

*David Hardy*

*June 10, 2013*



MATTHEW R. YERASKY

THIS SIGNATURE ATTESTS TO THE TRUTH AND ACCURACY OF ALL INFORMATION IN THIS SITE PLAN TO THE BEST OF MY KNOWLEDGE

**V** *Design*

1499 ELMWOOD AVENUE  
COLUMBUS, OHIO 43212

SHEET NO. ZCL-2

EXISTING CONDITIONS & BUILDING CONDITIONS

DATE: JUNE 10, 2013

REVISIONS:

**Statement of Hardship****1499 Elmwood Avenue**

The applicant is filing this council variance request in conjunction with a rezoning application requesting rezoning to the AR-1, apartment residential, zoning classification to allow for infill redevelopment of the property. These requests are appropriate in this location, and consistent with other neighborhood developments and the mixed-use nature of the greater neighborhood.

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, each dwelling contains two dwelling units. (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 dwelling which does not front on a public street or a lot on each lot.

**3332.21- Building lines**

To reduce the building setback from Elmwood Ave. from 25 feet to 21 feet 10 inches for the existing dwelling on Lot 1; 12 feet 8 inches for the proposed dwelling on Lot 2 and 3; and 20 feet 8 inches on Lot 4.

**3332.26 - Minimum side yard required**

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

**3332.25- Maximum side yard required**

To reduce the required maximum side yard for the proposed dwelling from 8.2 to 7 feet on Lots 1 and 4 from 8 to 7 feet 1 inch for the existing dwelling on Lot 1.

**3332.27- Rear yard**

To reduce the rear yard from 25% of the total lot area to 12.7% for Lots 1, to 5.1% for Lot 2, to 5.1% for Lot 3 and to 12.7% for Lot 4.

**3332.28- Side or rear yard obstruction**

To permit parking in the rear yard on Lots 1 and 2; in the side yard on Lots 3 and 4.

**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 two two family dwellings on the same lot on Lots 2 and 3.

3312.25 – Maneuvering

To permit maneuvering over property lines for garage parking spaces.

3312.29 – Parking Space

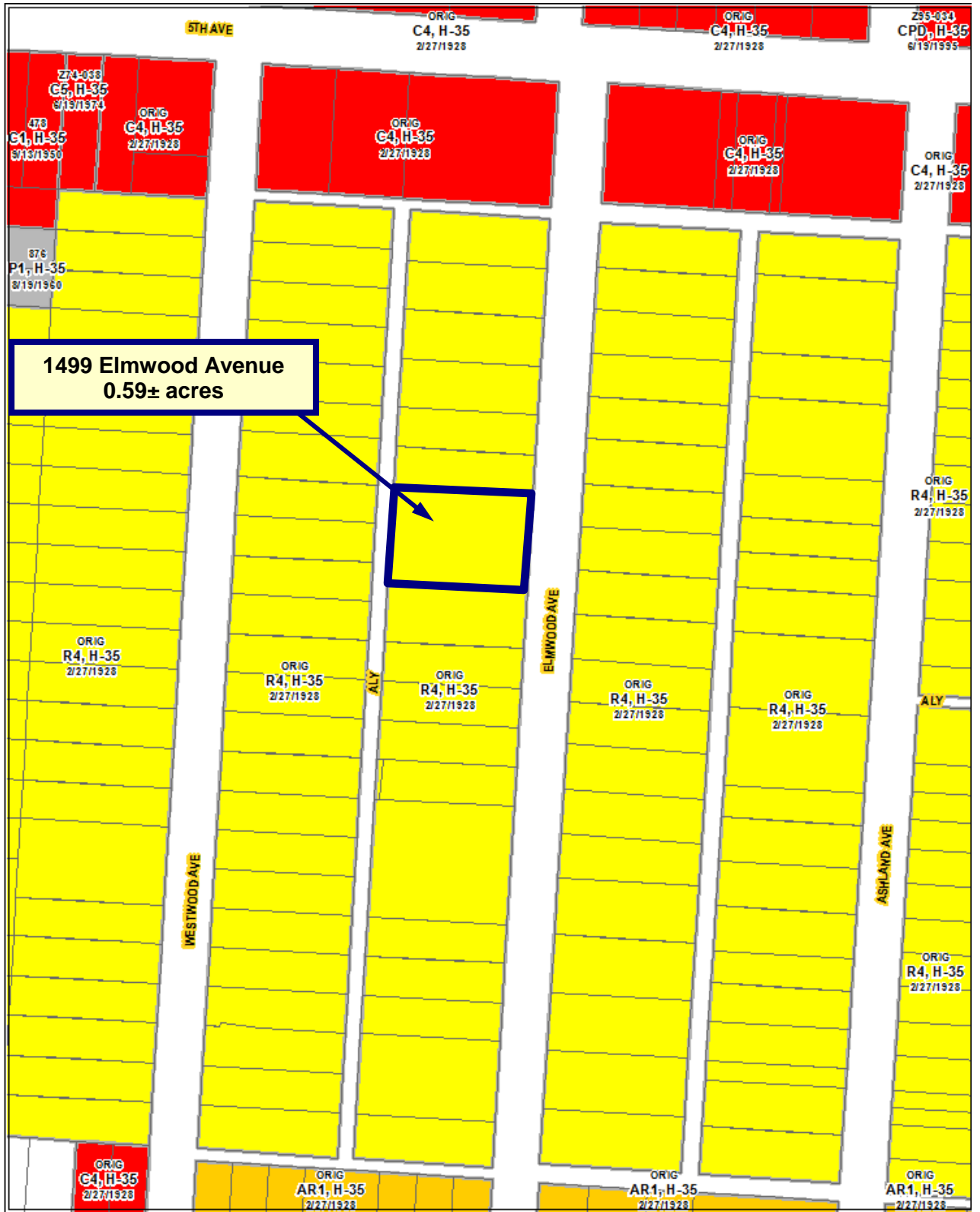
To permit stacked parking spaces behind the carriage house on Lots 1 and 4.

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 Hedge

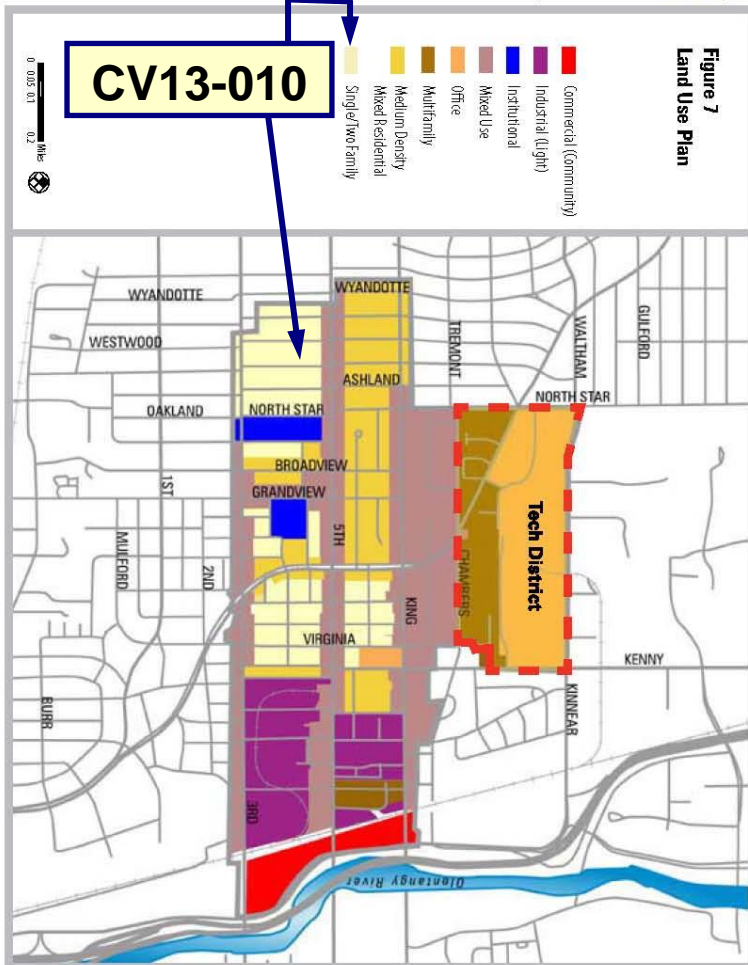
Date: June 11, 2013



**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 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](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 # 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

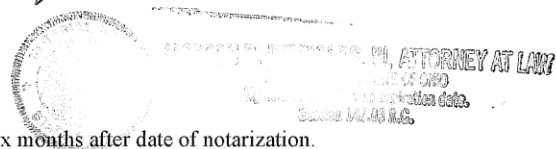
- Name of business or individual
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

1. Jason & Stacey Dodgion 3880 Smiley Rd. Hilliard, OH 43026	2. Metropolitan Holdings LLC 1500 W. 3rd Ave., Suite 400 Columbus, OH 43212 Zero employees Matt Vekasy, 488-1900 xt. 14
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT David Hodge  
 Subscribed to me in my presence and before me this 24th day of February in the year 2013  
 SIGNATURE OF NOTARY PUBLIC John M. B. Reynolds III  
 My Commission Expires: \_\_\_\_\_

Notary Seal Here



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**