



SITE DATA	
TOTAL ACRES	+/- 1.469 ACRES
TOTAL UNITS	128
PARKING PROVIDED	193
PARKING RATIO	1.51/UNIT

ILLUSTRATIVE PLAN

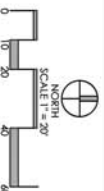
CHESAPEAKE AVE APARTMENTS

PREPARED FOR PREFERRED LIVING

DATE: 11.3.21

Final Site Plan Received 11.2.21 Sheet 1 of 1 CV21-071

[Signature] 11.2.21



Farris Planning & Design
 LAND PLANNING 4875 Gateway Road, Huntley, IL 60149
 LANDSCAPE ARCHITECTURE HUNTSVILLE, OH 42426
 www.farrisplanninganddesign.com

STATEMENT IN SUPPORT

APPLICATION: CV21-071

ADDRESS: 1205 Chesapeake Avenue

OWNER: Yellow Dog Investments and Green Mountain Investments

PARCELS: 010-087471, 130-005495, 130-011779

APPLICANT: Jared Smith, Preferred Living

ATTORNEY: David Hodge, Underhill and Hodge

DATE: November 4, 2021

The Applicant submits this statement of hardship in support of its council variance application. The council variance application is filed in companion with a rezoning application which requests to zone the property to AR-3. The property owner has petitioned Franklin County to annex the part of the property to the City of Columbus. The remainder property is already incorporated with in the City of Columbus.

Part of the property is currently located within Clinton Township and zoned Limited Industrial and part of the property is currently located within Columbus and zoned M-2. The property is bordered on the east by Clinton Township property zoned Limited Industrial. The property is bordered by City of Columbus property zoned R-4 on the south across an alley, ARLD on the west, and AR-3 on the north across Chesapeake Avenue.

The property is not a subject to a planning overlay or commercial overlay. The property is within the boundary of the Fifth by Northwest Area Commission and within the boundary of the Fifth by Northwest Neighborhood Plan which recommends commercial uses.

The Applicant proposes rezoning the property to AR-3 to allow for the construction of a multi-family residential development. To allow the development as proposes, the Applicant requests the following companion area variances.

1. 3309.14 – Height districts. The Applicant requests a variance to increase the maximum height from 60 feet to 70 feet.
2. 3333.15(c) – Building coverage. The Applicant requests a variance to increase the maximum building coverage from 50% to 66%.
3. 3333.18 – Building line. The Applicant requests a variance to reduce the minimum building line from 25 feet to 10 feet.
4. 3333.24 – Rear yard. The Applicant requests a variance to reduce the minimum permitted rear yard from 25% to 5%.
5. 3312.25 – Maneuvering. Under this section every parking space shall have sufficient access and maneuvering area. The Applicant requests a variance to allow maneuvering for 31 pairs of stacked parking spaces over and through parking spaces.

6. 3312.29 – Parking space. Under this section a parking space shall be accessible from a street, alley, or maneuvering area; and shall be designed for parking a motor vehicle. The Applicant requests variances to allow 31 pairs stacked parking spaces and for each individual space to count toward the total number of provided parking spaces. Pairs of stacked parking spaces shall be assigned to individual dwelling units.

A hardship exists because the Applicant cannot develop the property as proposed while still conforming to the underlying zoning district established by the City's Zoning Code. Applicant's requested use variances will not adversely affect the surrounding property or surrounding neighborhood. The requested use variances will not impair supply of light or air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, nor unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

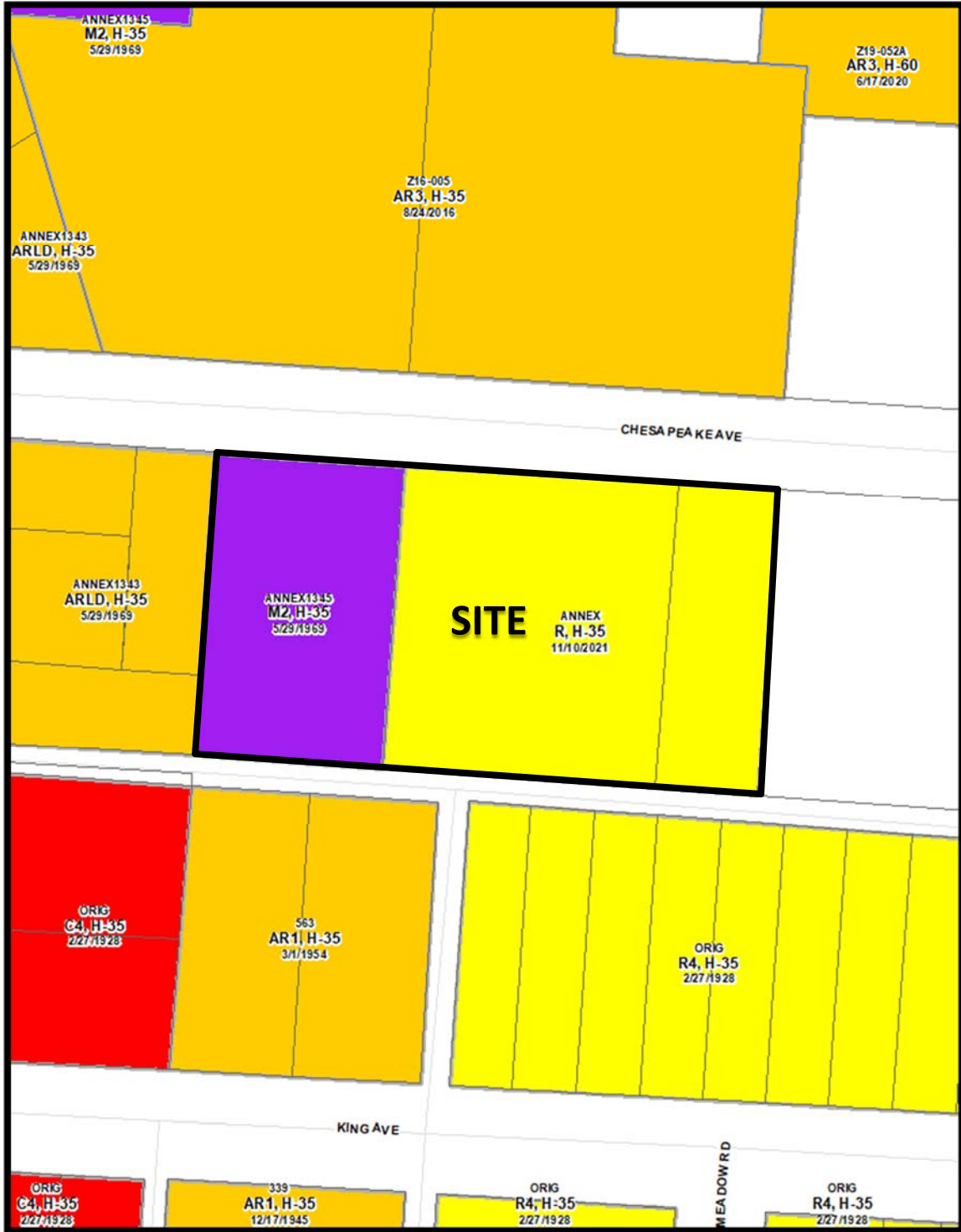
Further, a practical difficulty exists because Applicant cannot develop the Site as propose while still meeting the underlying development standards established by the City's Zoning Code. Applicant's requested area variances will not seriously affect any adjoining property or the general welfare.

For the reasons stated above, Applicant respectfully requests approval of the requested variances.

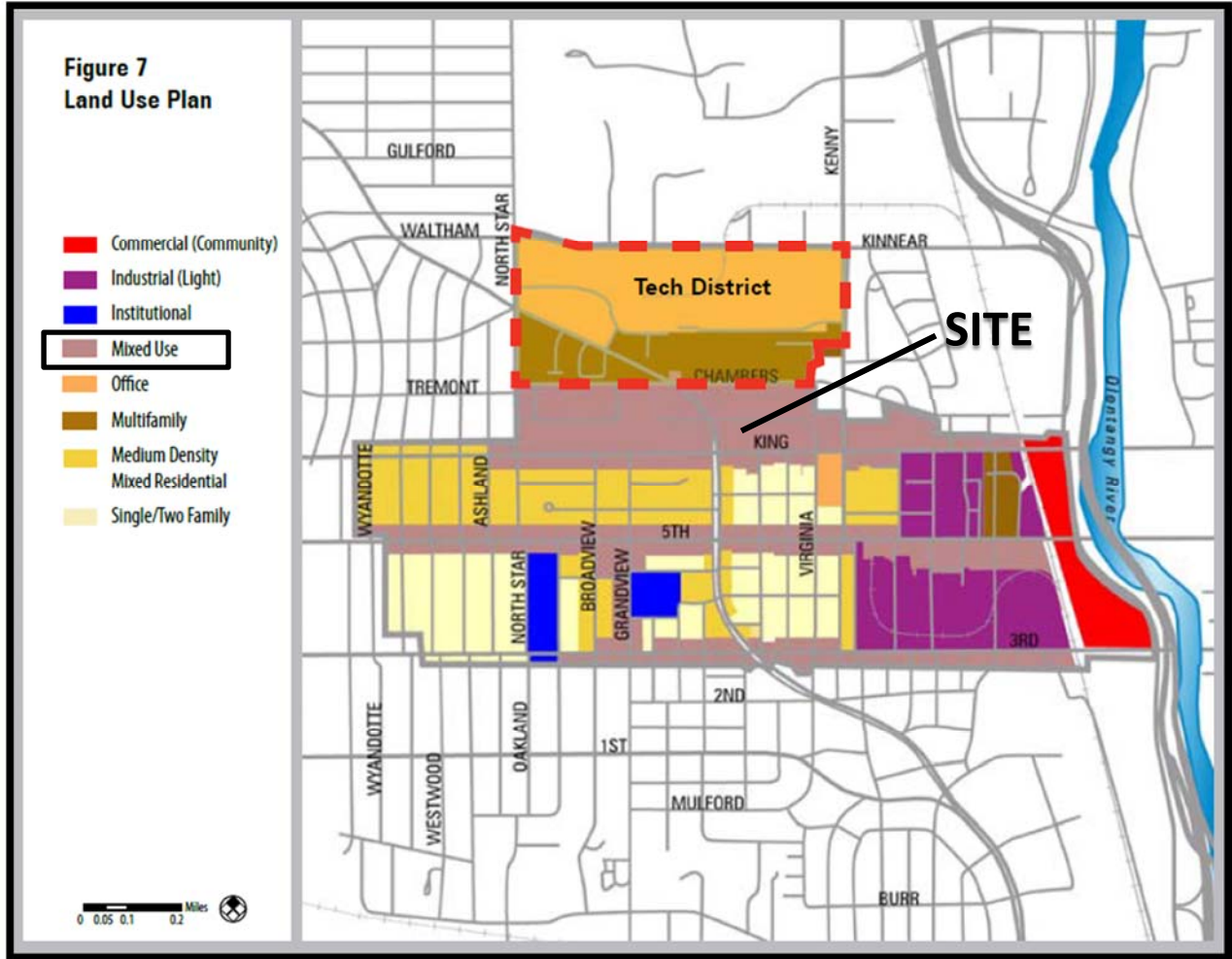
Respectfully submitted,



David Hodge



CV21-071
1205 Chesapeake Ave.
Approximately 1.47 acres



Fifth by Northwest Neighborhood Plan (2009)

CV21-071
1205 Chesapeake Ave.
Approximately 1.47 acres



CV21-071
1205 Chesapeake Ave.
Approximately 1.47 acres

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: CV21-071

Address: 1205 CHESAPEAKE AVE.

Group Name: 5TH BY NORTHWEST AREA COMMISSION

Meeting Date: 9/14/21

Specify Case Type:

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

Recommendation:

(Check only one and list basis for recommendation below)

- Approval
- Disapproval

NOTES:

3 commissioners were not in favor of the project - there were concerns about the density. 2 commissioners voted in support of the project.

Vote: 2-3 recommend disapproval

Signature of Authorized Representative:  Digitally signed by Justin Shaw
Date: 2021.09.18 18:20:26 -04'00'

SIGNATURE

Fifth By Northwest

RECOMMENDING GROUP TITLE

614-723-9187

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

Council Variance Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215 Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-071

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.

STATE OF OHIO COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartman of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054 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 format:

Name of Business or individual (including contact name and number) Business or individual's address; City, State, Zip Code Number of Columbus-based employees (Limited to 3 lines per box)

Table with 2 columns and 2 rows containing business details for Yellow Dog Investments, Preferred Living, Green Mountain Investments, LLC, and an empty row.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 21st day of June, in the year 2021

SIGNATURE OF NOTARY PUBLIC [Signature] My Commission Expires 1-11-2026



KIMBERLY R. GRAYSON Notary Public, State of Ohio My Commission Expires 01-11-2026

This Project Disclosure Statement expires six (6) months after the notarization.