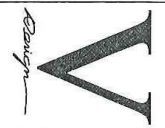


David Hogg - Town, 31, 2014

THIS SIGNATURE ATTESTS TO THE TRUTH AND EXACTNESS OF ALL INFORMATION ON THIS SITE PLAN TO THE BEST OF MY KNOWLEDGE

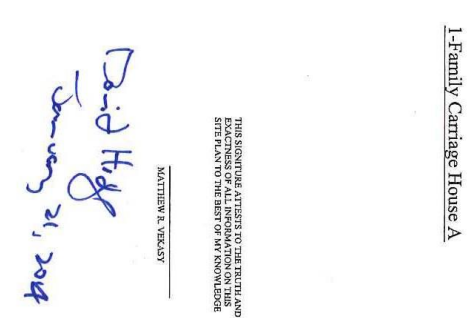
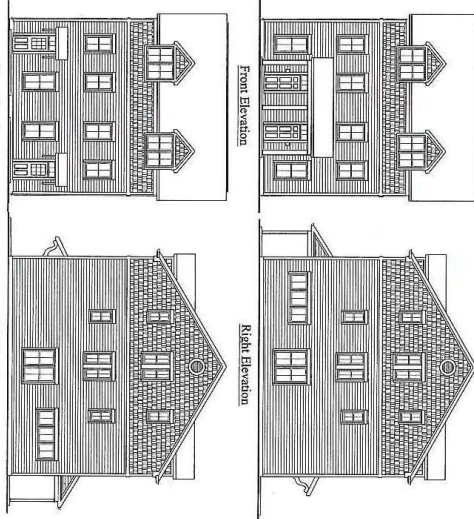
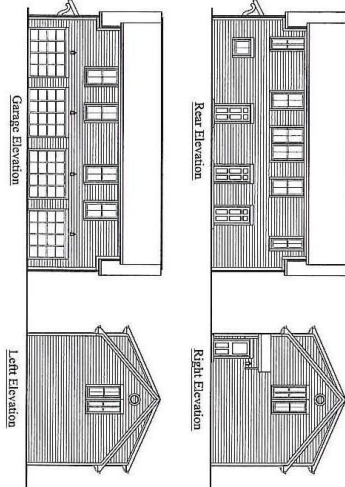
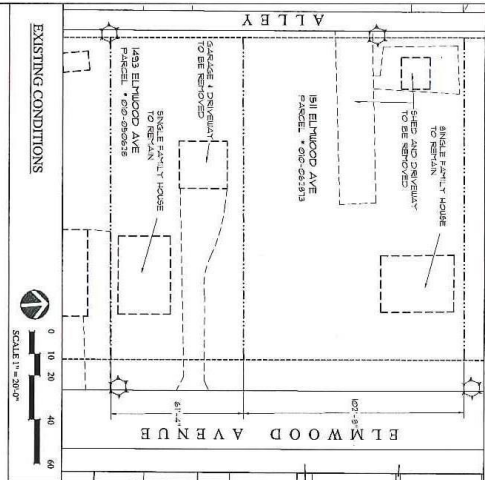
MATTHEW R. VEKASY



1499 ELMWOOD AVENUE
COLUMBUS, OHIO 43212

SHEET TITLE
ZONING
COMPLIANCE
PLAN

SHEET NO.
ZCL-1



CONCEPTUAL BUILDING ELEVATIONS

1-Family Carriage House B

2-Family

1-Family Carriage House A

THIS SIGNATURE ATTESTS TO THE TRUTH AND EXISTENCE OF ALL INFORMATION ON THIS SITE PLAN TO THE BEST OF MY KNOWLEDGE

MATTHEW R. VEKASY

David Hild
January 21, 2014



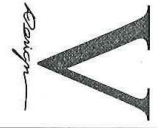
SHEET NO. ZCL-2



SHEET TITLE
EXISTING
CONDITIONS &
CONDITIONS

DATE: JANUARY 13, 2014

1499 ELMWOOD AVENUE
COLUMBUS, OHIO 43212



Statement of Hardship

1499 Elmwood Avenue

This council variance is requested to allow an appropriate infill development within a neighborhood that consists of properties currently developed with mixed intensity residential development. The applicant worked extensively with the zoning authorities to achieve a proposal that strikes the right balance in terms of density and standards at which the property will redevelop.

The following variances are requested:

3332.039- R-4, Residential district

To permit two dwellings on a lot, each dwelling contains one dwelling unit. (Lots 1 and 4)
To permit two dwellings on a lot, one dwelling containing two dwelling units and a one dwelling carriage house on the rear of each lot. (Lots 2 and 3)

3332.05- District lot width requirements

To permit two dwellings on a lot which has a lot width of less than 50 feet; each lot is 41 feet in width.

3332.19- Fronting

To permit a second carriage house on each lot which does not front on a public street.

3332.26 - Minimum side yard required

To reduce the required minimum side yard from 5 feet to 2 feet 5 inches for the existing dwelling on Lot 1; to 4 feet for the proposed dwellings on Lot 2 and Lot 3; and to 3 feet on Lot 4.

3332.25- Maximum side yard required

To reduce the required maximum side yard for the existing dwellings on Lots 1 and 4.

3332.27- Rear yard

To reduce the rear yard from 25% of the total lot area to 12.7% for Lots 1 and 4, and to zero for Lots 2 and 3.

3332.16- Exception for single or two family dwelling

To permit two single family dwellings on the same lot on Lots 1 and 4.
To permit one single family dwelling and one two family dwelling on the same lot on Lots 2 and 3.

3312.09 – Aisle

To permit maneuvering from stacked parking spaces behind carriage houses on Lots 1 and 4 from 20' to 18'.

3312.25 – Maneuvering

To permit maneuvering over property lines for garage parking spaces.

3312.29 – Parking Space

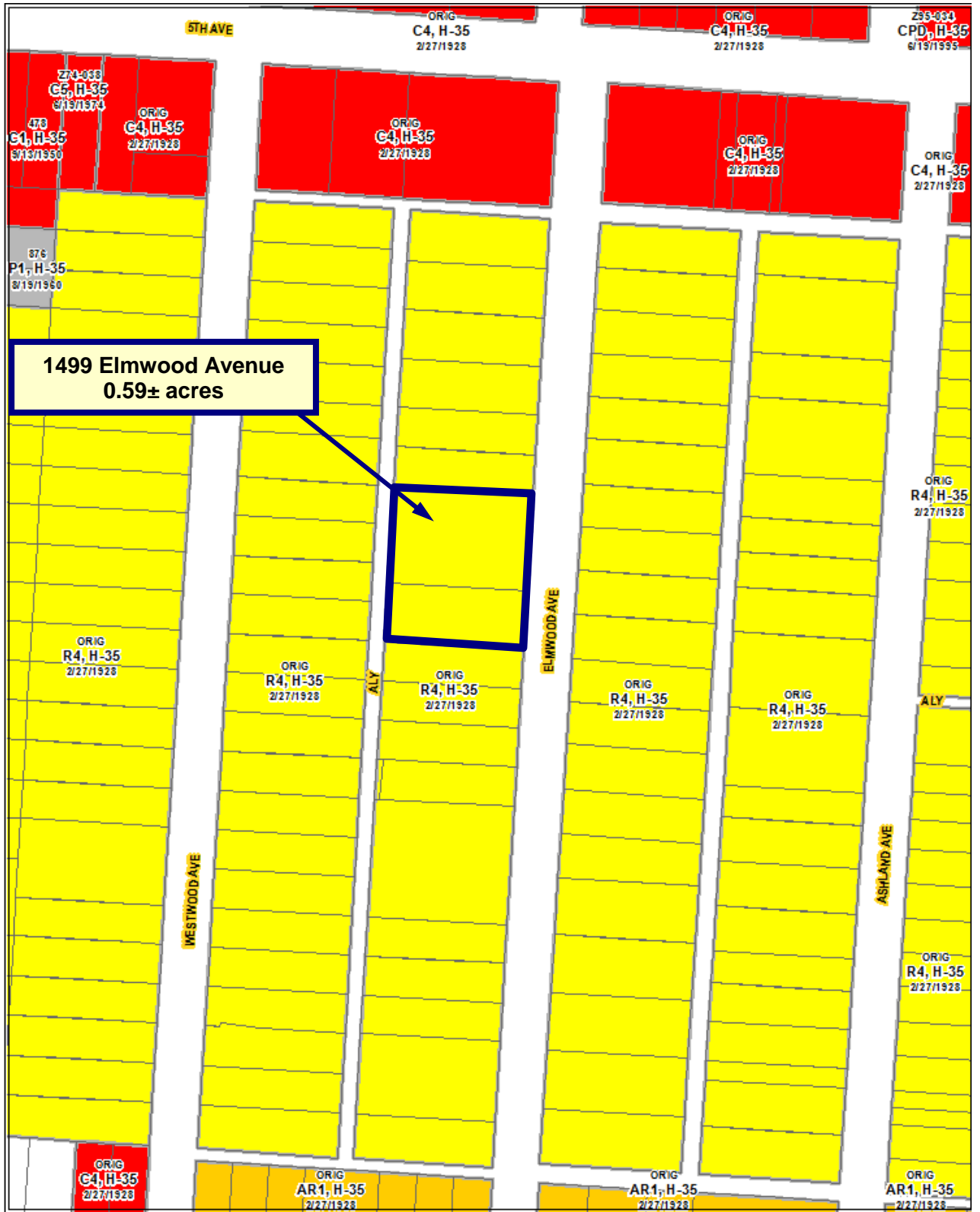
To permit stacked parking spaces behind the carriage house on Lots 1 and 4.

This proposed redevelopment of this property is consistent with existing Columbus development along Elmwood Avenue. The proposed layout requires variances necessary and typical when developing an infill site in an older area of the City, such as this. A hardship exists in the Zoning Code because there is not a classification that would permit this proposal without a series of variances. The granting 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, 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.

Metropolitan Holdings LLC

Signature of Applicant: By: David Hodge

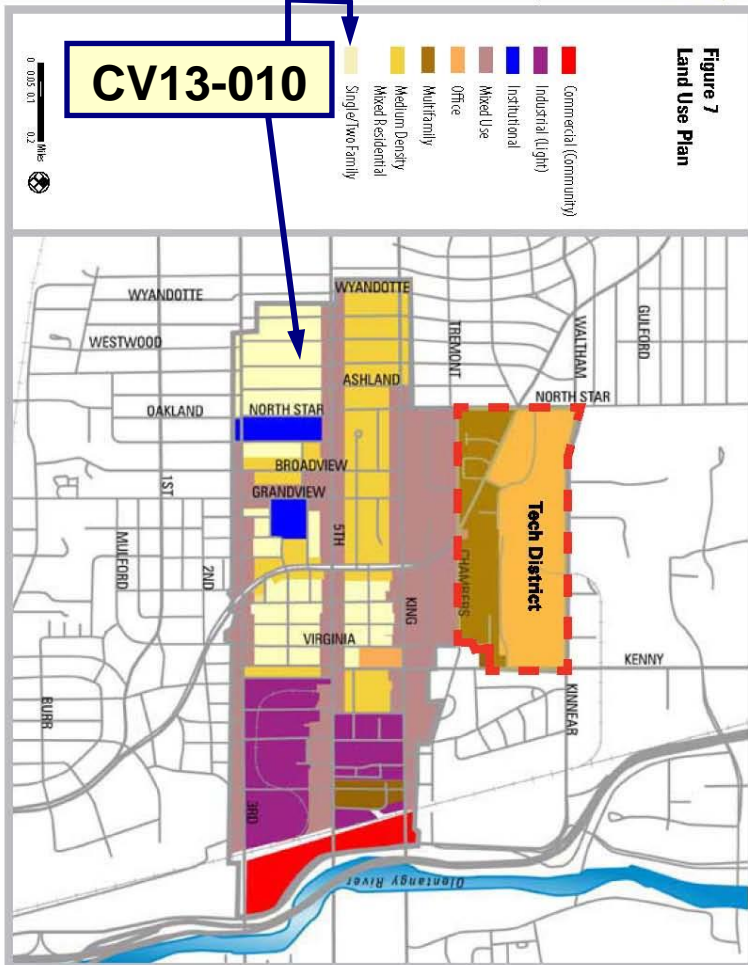
Date: 2/4/14



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 Northwest 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).





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 7th Area Comm. Meeting Date: 3-5-13

Case Number: CV13-010 Case Type: Council Variance Rezoning

Zoning Address: 1499 Elmwood St Applicant: Metropolitan Holdings / Matt Koenig

Person(s) Representing Applicant at Meeting: Dave Hodge

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 4 Against 0

Signature / Title of Authorized Representative: Bruce Shatter

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 # CV13-010

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] David Hodge

Of [COMPLETE ADDRESS] 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. Jason & Stacey Dodgion 3880 Smiley Rd. Hilliard, OH 43026	2. Metropolitan Holdings LLC 1433 Grandview Ave. Columbus, OH 43212 Zero employees Matt Vekasy, 488-1900
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 9th day of January, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

David Hodge
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.

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