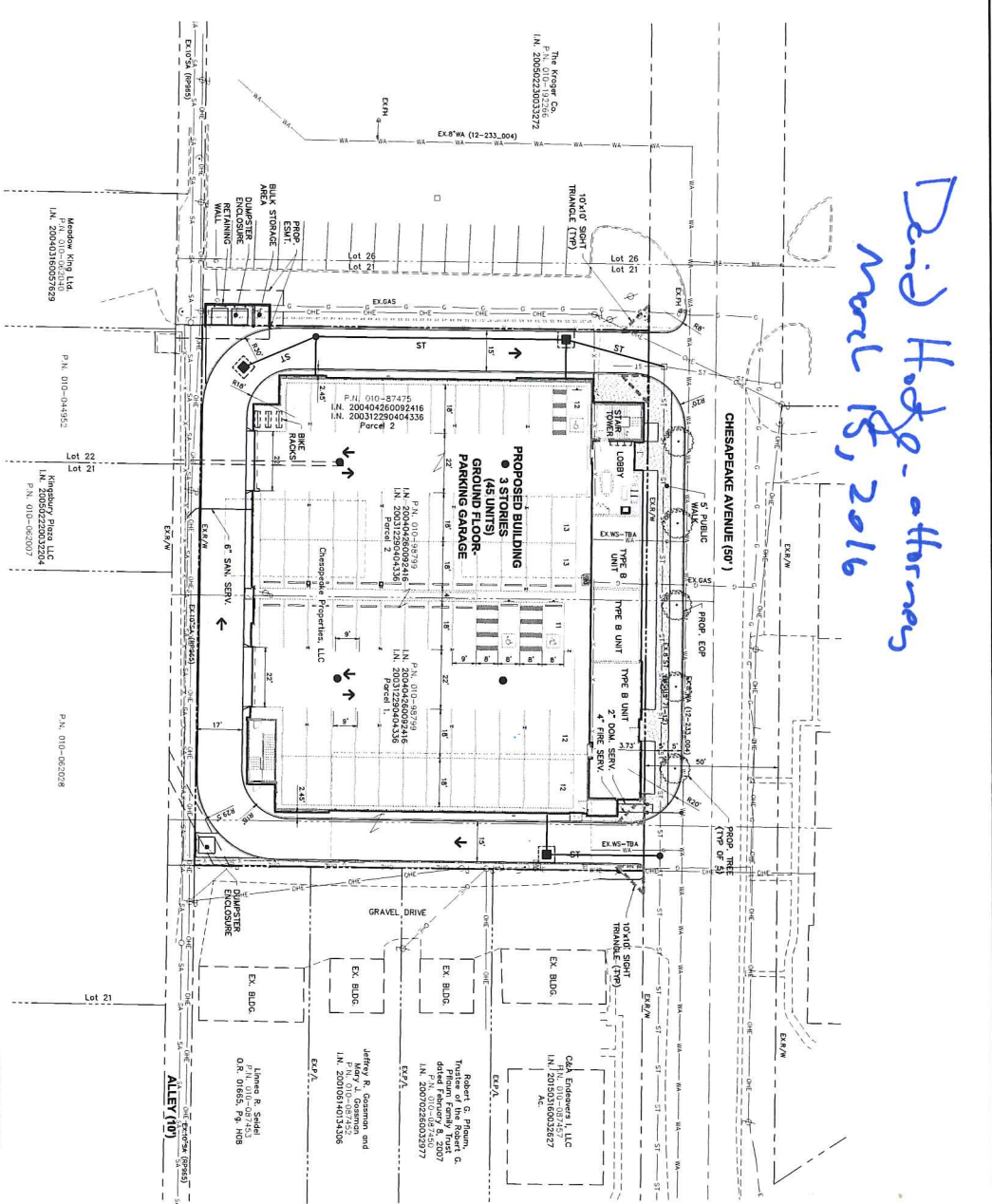


Z:\15-0025-07\DWG\PRODUCTION DRAWINGS\15-0025-07_206HG_001.dwg Sheet 1 Mar 09, 2016 - 10:24:06am jrchal

*David Hodg - attorney
March 15, 2016*



PARKING CALCULATIONS:

UNITS:	47
TOTAL SPACES REQUIRED:	1.5 SPACES/UNIT = 71
TOTAL SPACES PROVIDED:	73 (3 W/A.C. ACCESS) (73 GARAGE SPACES) (150 SPACES/UNIT)

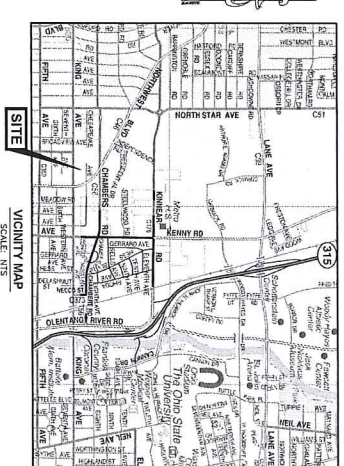
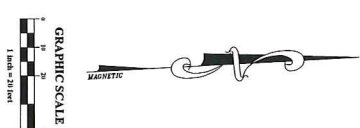
MINIMUM PARKING REQUIRED: 1 SPACE/250 VEHICULAR SPACES (W/ A MAX OF 20) (73 X (1/250) = 4 MINIMUM SPACES REQUIRED)

MINIMUM PARKING PROVIDED: 8 MINIMUM SPACES (200 TYPE SPACES)

STACKED PARKING NOTE:
THE PROPOSED STACKED PARKING IS SUBJECT TO AN APPLICABLE ORDINANCE.

SITE DATA TABLE

TOTAL AREA:	111,000 SQ. FT.
TOTAL SITE AREA:	0.79 ACRES
NO. BUILDINGS:	1
DEVELOPER:	6.66 UNITS/ACRE
PARKING SPACES:	150 (73) (77)



CV16-003

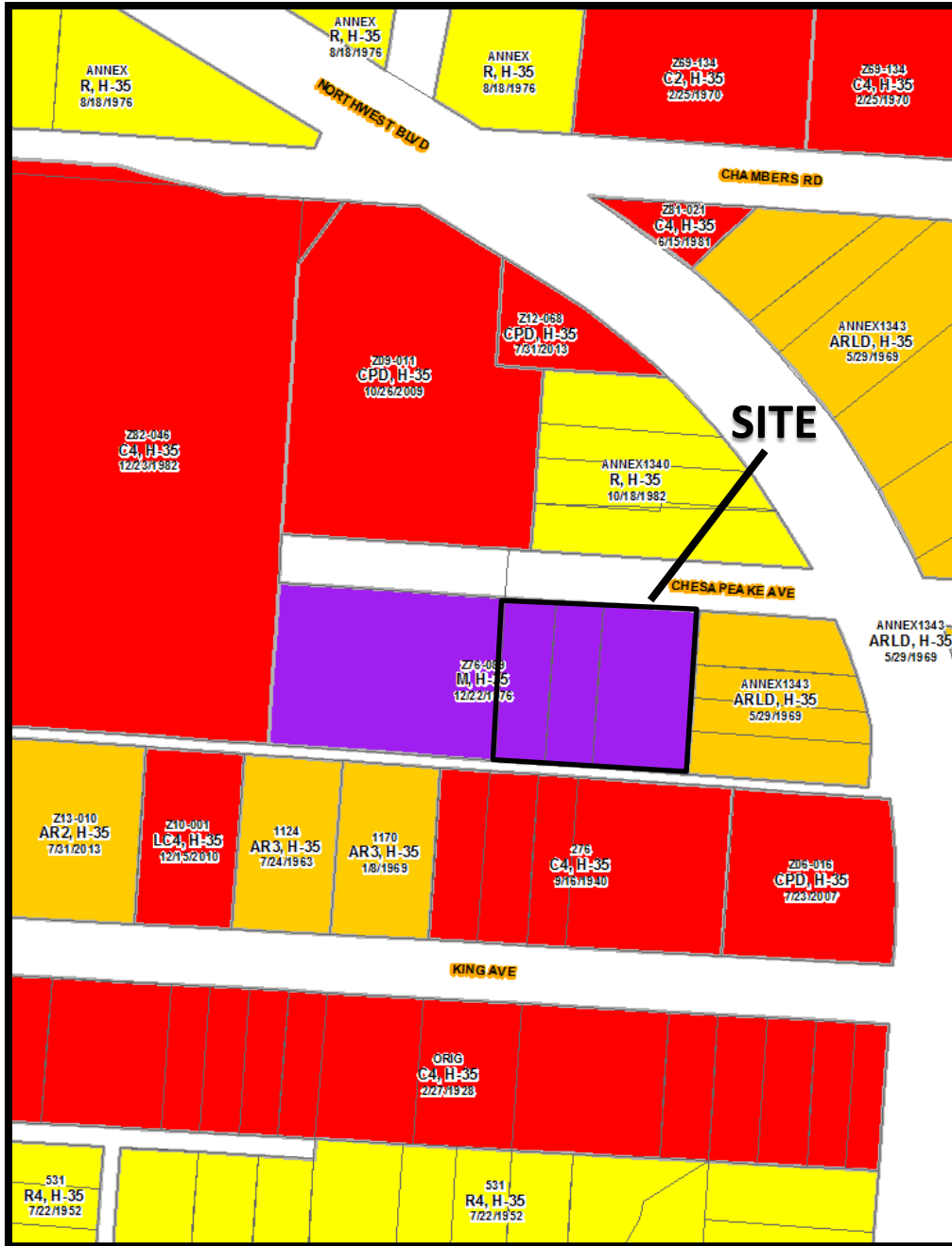
Final Site Plan Received 3-15-16

ADVANCED CIVIL DESIGN ENGINEERS
422 BEECHER ROAD
COLUMBUS, OHIO 43224
PHONE (614) 428-7750
FAX (614) 428-7755

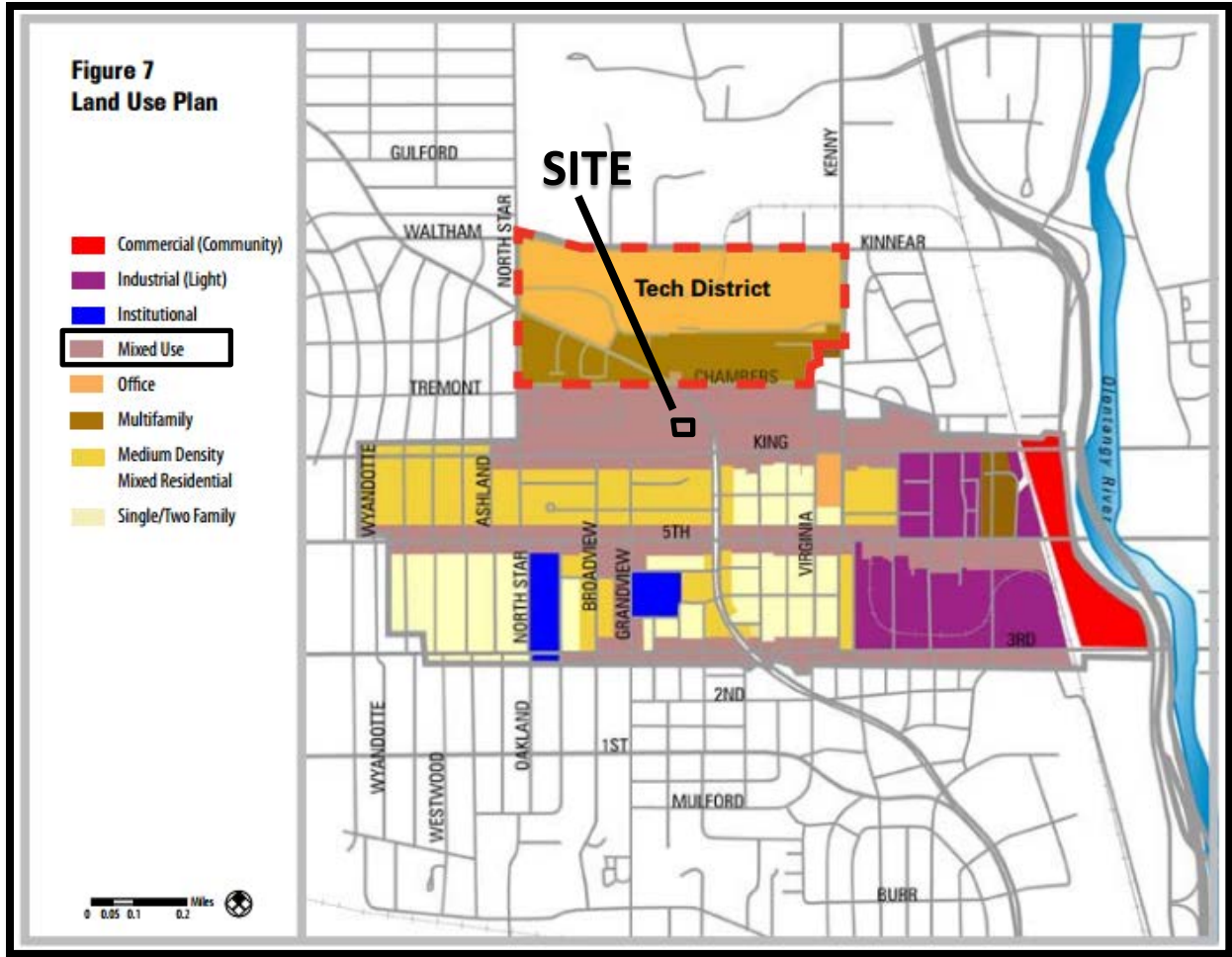
CITY OF COLUMBUS, OHIO
ZONING PLAN
FOR
1313 CHESAPEAKE AVE

SCALE: 1" = 20'
DATE: 02/09/2016
SHEET: 1 / 1

METROPOLITAN
APPLICANT - DEVELOPER - CONSTRUCTION MANAGER
METROPOLITAN HOLDINGS, LLC
6700 METROPOLITAN BLVD.
COLUMBUS, OHIO 43228
NEW ALBANY, OHIO 43054
PHONE (614) 428-7750
FAX (614) 428-7755
EMAIL: info@metropolitanholdings.com



CV16-003
1317 Chesapeake Avenue
Approximately 0.75 acres



CV16-003
1317 Chesapeake Avenue
Approximately 0.75 acres



CV16-003
1317 Chesapeake Avenue
Approximately 0.75 acres

Statement of Hardship

1317 Chesapeake Avenue

The applicant, Metropolitan Holdings, files this council variance request in conjunction with a rezoning request for the property which requests rezoning from the M-Manufacturing district, to the AR-3-Apartment Residential district. With this request the applicant commits to the site plan, and the building developed will be similar to the architectural elevations and renderings submitted. This proposal is consistent with the recommendations of the Fifth by Northwest Area Plan, and will provide apartment residential uses on this property located on Chesapeake Avenue which dead ends into the Kroger parking field for the Kroger grocery located adjacent to the property to the west.

Variance requests of this nature, in conjunction with the rezoning of property for this use, are appropriate in this neighborhood and allow an applicant to make commitments to delivering the product represented through the process. The following variances are necessary:

C.C. 3312.21(D) Landscaping and screening.

This section requires that parking lots be screened with landscaping. Here, the parking lot itself is contained within the building and is thereby screened, but the perimeter drive aisle is considered a portion of the parking lot, and that drive aisle will not be screened, which requires the variance. The conditions around the perimeter of the property warrant the grant of this variance. To the east is a gravel driveway that serves several residential garages, which garages are east of the gravel driveway between the drive aisle proposed with this project and the residential uses. To the south is an unimproved alley, use by surrounding commercial properties, and to the west is an existing landscape island and the Kroger parking lot.

C.C. 3312.25 Maneuvering.

This section requires every parking space to have sufficient access and maneuvering area. Here the applicant proposes stacked parking spaces as indicated on the site plan. This variance will allow drivers to maneuver over parking spaces to access other parking spaces.

C.C. 3312.29 Parking space.

This section provides parking space size dimensions and obligates accessibility from a street, alley, or designated maneuvering area. This variance will allow stacked parking spaces to be counted towards the minimum number of required spaces.

C.C. 3333.15(c) Basis of computing area.

This section provides no residence shall occupy greater than 50% of the lot area, this building will occupy 68.4%.

C.C. 3333.18(D)(1) Building lines.

This section requires a building setback of 13.5 feet from the right-of-way, this building has a setback of zero.

C.C. 3321.07 Landscaping.

This section requires the planting of five (5) trees to be planted on the lot, the application requests a variance to allow it to plant those trees in the right-of-way to the north.

C.C. 3333.24 Rear yard.

This section requires a rear yard totaling 25% of the total lot area, the rear yard requested is 12.5%

These variance requests are appropriate and typical of this type of development. Approval of the requested variances will accommodate redevelopment of this M zoned property – adjacent to single-family residential uses – in a manner consistent with the land use recommendations for this neighborhood. The grant of these variances will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

The applicant respectfully requests approval of the variances requested.

Metropolitan Holdings

By:

Signature of Applicant:

David Hall - attorney

Date:

February 9, 2016



DEPARTMENT OF BUILDING AND ZONING SERVICES

STANDARDIZED RECOMMENDATION FORM

Department of Building & Zoning Services

Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number: CV16-003
Address: 1317 Chesapeake Avenue
Group Name: 5th St, Northwest Area Commission
Meeting Date: 2/2/16
Specify Case Type: Council Variance
Recommendation: Approval

NOTES:

Multiple horizontal lines for handwritten notes.

Vote: 7-0
Signature of Authorized Representative: [Handwritten Signature]
Recommending Group Title: 5th St Northwest Area Commission
Daytime Phone Number: 614 256-1944

Please e-mail this form to the assigned planner within forty-eight (48) hours of your meeting day; or FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

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 checks payable to the Columbus City Treasurer



Council Variance Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.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 # CU16-003

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge
of (COMPLETE ADDRESS) Underhill Yaross & Hodge LLC, 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
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 Avenue Columbus, Ohio 43212 Matt Vekasy, 614.488.1900	2. Chesapeake Properties LLC 1037 Ridge Street Columbus, Ohio 43215
3.	4.

Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT David Hodge

Sworn to before me and signed in my presence this 15th day of MARCH, in the year 2016

SIGNATURE OF NOTARY PUBLIC Aaron L. Underhill

My Commission Expires N/A

Notary Seal Here



AARON L. UNDERHILL
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Expires 12/31/2016
Section 147.03 R.C.

This Project Disclosure expires six (6) months after the date of this application.

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 checks payable to the Columbus City Treasurer