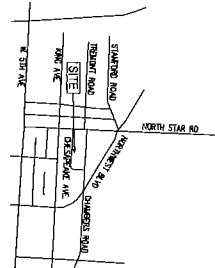
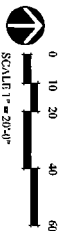


*David Hoyle - attorney
10/30/14*

PROPOSED SITE PLAN



LOCATION MAP

DEVELOPMENT TABULATIONS

- SUB AREA 01
- TOTAL SITE AREA (INCLUDING HALF OF ALLEY) 47,599 S.F. = 1.092 ACRES
- EXISTING ZONING AB-1
- PROPOSED ZONING AB-1
- EXISTING USE VACANT LOT'S, W/ HARKINSKI, AND SINGLE FAMILY HOUSE
- TOTAL NUMBER OF PROPOSED BUILDINGS 11
- TOTAL NUMBER OF PROPOSED DWELLING UNITS 14
- MAXIMUM NUMBER OF PROPOSED GARAGES 50
- PROJECT DENSITY 5111 DU/ACRE
- PARKING PROVIDED 24 GARAGE SPACES
- 24 CARPORT SPACES
- 31 HANDICAP SPACES
- OF TOTAL SPACES (175 SPACES PER UNIT)

SUB AREA 02

- TOTAL SITE AREA (INCLUDING HALF OF ALLEY) 9,065 S.F. = .208 ACRES
- EXISTING ZONING AB-1
- PROPOSED ZONING AB-1
- EXISTING USE EXISTING FAMILY AND DETACHED 2 CAR GARAGE TO REMAIN
- PROJECT DENSITY 1922 DU/ACRE
- PARKING PROVIDED 7 CARPORT SPACES
- 1 SURFACE SPACE
- 3 TOT. L.S.P. CARS (75 SPACES PER UNIT)

*CV14-049
Final Received
10/30/14*

Doc 3

1496-1522 CHESAPEAKE AVENUE
COLUMBUS, OHIO 43212



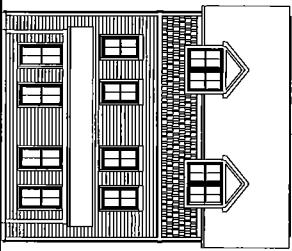
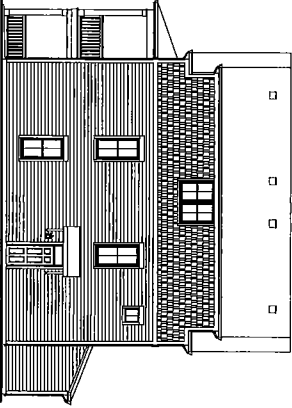
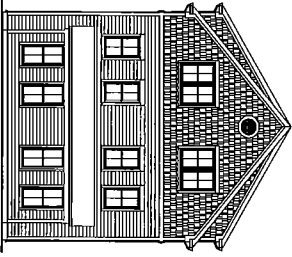
SHEET TITLE
ZONING COMPLIANCE PLAN

DATE: SEPTEMBER 11, 2014
REVISIONS:

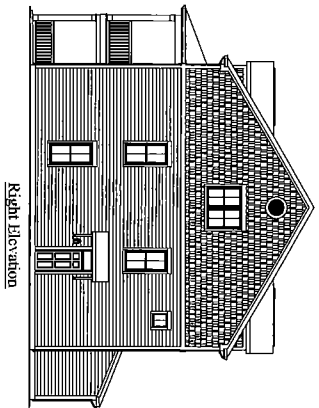
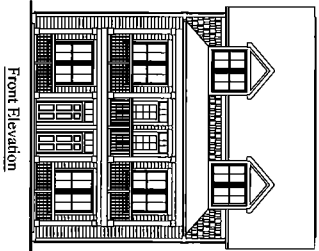
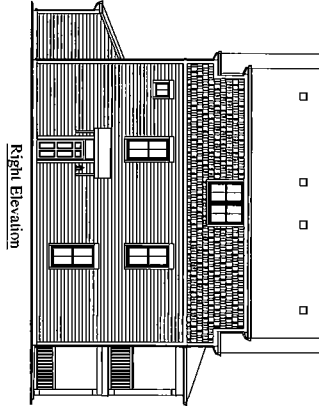
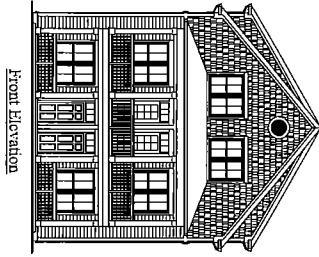
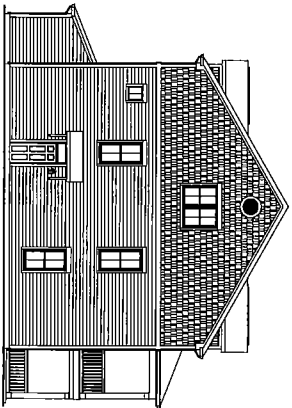
SHEET NO.
ZCL-1

PROPOSED BUILDING ELEVATIONS

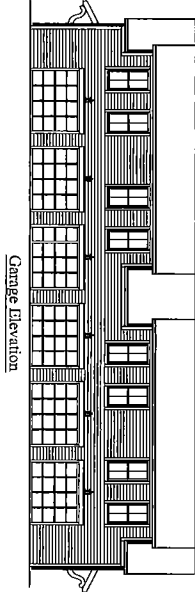
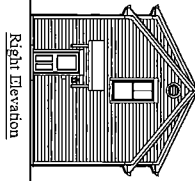
4-Family A



4-Family B



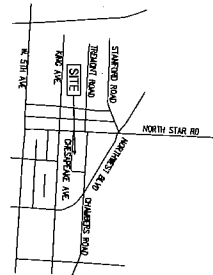
2-Family Carriage House B



Left Elevation

Rear Elevation

Desig Holiday
10/30/2014



LOCATION MAP

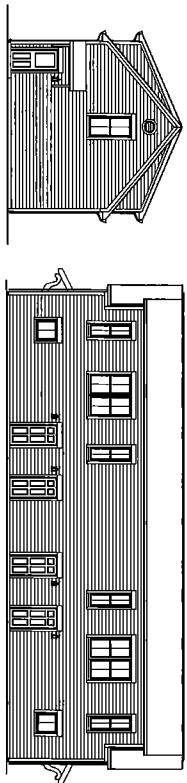


1496-1522 CHESAPEAKE AVENUE
COLUMBUS, OHIO 43212

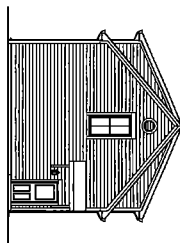
DEVELOPMENT TABULATIONS
 SUB AREA 01
 TOTAL SITE AREA (INCLUDES HALF OF ALLEY)
 47,599 S.F. - 1.093 ACRES
 EXISTING ZONING
 A-1
 PROPOSED ZONING
 A-1
 EXISTING USE
 VACANT LOTS, VARIOUS USE, AND SINGLE FAMILY HOMES
 TOTAL NUMBER OF PROPOSED BUILDINGS
 14
 TOTAL NUMBER OF PROPOSED DWELLING UNITS
 34
 MAXIMUM NUMBER OF PROPOSED APARTMENTS
 50
 PROJECT THRESHOLD
 5113 SQ. FEET
 PARKING PROVIDED
 44 GARAGE SPACES
 24 OFF-STREET SPACES
 11 HANDICAP SPACES
 0 TOTAL SPACES (197 SPACES PER UNIT)
 SITE AREA 42
 TOTAL SITE AREA (INCLUDES HALF OF ALLEY)
 5065 S.F. - .096 ACRES
 EXISTING ZONING
 A-1
 PROPOSED ZONING
 A-1
 EXISTING USE
 EXISTING 42 FAMILY AND DETACHED
 200A CONDOR TO SEPARATE
 PROJECT USE ONLY
 19,322 SQU. FEET
 PARKING PROVIDED
 2 GARAGE SPACES
 1 SURFACE SPACE
 3 TOTAL SPACES (7% SPACES PER UNIT)

CV14-049
Final Revised
10/30/14
② of ③

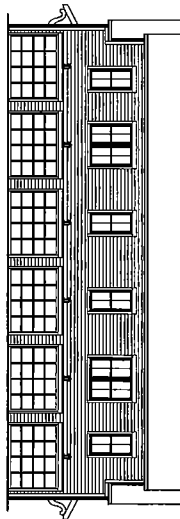
SHEET TITLE
 ZONING COMPLIANCE
 PLAN BUILDING
 ELEVATIONS
 DATE: SEPTEMBER 11, 2014
 DRAWINGS:
 V
 ZCL-2



Rear Elevation

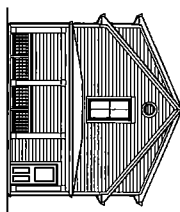


Left Elevation

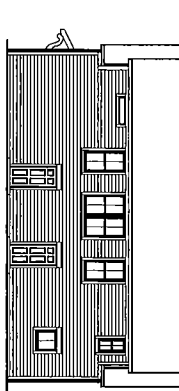


Garage Elevation

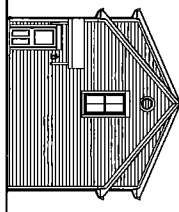
2-Family Carriage House A



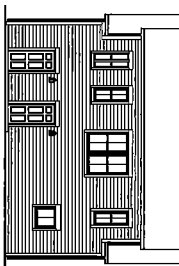
Left Elevation - Building #16



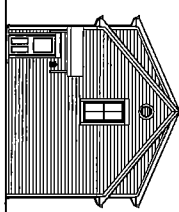
Rear Elevation



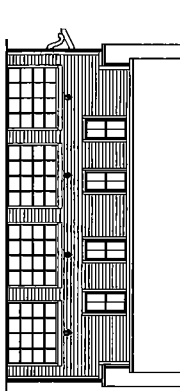
Right Elevation



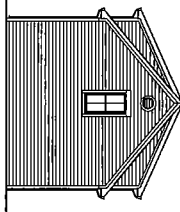
Rear Elevation



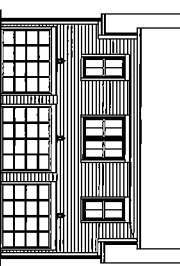
Right Elevation



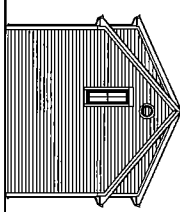
Garage Elevation



Left Elevation



Rear Elevation



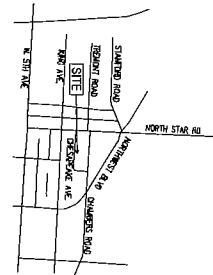
Left Elevation

1-Family Carriage House A

1-Family Carriage House B

David Hody - attorney
10/30/2014

LOCATION MAP



1496-1522 CHESAPEAKE AVENUE
COLUMBUS, OHIO 43212

DEVELOPMENT TABULATIONS

SUB AREA 41

TOTAL SITE AREA (INCLUDING HALF OF ALLEY) 7,750 S.F. - 1.09 ACRES

EXISTING ZONING A-1

PROPOSED ZONING A-1

EXISTING USE VACANT LOT, MANHOLE, AND SINGLE-FAMILY HOUSE

TOTAL NUMBER OF PROPOSED BUILDINGS 11

TOTAL NUMBER OF PROPOSED DWELLING UNITS 11

MAXIMUM NUMBER OF PROPOSED BEDROOMS 51

PROJECT DENSITY 111.23 PER ACRE

PARKING PROVIDED 20 MINOR SPACES

1 HANDICAP SPACES

67 TOTAL SPACES (1.77 SPACES PER UNIT)

SUB AREA 42

TOTAL SITE AREA (INCLUDING HALF OF ALLEY) 5,065 S.F. - .728 ACRES

EXISTING ZONING A-1

PROPOSED ZONING A-1

EXISTING USE EXISTING GARAGE AND DETACHED 2 CAR GARAGE BY DESIGN

PROJECT DENSITY 1522.00 PER ACRE

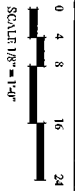
PARKING PROVIDED 2 GARAGE SPACES

1 SURFACE SPACE

3 TOTAL SPACES (.73 SPACES PER UNIT)

CV14-049
Final Received
10/30/14
3 of 3

PROPOSED BUILDING ELEVATIONS



SHEET NO. ZCL-3

ZONING COMPLIANCE PLAN BUILDING ELEVATIONS

DATE: SEPTEMBER 11, 2014

REVISIONS:

Statement of Hardship

1506 Chesapeake Avenue

The applicant is requesting a council variance to allow development in the AR-1 district along the north side of Chesapeake Avenue. There is an existing approved council variance applicable to these properties, which must be repealed in conjunction with this request. To improve the streetscape, and reconfigure the bedroom mix for leasing purposes, the development plan for these properties must be revised, which is the reason for the request. The proposal is to allow 4 4-family structures, 8 2-family structures, and 2 1-family structures in the AR-1 apartment residential district, detailed hereinafter and on the Site Plan as Subarea 1; and an existing 4-family structure on a reconfigured lot, detailed hereinafter and on the Site Plan as Subarea 2. 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 zoning classification that would permit this proposal without a series of variances. The variances requested are:

Subarea 1

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

To permit 4 4-family structures, 8 2-family structures, and 2 1-family structures 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 12 feet.

C.C. 3333.255 – Perimeter yard.

To reduce the perimeter yard from 25 feet to a minimum of 3 feet along the western property line, up to 4 feet along the north.

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

To permit an existing 4-family structure.

C.C. 3333.09 – Area requirements

To permit this existing 4-family structure to be on a newly reconfigured Lot with a width of 49 feet where 50 is required.

C.C. 3333.25 – Side or rear yard obstruction

To permit parking in the minimum side and required rear yard.

C.C. 3312.49 – Minimum number of parking spaces required

To reduce the minimum number of parking spaces required from 6 to 3.

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 infill redevelopment.

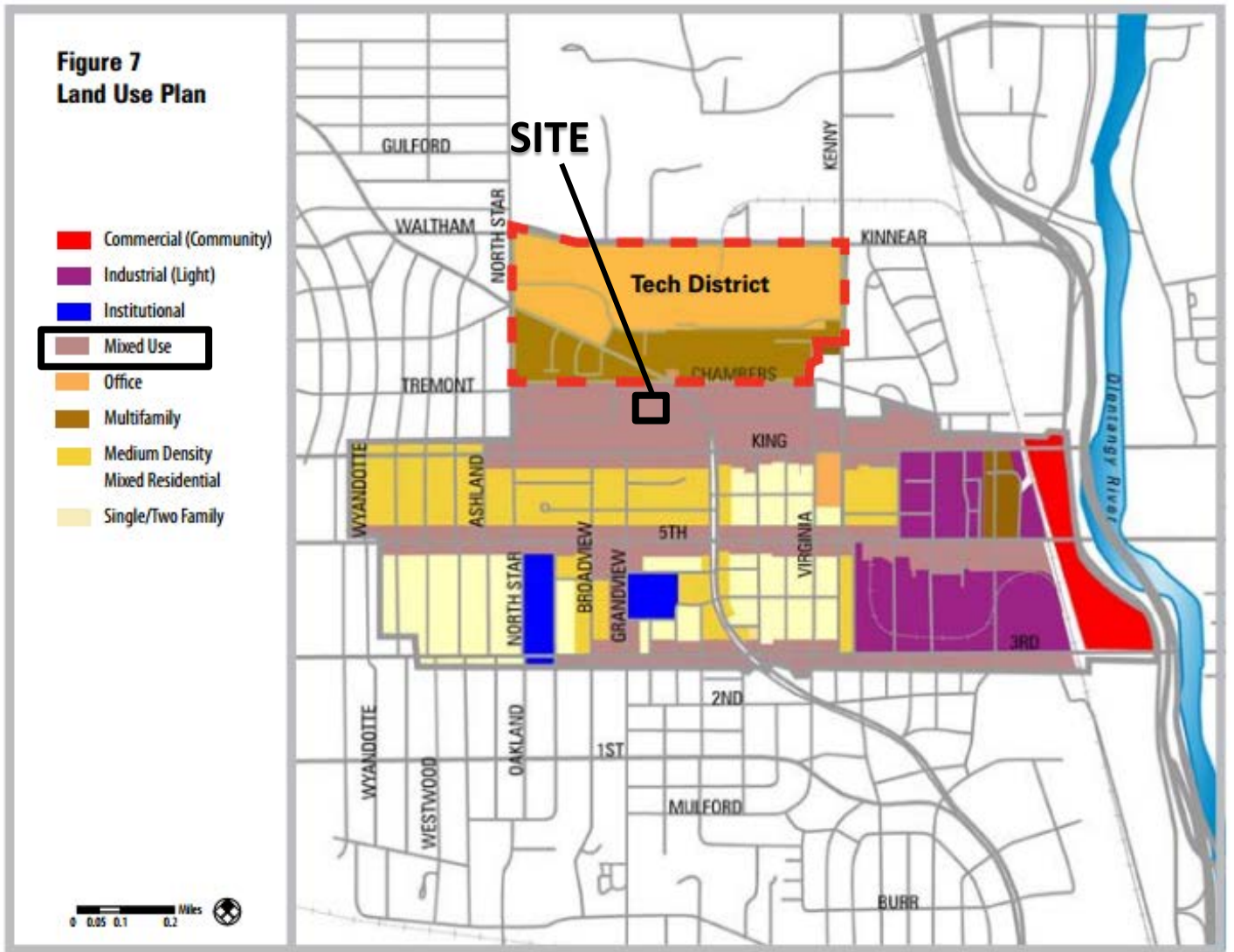
Metropolitan Holdings LLC

By: David Hoyle, attorney

Date: 11/6/14



CV14-049
1506 Chesapeake Avenue
Approximately 1.28 acres



CV14-049
1506 Chesapeake Ave.
Approximately 1.28 acres



CV14-049
1506 Chesapeake Avenue
Approximately 1.28 acres

Pine, Shannon L.

From: Bruce <bshalter@columbus.rr.com>
Sent: Wednesday, October 29, 2014 8:55 AM
To: Pine, Shannon L.
Cc: David Hodge; Proehl, Victoria J.
Subject: Re: CV14-048 (1397 Chambers Rd) and CV14-049 (1506 Chesapeake Ave)

Shannon, yes this is to be included in the ordinances
Bruce Shalter

Sent from my iPad

On Oct 28, 2014, at 12:50 PM, "Pine, Shannon L." <SPine@Columbus.gov> wrote:

Thanks for the update. I would like to have confirmation from the Area Commission that states this to be included in the ordinances. Bruce, can you reply to this e-mail, please?

Sincerely,

Shannon Pine
Planning Manager

City of COLUMBUS
Department of Building & Zoning Services
Zoning/Council Activities Section
757 Carolyn Avenue
Columbus, OH 43224
Direct: 614.645.2208
Fax: 614.645.2463
E-mail: spine@columbus.gov
www.columbus.gov

From: David Hodge [<mailto:DHodge@smithandhale.com>]
Sent: Tuesday, October 21, 2014 1:58 PM
To: Pine, Shannon L.; Proehl, Victoria J.
Cc: bshalter@columbus.rr.com
Subject: FW: Chesapeake / Chambers take 3

Shannon / Tori-

Bruce Shalter, 5th X Northwest Zoning Committee, has advised that the new CV's at Chamber and Chesapeake are minor enough, and are an improvement over what was last presented, that they are supportive of the request.

Bruce is copied here if you have specific questions or need add'l information from him.

Thanks,

David Hodge
Smith & Hale LLC
37 W. Broad St., Suite 460
Columbus, OH 43215
(614) 221-4255 phone
(614) 221-4409 fax
dhodge@smithandhale.com

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From: Bruce [<mailto:bshalter@columbus.rr.com>]
Sent: Tuesday, October 14, 2014 8:11 PM
To: David Hodge
Subject: Re: Chesapeake / Chambers take 3

I am ok with you going forward. I believe we do not need a meeting.
Bruce Shalter

Sent from my iPad

On Oct 14, 2014, at 5:26 PM, David Hodge <DHodge@smithandhale.com> wrote:

Bruce / Bruce-

Any add'l thoughts on the new plans for Chesapeake / Chambers? Please let me know.

Thanks,

David Hodge
Smith & Hale LLC
37 W. Broad St., Suite 460
Columbus, OH 43215
(614) 221-4255 phone
(614) 221-4409 fax
dhodge@smithandhale.com

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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 # CV14-049

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. Metropolitan Holdings LLC 1433 Grandview Ave. Columbus, OH 43212 Zero Columbus employees Matt Vekasy 488-1900	2. Kitchner Park, Inc. 887 Chambers Rd. Columbus, OH 43212
3. Guy Williams, Jr. 1387 Chambers Rd. Columbus, OH 43212	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 30th day of September, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Natalie C. Timmons
9/4/15

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