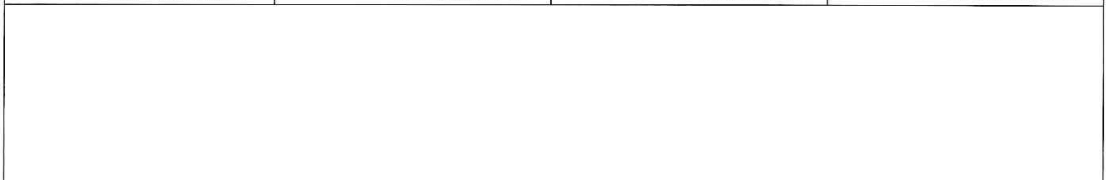


DEVELOPMENT TABULATIONS - PROPOSED LOT #1	DEVELOPMENT TABULATIONS - PROPOSED LOT #2	DEVELOPMENT TABULATIONS - PROPOSED LOT #3	DEVELOPMENT TABULATIONS - PROPOSED LOT #4
<p>PROPERTY FACTOR NUMBER: 130</p> <p>TRACT OR ALLOT: 005575</p> <p>SECTION: 12</p> <p>TOWNSHIP: CHAMBERS</p> <p>COUNTY: FRANKLIN</p> <p>DEVELOPMENT TYPE: RESIDENTIAL</p> <p>PROPOSED DEVELOPMENT: 128' CHAMBERS ROAD</p> <p>EXISTING DEVELOPMENT: 128' CHAMBERS ROAD</p> <p>DEVELOPMENT TYPE: RESIDENTIAL</p> <p>PROPOSED DEVELOPMENT: 128' CHAMBERS ROAD</p> <p>EXISTING DEVELOPMENT: 128' CHAMBERS ROAD</p>	<p>PROPERTY FACTOR NUMBER: 130</p> <p>TRACT OR ALLOT: 005575</p> <p>SECTION: 12</p> <p>TOWNSHIP: CHAMBERS</p> <p>COUNTY: FRANKLIN</p> <p>DEVELOPMENT TYPE: RESIDENTIAL</p> <p>PROPOSED DEVELOPMENT: 128' CHAMBERS ROAD</p> <p>EXISTING DEVELOPMENT: 128' CHAMBERS ROAD</p> <p>DEVELOPMENT TYPE: RESIDENTIAL</p> <p>PROPOSED DEVELOPMENT: 128' CHAMBERS ROAD</p> <p>EXISTING DEVELOPMENT: 128' CHAMBERS ROAD</p>	<p>PROPERTY FACTOR NUMBER: 130</p> <p>TRACT OR ALLOT: 005575</p> <p>SECTION: 12</p> <p>TOWNSHIP: CHAMBERS</p> <p>COUNTY: FRANKLIN</p> <p>DEVELOPMENT TYPE: RESIDENTIAL</p> <p>PROPOSED DEVELOPMENT: 128' CHAMBERS ROAD</p> <p>EXISTING DEVELOPMENT: 128' CHAMBERS ROAD</p> <p>DEVELOPMENT TYPE: RESIDENTIAL</p> <p>PROPOSED DEVELOPMENT: 128' CHAMBERS ROAD</p> <p>EXISTING DEVELOPMENT: 128' CHAMBERS ROAD</p>	<p>PROPERTY FACTOR NUMBER: 130</p> <p>TRACT OR ALLOT: 005575</p> <p>SECTION: 12</p> <p>TOWNSHIP: CHAMBERS</p> <p>COUNTY: FRANKLIN</p> <p>DEVELOPMENT TYPE: RESIDENTIAL</p> <p>PROPOSED DEVELOPMENT: 128' CHAMBERS ROAD</p> <p>EXISTING DEVELOPMENT: 128' CHAMBERS ROAD</p> <p>DEVELOPMENT TYPE: RESIDENTIAL</p> <p>PROPOSED DEVELOPMENT: 128' CHAMBERS ROAD</p> <p>EXISTING DEVELOPMENT: 128' CHAMBERS ROAD</p>



DEVELOPMENT TABULATIONS - PROPOSED LOT #5	DEVELOPMENT TABULATIONS - PROPOSED LOT #6
<p>PROPERTY FACTOR NUMBER: 130</p> <p>TRACT OR ALLOT: 005575</p> <p>SECTION: 12</p> <p>TOWNSHIP: CHAMBERS</p> <p>COUNTY: FRANKLIN</p> <p>DEVELOPMENT TYPE: RESIDENTIAL</p> <p>PROPOSED DEVELOPMENT: 128' CHAMBERS ROAD</p> <p>EXISTING DEVELOPMENT: 128' CHAMBERS ROAD</p> <p>DEVELOPMENT TYPE: RESIDENTIAL</p> <p>PROPOSED DEVELOPMENT: 128' CHAMBERS ROAD</p> <p>EXISTING DEVELOPMENT: 128' CHAMBERS ROAD</p>	<p>PROPERTY FACTOR NUMBER: 130</p> <p>TRACT OR ALLOT: 005575</p> <p>SECTION: 12</p> <p>TOWNSHIP: CHAMBERS</p> <p>COUNTY: FRANKLIN</p> <p>DEVELOPMENT TYPE: RESIDENTIAL</p> <p>PROPOSED DEVELOPMENT: 128' CHAMBERS ROAD</p> <p>EXISTING DEVELOPMENT: 128' CHAMBERS ROAD</p> <p>DEVELOPMENT TYPE: RESIDENTIAL</p> <p>PROPOSED DEVELOPMENT: 128' CHAMBERS ROAD</p> <p>EXISTING DEVELOPMENT: 128' CHAMBERS ROAD</p>

1

**1397 CHAMBERS ROAD
COLUMBUS, OHIO 43212**

SHEET NO. **ZCL-1**

DATE: 06-20-2013

DRAWN BY: *Matthew R. Vekasy*

2-Family C - Version C
Front Elevation
Rear Elevation
Left Elevation
Right Elevation

2-Family C - Version A
Front Elevation
Rear Elevation
Left Elevation
Right Elevation

3-Family A
Front Elevation
Rear Elevation
Left Elevation
Right Elevation

3-Family B
Front Elevation
Rear Elevation
Left Elevation
Right Elevation

PROPOSED BUILDING ELEVATIONS

DATE: JUNE 26, 2013
DRAWINGS

THIS SIGNATURE ATTESTS TO THE TRUTH AND ACCURACY OF ALL INFORMATION ON THIS SET OF PLANS TO THE BEST OF MY KNOWLEDGE.

MATTHEW R. YERKAS

0 4 8 16 24
SCALE: 1/8" = 1'-0"

1

1397 CHAMBERS ROAD
COLUMBUS, OHIO 43212

Sheet No. ZCL-2

1397 Chambers Road
Columbus, Ohio 43212

David Holz June 26, 2013

PROPOSED BUILDING ELEVATIONS

2-Family Carriage House A

2-Family Carriage House B

Single-Family Carriage House A

THIS SCHEMATIC REFERS TO THE SCHEMATIC DEVELOPMENT PLAN AND SHALL BE CONSIDERED AS PART OF ALL INFORMATION ON THIS SHEET IN ACCORDANCE WITH THE BEST OF HIS KNOWLEDGE

MATTHEW R. VERKASNY

DATE: JUNE 26, 2013
REVISIONS:

**1397 CHAMBERS ROAD
COLUMBUS, OHIO 43212**

①

SHEET TITLE:
ZONING COMPLIANCE PLAN
BUILDING ELEVATIONS

SHEET NO.
ZCL-3

June 26, 2013

Statement of Hardship**1397 Chambers Road**

The applicant is filing this council variance request in conjunction with a 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 the mixed-use nature of this neighborhood.

The following variances are requested:

C.C. 3333.02 – AR-12, ARLD, and AR-1 apartment residential district use.

To permit two dwellings on a lot, each dwelling containing two dwelling units (Lot 3).

To permit two dwellings on a lot, one dwelling containing three dwelling units and one dwelling containing two dwelling units (Lots 1, 2, 4, and 5).

To permit three dwellings on a lot, one dwelling containing two dwelling units, and two dwellings containing one dwelling unit (Lot 6).

C.C. 3333.055 – Exception for single- or two-family dwelling.

To permit two dwellings on a lot, each dwelling containing two dwelling units (Lot 3).

To permit two dwellings on a lot, one dwelling containing three dwelling units and one dwelling containing two dwelling units (Lots 1, 2, 4, and 5).

To permit three dwellings on a lot, one dwelling containing two dwelling units, and two dwellings containing one dwelling unit (Lot 6).

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. Each of these platted lots are 40 feet in width.

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 12 feet for all Lots.

C.C. 3333.23 – Minimum side yard permitted.

To reduce the minimum side yard permitted from 5 feet to 3 feet for all Lots.

3333.24 – Rear yard.

To reduce the required rear yard from 25% of the total lot area to: 14% for Lot 1, 16% for Lots 2 and 4; 12% for Lots 3 and 5 14%, and 10% for Lot 6.

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 stacked parking spaces on Lot 6, and to permit parking spaces with a width of 8.5 feet on Lots 1, 4, and 5.

3321.05 – Vision clearance

To permit obstruction of a porch post and second floor balcony support to be with the required vision clearance area at Lot 6.

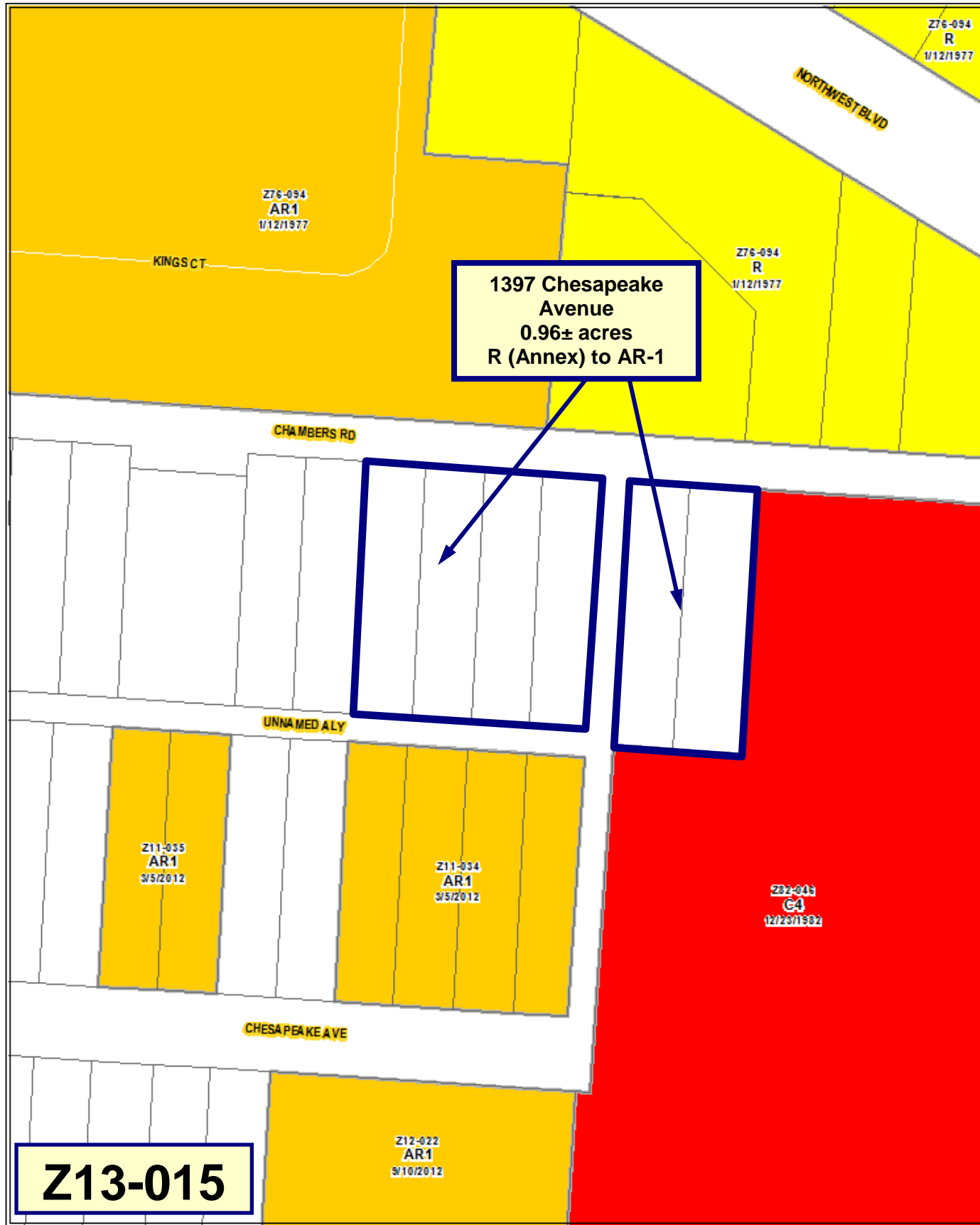
This proposed development of multi-family dwelling units is consistent with existing Columbus development. The proposed layout requires variances necessary and typical when developing an infill site in an older area of the City, such as this. A hardship exists in the Zoning Code because there is not 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.

The applicant’s proposal provides for 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 the granting of these variances necessary for this appropriate development of the property.

Guy Williams

Signature of Applicant: By: David Hall

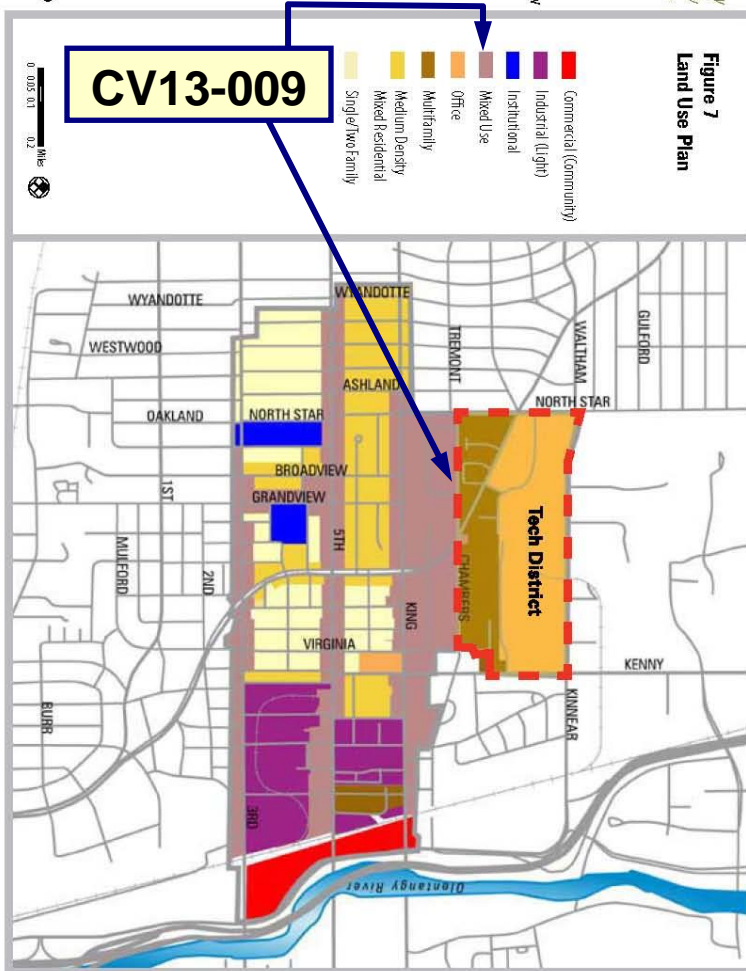
Date: June 26, 2013



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).



----- Forwarded Message -----

From: Rebecca McKibben <thestylingnook@sbcglobal.net>

To: dahitt@colmbus.gov

Sent: Thu, May 9, 2013 10:17:26 AM

Subject: Fw: zoning aprovel

Dear Sir:

I am Bruce McKibben, commissioner and acting chairman of the 5th by Northwest Area Commission. Please note that we have unanimously approved the below listed zoning variance at our commission meeting on May 7, 2013.

If you have any questions, please call me at 6142561944,

Thank you.

McK

----- Forwarded Message -----

From: David Hodge <DHodge@smithandhale.com>

To: "bruce1812@hotmail.com" <bruce1812@hotmail.com>; "thestylingnook@sbcglobal.net" <thestylingnook@sbcglobal.net>

Cc: Jack Reynolds <JReynolds@smithandhale.com>

Sent: Wed, May 8, 2013 10:30:31 AM

Subject:

Bruce-

The contact at the City is Dana Hitt, e-mail address dahitt@columbus.gov. Here is the case information:

1354 Ida Avenue / CV13-002

1397 Chambers Road / Z13-015 / CV13-009

1424 Chesapeake Avenue / Z13 - 023 / CV13 - 016

1437 Chesapeake Avenue / Z13 - 013 / CV13 - 007

1454 Chesapeake Avenue / Z13 - 021 / CV13 - 015

1498 Chesapeake Avenue / Z13 - 024 / CV13 - 017

1516 Chesapeake Avenue / Z13 - 012 / CV13 - 006

Please let us know if you have questions. Enjoy your time away,

David Hodge
Smith & Hale LLC
37 W. Broad St., Suite 725
Columbus, OH 43215
(614) 221-4255 phone
(614) 221-4409 fax





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 # CV13-009

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. Guy Williams 1387 Chambers Rd. Columbus, OH 43212	2. 1405, LLC 911 Henry St. Columbus, OH 43215 Zero employees Stan Milenkovic, 402-0112
3. VV Partners LLC 1500 W. 3rd. Ave., Suite 400 Columbus, OH 43212 Zero Columbus employees Matt Vekasy 499-1900 xt. 14	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 2013

SIGNATURE OF NOTARY PUBLIC James B. Reynolds III

My Commission Expires: _____

Notary Seal Here



JAMES B. REYNOLDS III ATTORNEY AT LAW
1000 N. HIGHWAY 101, SUITE 100
COLUMBUS, OHIO 43260
614.291.1100

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