**DEVELOPMENT TABLETIONS**

SUB AREA #1 - INTERMEDIATE DENSITY RESIDENTIAL  
 TOTAL AREA: 10,000 SQ. FT. (APPROX.)  
 TOTAL NUMBER OF UNITS: 10  
 TOTAL NUMBER OF PARKING SPACES: 10

SUB AREA #2 - SINGLE-FAMILY RESIDENTIAL  
 TOTAL AREA: 10,000 SQ. FT. (APPROX.)  
 TOTAL NUMBER OF UNITS: 10  
 TOTAL NUMBER OF PARKING SPACES: 10

**REMARKS:**  
 1. ALL SETBACKS SHALL BE AS SHOWN.  
 2. ALL DIMENSIONS SHALL BE IN FEET AND INCHES.  
 3. ALL DIMENSIONS SHALL BE TO THE FACE OF THE WALL OR CURB UNLESS OTHERWISE NOTED.  
 4. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ALLEY UNLESS OTHERWISE NOTED.  
 5. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE DRIVEWAY UNLESS OTHERWISE NOTED.  
 6. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE SIDEWALK UNLESS OTHERWISE NOTED.  
 7. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE CURB UNLESS OTHERWISE NOTED.  
 8. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.  
 9. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE RAILROAD UNLESS OTHERWISE NOTED.  
 10. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE CANAL UNLESS OTHERWISE NOTED.



1397 CHAMBERS ROAD  
 COLUMBUS, OHIO 43212

SHEET TITLE  
 ZONING COMPLIANCE PLAN

DATE: MAY 16, 2011

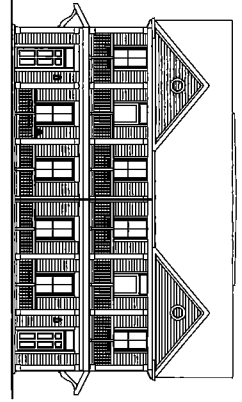
REVISIONS:

*Vaughan*

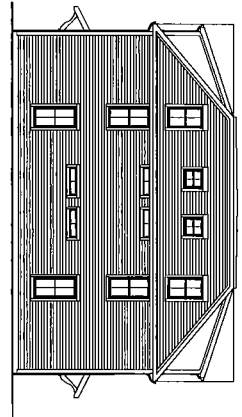
SHEET NO.

ZCL-1

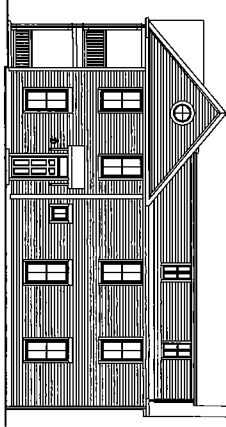




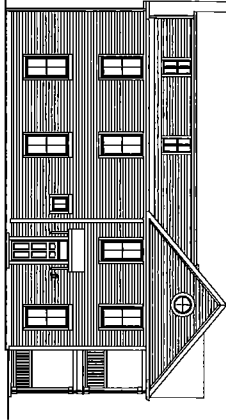
Front Elevation



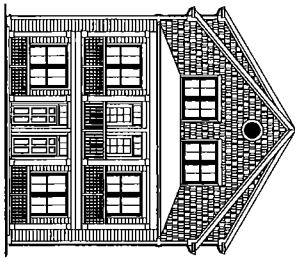
Rear Elevation



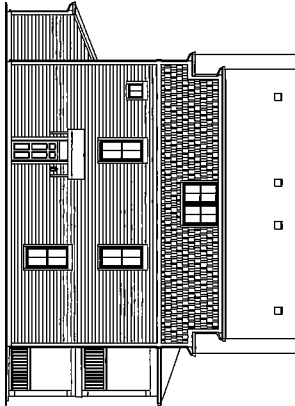
Front Elevation



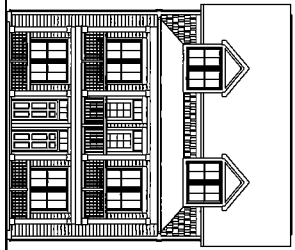
Rear Elevation



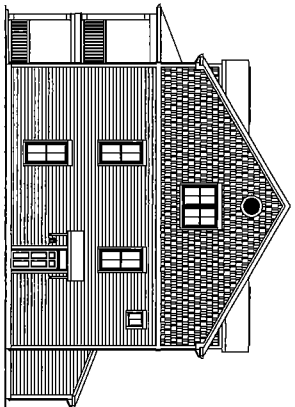
Front Elevation



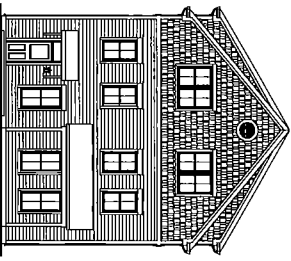
Rear Elevation



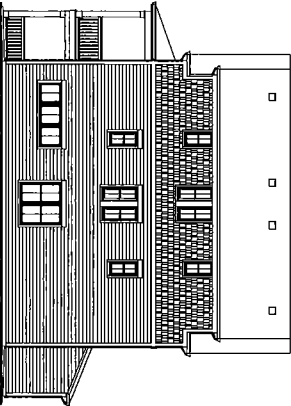
Front Elevation



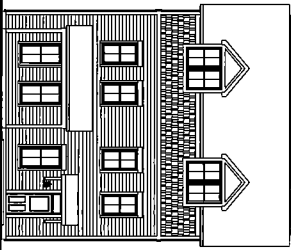
Rear Elevation



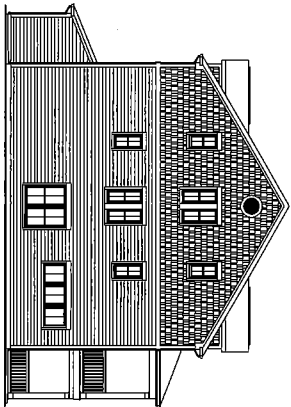
Front Elevation



Rear Elevation



Front Elevation



Rear Elevation

PROPOSED BUILDING ELEVATIONS

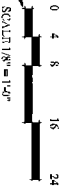
3-Family A

Left Elevation

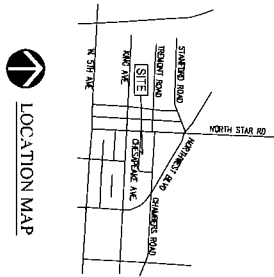
Rear Elevation

3-Family B

Left Elevation



1257 Hodge June 29, 2014



LOCATION MAP

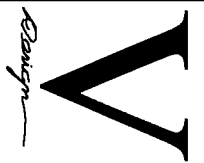
**DEVELOPMENT TABLETIONS**  
 SUB AREA, A, NORTH STAR DISTRICT, COLUMBUS, OHIO  
 TOTAL AREA (ACRES) INCLUDING MAJOR ALLEYS  
 TOTAL AREA (ACRES) EXCLUDING MAJOR ALLEYS  
 EXISTING ZONING  
 PROPOSED ZONING  
 EXISTING USE  
 PROPOSED USE  
 TOTAL NUMBER OF RESIDENTIAL UNITS  
 TOTAL NUMBER OF RESIDENTIAL UNITS PER LOT

**PERMITTED DISTRICT**  
 EXISTING DISTRICT  
 EXISTING ZONING  
 PROPOSED ZONING  
 EXISTING USE  
 PROPOSED USE  
 TOTAL NUMBER OF RESIDENTIAL UNITS  
 TOTAL NUMBER OF RESIDENTIAL UNITS PER LOT

**PERMITTED DISTRICT**  
 EXISTING DISTRICT  
 EXISTING ZONING  
 PROPOSED ZONING  
 EXISTING USE  
 PROPOSED USE  
 TOTAL NUMBER OF RESIDENTIAL UNITS  
 TOTAL NUMBER OF RESIDENTIAL UNITS PER LOT

**PERMITTED DISTRICT**  
 EXISTING DISTRICT  
 EXISTING ZONING  
 PROPOSED ZONING  
 EXISTING USE  
 PROPOSED USE  
 TOTAL NUMBER OF RESIDENTIAL UNITS  
 TOTAL NUMBER OF RESIDENTIAL UNITS PER LOT

1397 CHAMBERS ROAD  
 COLUMBUS, OHIO 43212



SHEET TITLE  
 ZONING COMPLIANCE PLAN BUILDING ELEVATIONS

DATE: JUNE 12, 2014

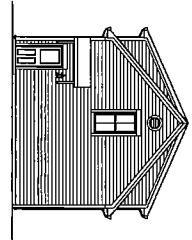
REVISIONS:

Vanguard

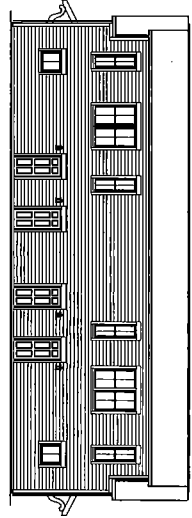
SHEET NO.

ZCL-2

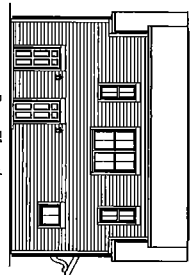
CV14-016  
 Final Received  
 6/20/14  
 2 of 3



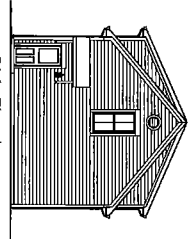
Right Elevation



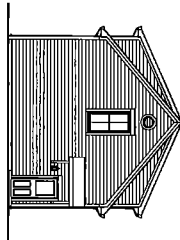
Rear Elevation



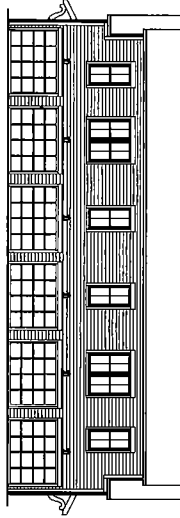
Rear Elevation



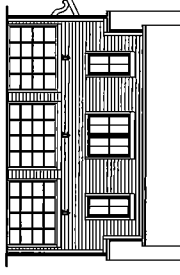
Right Elevation



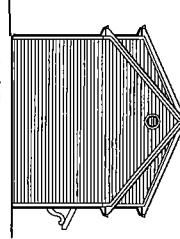
Left Elevation



Garage Elevation



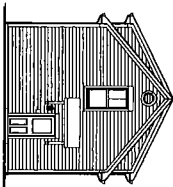
Garage Elevation



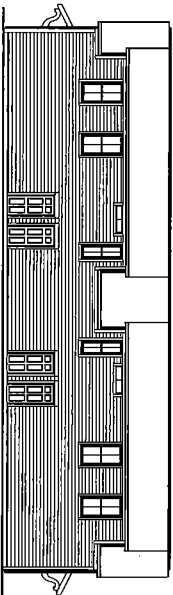
Left Elevation

2-Family Carriage House A

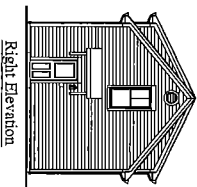
1-Family Carriage House



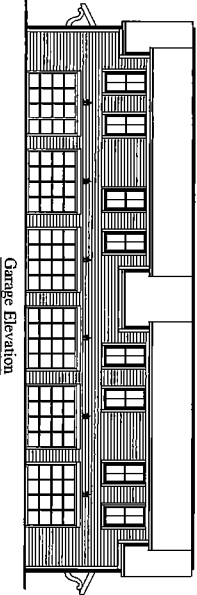
Left Elevation



Rear Elevation



Right Elevation

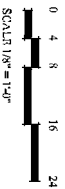


Garage Elevation

2-Family Carriage House B

PROPOSED BUILDING ELEVATIONS

*David Hedge June 20, 2014*



LOCATION MAP

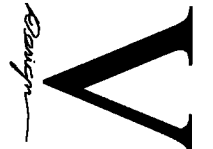
DEVELOPMENT TABULATIONS

SUBJECT AREA: 2.10 ACRES  
 TOTAL AREA (INCLUDING ROAD): 2.10 ACRES  
 EXISTING ZONING: R-1  
 PROPOSED ZONING: R-1  
 EXISTING USE: VARIOUS, AND SINGLE FAMILY HOMES  
 TOTAL NUMBER OF PROPOSED DWELLING UNITS: 2  
 TOTAL NUMBER OF PROPOSED DWELLING UNITS PER ACRE: 0.95

PROJECT DENSITY: 2.55 DW/ACRE  
 PARKING PROVIDED: 12 SPACES  
 12.00 SPACES PER ACRE  
 56.00 SPACES PER DWELLING UNIT  
 56.00 SPACES PER DWELLING UNIT

SUBJECT AREA: 2.10 ACRES  
 TOTAL AREA: 2.10 ACRES  
 EXISTING ZONING: R-1  
 PROPOSED ZONING: R-1  
 EXISTING USE: VARIOUS  
 SHEET FROM: 1/18/13  
 TOTAL NUMBER OF PROPOSED DWELLING UNITS: 2  
 TOTAL NUMBER OF PROPOSED DWELLING UNITS PER ACRE: 0.95

PROJECT DENSITY: 2.55 DW/ACRE  
 PARKING PROVIDED: 12 SPACES  
 12.00 SPACES PER ACRE  
 56.00 SPACES PER DWELLING UNIT  
 56.00 SPACES PER DWELLING UNIT



1397 CHAMBERS ROAD  
 COLUMBUS, OHIO 43212

SHEET TITLE  
 ZONING COMPLIANCE  
 PLAN BUILDING  
 ELEVATIONS

DATE: JUNE 12, 2011  
 REVISIONS:

Vanguard

SHEET NO.  
 ZCL-3

CV14-016  
 Final Received  
 6/20/14  
 2014

**Statement of Hardship**

**1397 Chambers Road**

**CV14-016**

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. In addition, the westernmost two properties are being zoned to the AR-1 district concurrent with this request. For engineering reasons, the approved development plan for these properties must be amended. The proposal is to allow 1 4-family structure, 5 3-family structures, 8 2-family structures, and 1 1-family structure in the AR-1 apartment residential district. 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 one 4-family structure, three 3-family structures, six 2-family structures, and one 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 13.5 feet.

C.C. 3333.255 – Perimeter yard.

To reduce the perimeter yard from 25 feet to 3 feet.

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 14.5 feet.

C.C. 3333.23 – Minimum side yard permitted.

To reduce the minimum side yard permitted from 7 feet to between 3 feet and six feet as shown on the Site Plan.

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.

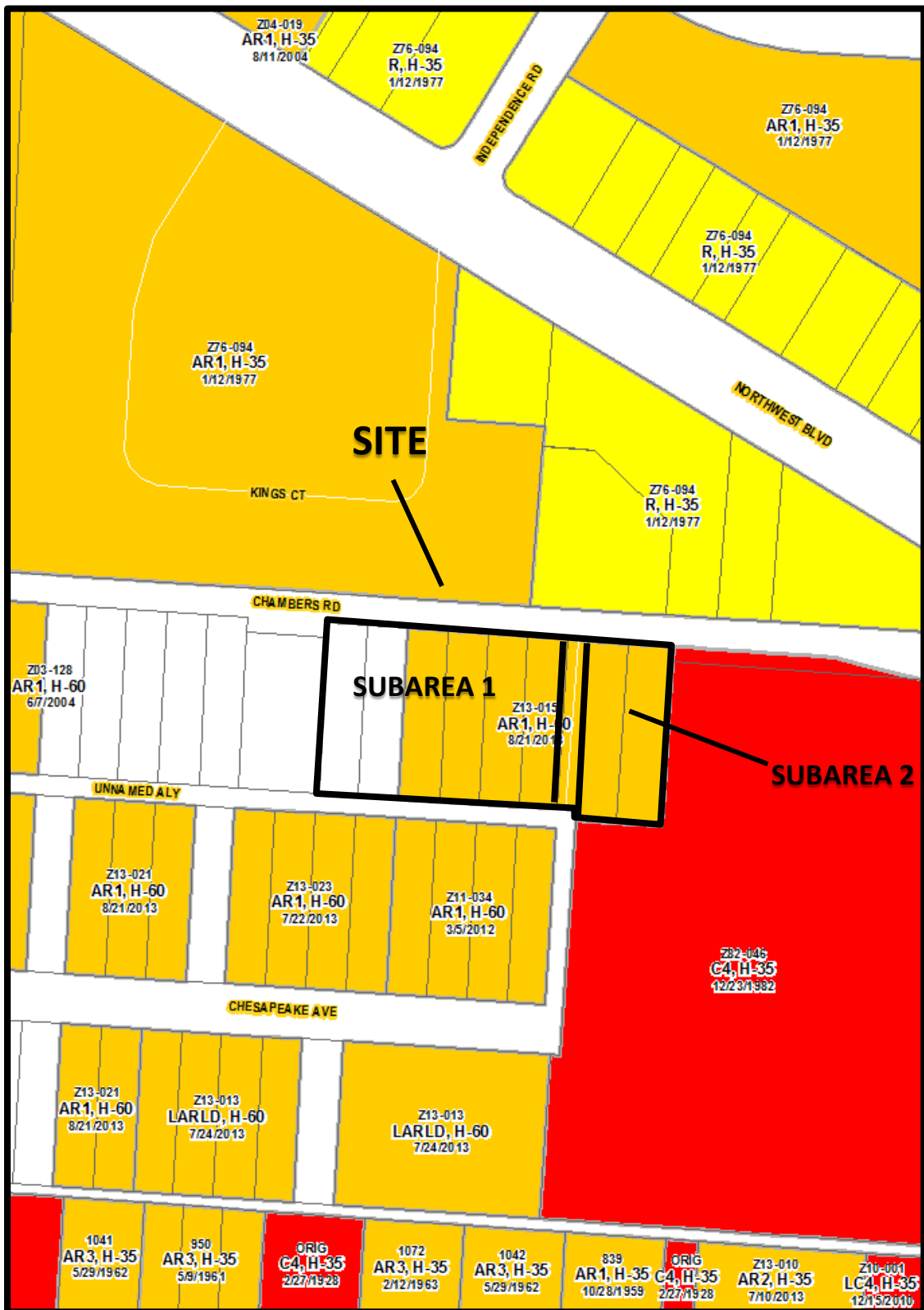
The grant of these variances will not adversely affect the surrounding property or surrounding neighborhood, will not impair an adequate supply of light and air to adjacent properties, unreasonably increase the congestion of public streets, unreasonably diminish or impair established property values 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: David Hodge - attorney

Date: June 20, 2014

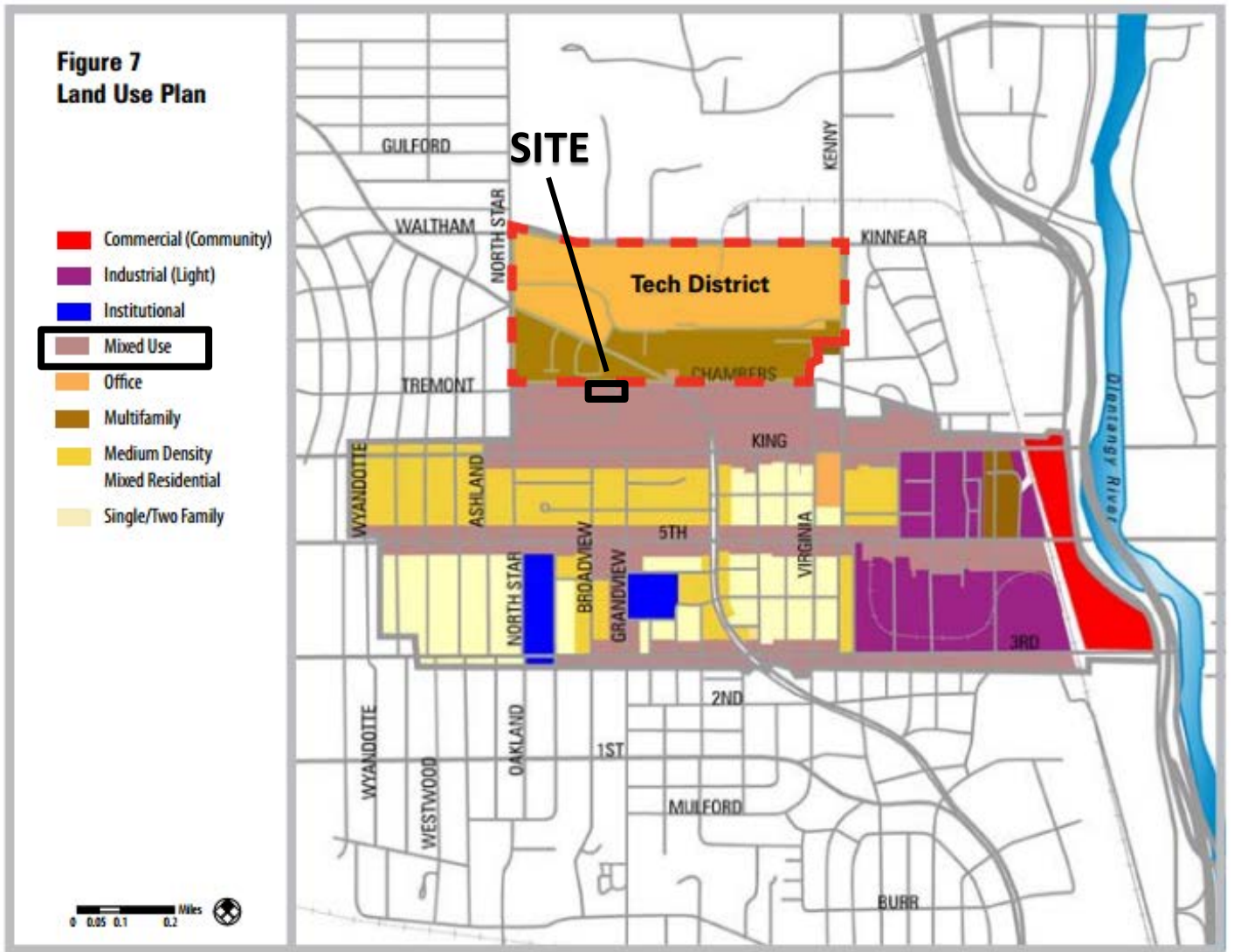


CV14-016  
1397 Chambers Road  
Approximately 1.28 acres





CV14-016  
1397 Chambers Road  
Approximately 1.28 acres



CV14-016  
1397 Chambers Road  
Approximately 1.28 acres





# STANDARDIZED RECOMMENDATION FORM

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**

Case Number

214-016 + CV14-016

Address

1415 Chambers Road

Group Name

5th by Northwest Area Commission

Meeting Date

May 6, 2014

Specify Case Type

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation  
(Check only one)

- Approval
- Disapproval

**NOTES:**

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Vote

Unanimous

Signature of Authorized Representative

*[Handwritten Signature]*  
SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.



### 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](http://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 # CV14-016

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 31<sup>st</sup> day of March, in the year 2014

**SIGNATURE OF NOTARY PUBLIC**

Natalie C. Timmons  
9/4/15

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.

**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