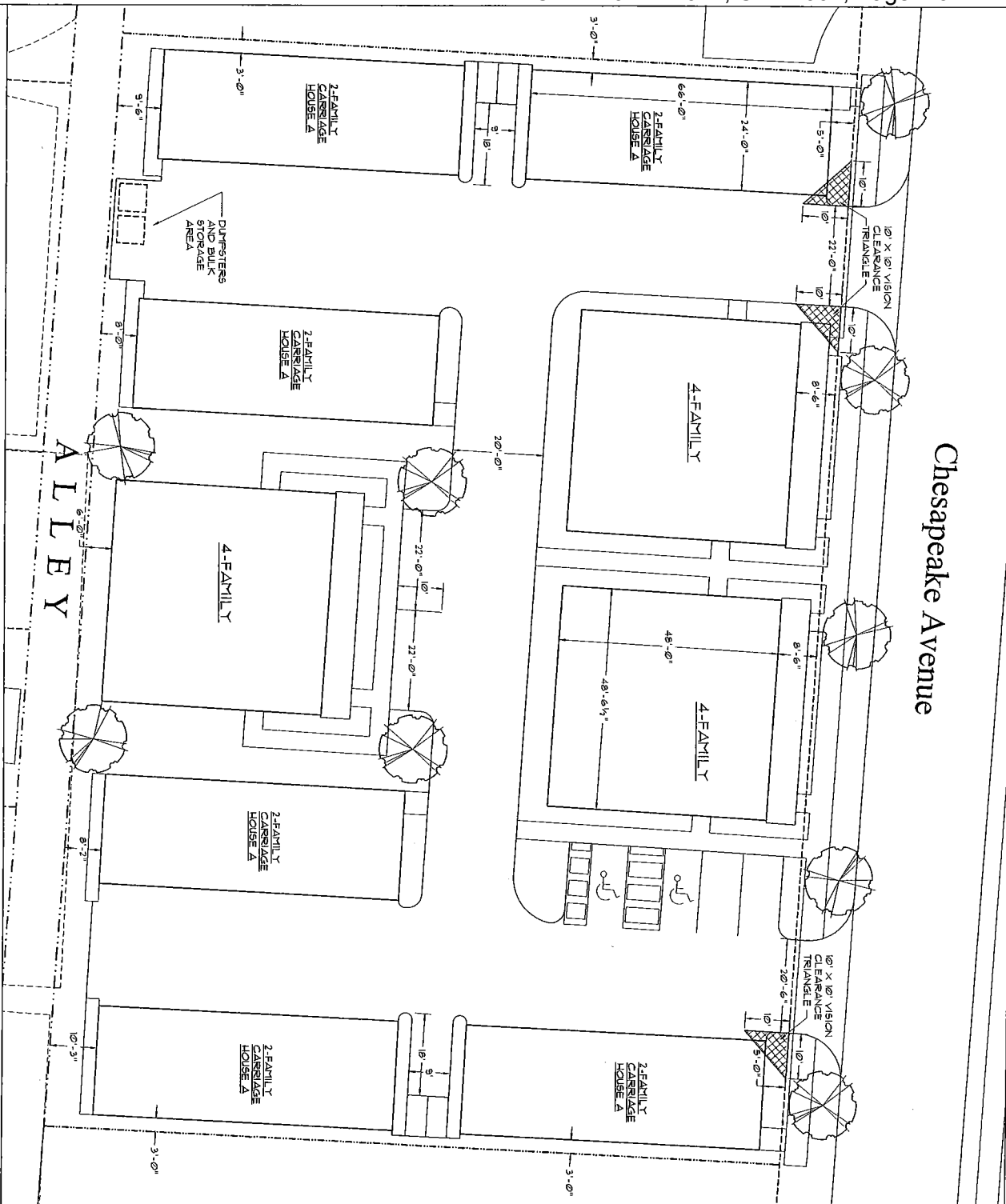
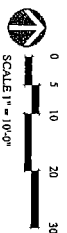


Chesapeake Avenue

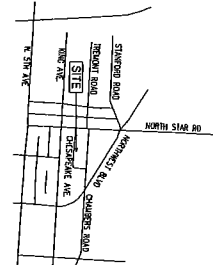


PROPOSED SITE PLAN

*Dad HD  
January 30, 2014*



LOCATION MAP



DEVELOPMENT TABULATIONS

- TOTAL SITE AREA (EXCLUDES HALF OF ALLEY) 6,341 S.F. (2.3 ACRES)
- EXISTING ZONING R-1
- PROPOSED ZONING R-1
- EXISTING LOTS 2
- PROPOSED LOTS 2
- TOTAL NUMBER OF PROPOSED DWELLING UNITS 22
- EXISTING GARAGES 10
- PROPOSED GARAGES 22
- EXISTING DRIVEWAYS 4
- PROPOSED DRIVEWAYS 22
- EXISTING SIDEWALKS 1,837 LINEAL FEET
- PROPOSED SIDEWALKS 1,837 LINEAL FEET
- EXISTING PARKING SPACES 4
- PROPOSED PARKING SPACES 22
- EXISTING DRIVEWAYS 4
- PROPOSED DRIVEWAYS 22
- EXISTING SIDEWALKS 1,837 LINEAL FEET
- PROPOSED SIDEWALKS 1,837 LINEAL FEET
- EXISTING PARKING SPACES 4
- PROPOSED PARKING SPACES 22

GREEN SPACE AREA

TOTAL GREEN SPACE AREA 6,341 S.F. (1.59 ACRES)  
% OF GREEN SPACE OF TOTAL SITE 11.71%

*CV14-001  
Final Received  
1/30/14*



1435-1457 CHESAPEAKE AVENUE  
CHESAPEAKE AVENUE  
COLUMBUS, OHIO 43212

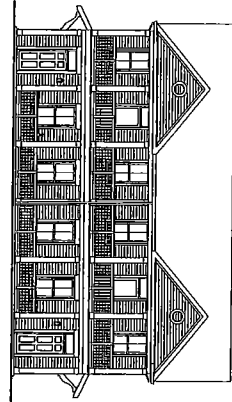


DATE: JANUARY 21, 2014  
REVISIONS:

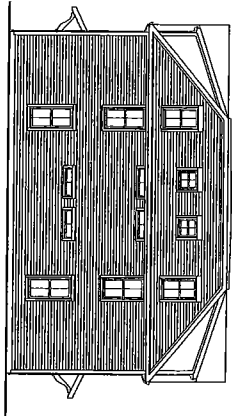
SHEET TITLE  
ZONING COMPLIANCE PLAN

V design

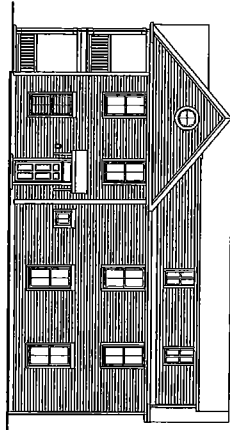
SHEET NO.  
ZCL-1



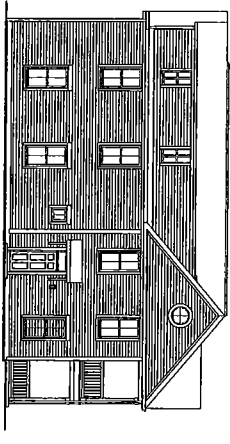
Front Elevation



Rear Elevation

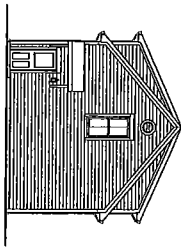


Right Elevation

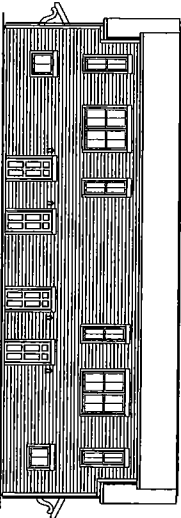


Left Elevation

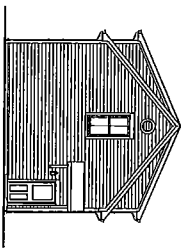
4-FAMILY BUILDING



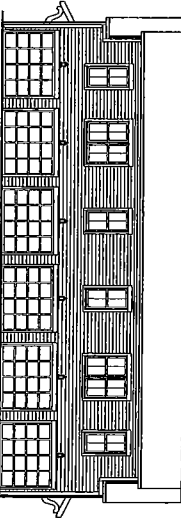
Right Elevation



Rear Elevation



Left Elevation



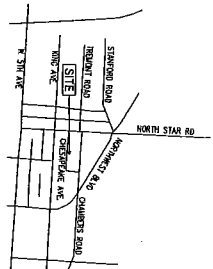
Garage Elevation

2-Family Carriage House A

PROPOSED BUILDING ELEVATIONS

*David Hold*

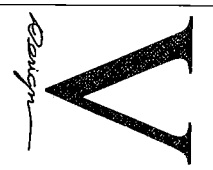
*January 30, 2014*



DEVELOPMENT TABULATIONS

- TOTAL SITE AREA: 17,111 S.F. - 37 ACRES
- EXISTING ZONING: A-1
- PROPOSED ZONING: A-1
- EXISTING USE: VACANT LOTS AND 2-FAMILY HOUSE
- TOTAL NUMBER OF PROPOSED BUILDINGS: 21
- NET SQUARE FOOTAGE: 67,812 S.F. (1,561 S.F. & 17) @ 800 S.F.
- PROJECT DENSITY: 3.96
- PARKING SPACES: 44
- STORAGE SPACES: 44
- TOTAL SPACES (1.18 SPACES PER UNIT)
- SETBACKS: 5' SIDE YARD SETBACK FOR CARTRIDGE PORCHES (6' FOR OTHER PORTIONS OF CARTRIDGE PORCHES); 5' FRONT SETBACK OF CHSEAPEAKE AVE (CARTRIDGE PORCHES); 60' REAR SETBACK (A-1, A-1.1)
- PROPOSED BUILDING HEIGHT: 4-FAMILY CARTRIDGE HOUSE A - 27'
- PROPOSED NUMBER OF STORIES: 2-FAMILY CARTRIDGE HOUSE - 1.5
- 2-FAMILY CARTRIDGE HOUSES - 1.5

*CV14-001*  
*Final Received*  
*1/30/14*



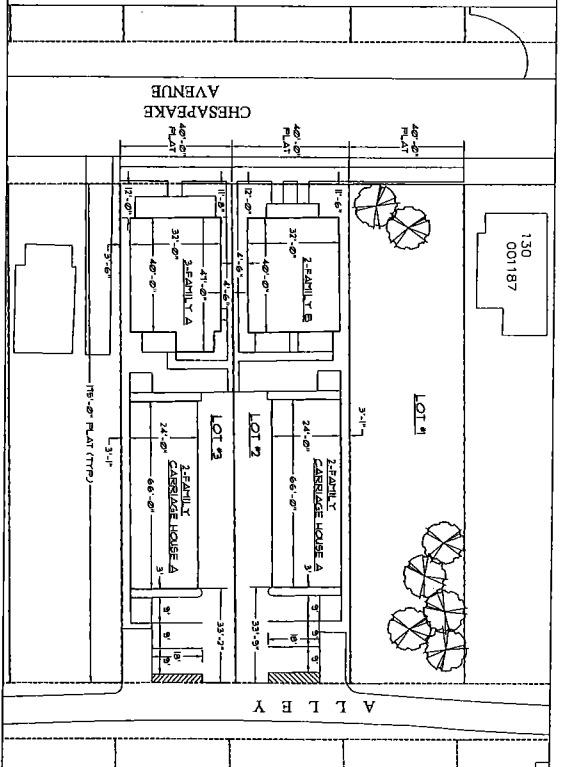
1435-1457 CHESAPEAKE AVENUE  
CHESAPEAKE AVENUE  
COLUMBUS, OHIO 43212

(A)

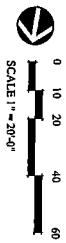
SHEET TITLE  
ZONING COMPLIANCE  
PLAN BUILDING  
ELEVATIONS  
DATE: JANUARY 23, 2014  
REVISIONS:

*Vanguard*

SHEET NO.  
ZCL-2



PROPOSED SITE PLAN



**DEVELOPMENT TABULATIONS - PROPOSED LOT #1**

PROPERTY ADDRESS: 1468 CHESAPEAKE AVENUE  
 TOTAL SITE AREA: 7,400 S.F. (17.1 AC)  
 EXISTING USE: C-1 COMMERCIAL OFFICE  
 PROPOSED USE: SINGLE FAMILY HOME  
 POCKET PARK

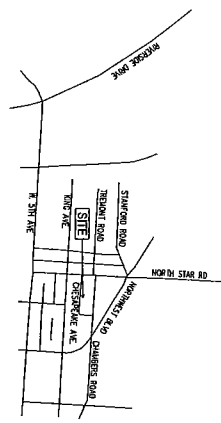
PROPERTY ADDRESS: 1468 CHESAPEAKE AVENUE  
 TOTAL SITE AREA: 7,400 S.F. (17.1 AC)  
 EXISTING USE: C-1 COMMERCIAL OFFICE  
 PROPOSED USE: SINGLE FAMILY HOME  
 POCKET PARK

**GENERAL NOTES:**  
 ALL LOT CALCULATIONS ARE BASED ON COUNTY GIS INFORMATION.  
 STREET ADDRESS: 1468 CHESAPEAKE AVENUE  
 COLUMBUS, OHIO 43212

**GENERAL NOTES:**  
 ALL LOT CALCULATIONS ARE BASED ON COUNTY GIS INFORMATION.  
 STREET ADDRESS: 1468 CHESAPEAKE AVENUE  
 COLUMBUS, OHIO 43212

*David Hddy*  
 January 30, 2014

**LOCATION MAP**



**DEVELOPMENT TABULATIONS - PROPOSED LOT #2**

PROPERTY ADDRESS: 1468 CHESAPEAKE AVENUE  
 TOTAL SITE AREA: 7,400 S.F. (17.1 AC)  
 EXISTING USE: C-1 COMMERCIAL OFFICE  
 PROPOSED USE: SINGLE FAMILY HOME  
 POCKET PARK

PROPERTY ADDRESS: 1468 CHESAPEAKE AVENUE  
 TOTAL SITE AREA: 7,400 S.F. (17.1 AC)  
 EXISTING USE: C-1 COMMERCIAL OFFICE  
 PROPOSED USE: SINGLE FAMILY HOME  
 POCKET PARK

**GENERAL NOTES:**  
 ALL LOT CALCULATIONS ARE BASED ON COUNTY GIS INFORMATION.  
 STREET ADDRESS: 1468 CHESAPEAKE AVENUE  
 COLUMBUS, OHIO 43212

**GENERAL NOTES:**  
 ALL LOT CALCULATIONS ARE BASED ON COUNTY GIS INFORMATION.  
 STREET ADDRESS: 1468 CHESAPEAKE AVENUE  
 COLUMBUS, OHIO 43212

MATTHEW R. VERASAY

CV14-001  
 Final Received  
 1/30/14

1450-1460  
 CHESAPEAKE AVENUE  
 COLUMBUS, OHIO 43212

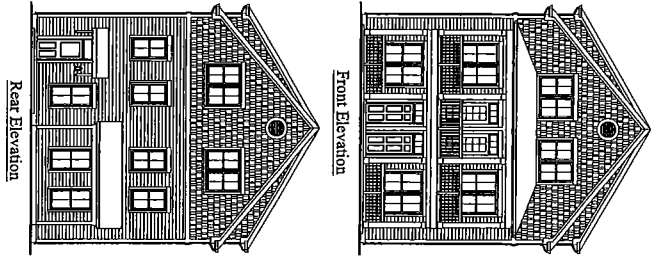


SHEET TITLE:  
 ZONING COMPLIANCE PLAN

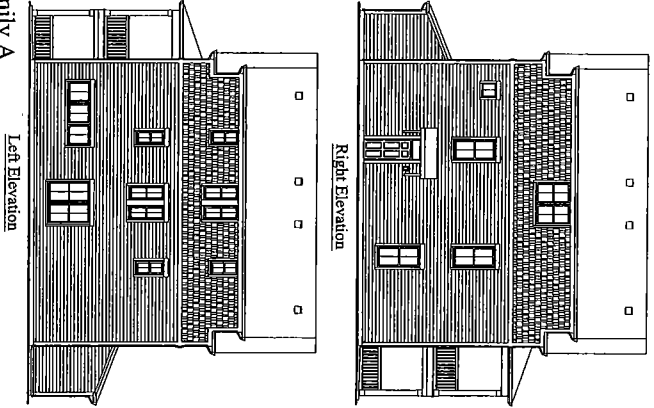
VCA  
 SHEET NO.  
 ZCL-1



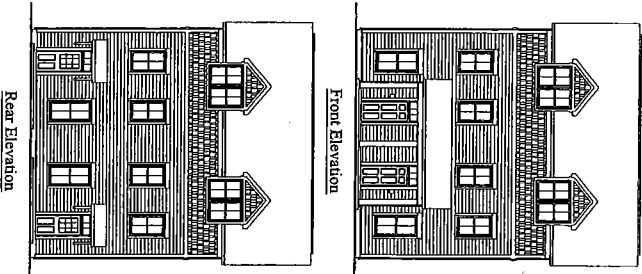
PROPOSED BUILDING ELEVATIONS



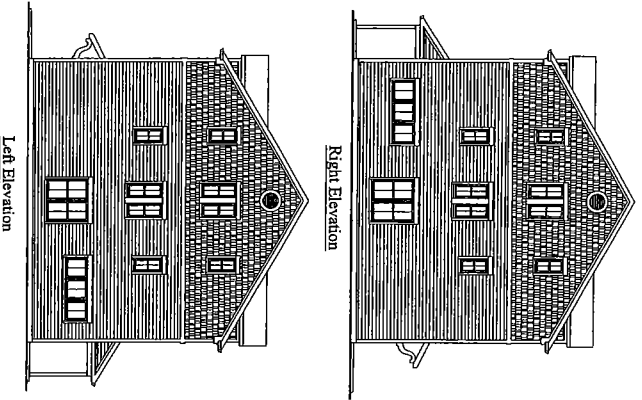
3-Family A



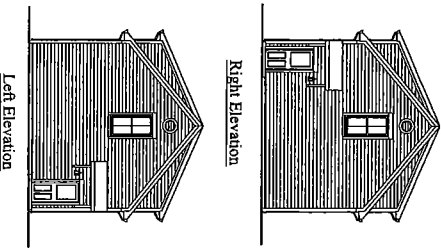
Left Elevation



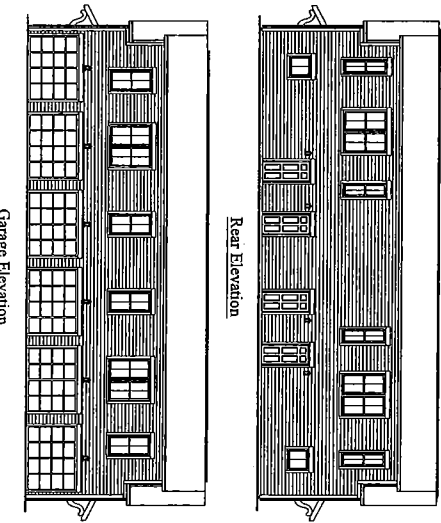
2-Family B



Left Elevation



Right Elevation



Rear Elevation

Garage Elevation

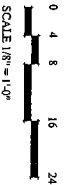
2-Family Carriage House A

*David H. H. Sweeney, Sr., 2014*

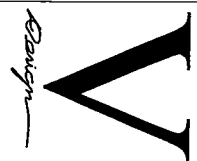
*CV14-001  
Final Received  
1/30/14*

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

MATTHEW R. VERASY



1450-1460  
CHESAPEAKE AVENUE  
COLUMBUS, OHIO 43212



(B)

SHEET TITLE  
ZONING  
COMPLIANCE PLAN  
BUILDING  
ELEVATIONS  
DATE: JANUARY 29, 2014  
PROJECT NO. 1450-1460

*V design*

SHEET NO.  
ZCL-2

## **Statement of Hardship**

### **1441 Chesapeake Avenue**

The applicant is requesting a council variance to allow development in the AR-1 district along both the north and south sides of Chesapeake Avenue. The south side of Chesapeake Avenue, Subarea A, will be developed with three 4-family dwellings and six 2-family dwellings on one lot. The north side of Chesapeake Avenue, Subarea B, will remain as previously approved, consisting of a pocket park / open space, two two-family dwellings on one lot, and one three-family dwelling and one two-family dwelling on one lot. The proposed development of multi-family dwelling units is consistent with existing Columbus development surrounding the property. This proposed urban layout requires variances to the existing AR-1 development standards, which are typically required when developing infill sites in older areas 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 variances being requested are:

#### **Subarea A**

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

To permit three four-family and six two-family dwellings on a lot.

##### **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 5 feet.

##### **C.C. 3333.255 – Perimeter yard.**

To reduce the perimeter yard from 25 feet to zero

##### **C.C. 3312.21 – Landscaping and screening.**

To not provide landscaping around the perimeter of the parking areas.

##### **C.C. 3321.05 – Vision clearance.**

To permit minor vision clearance encroachments as depicted on the site plan.

**Subarea B**

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 2).

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

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

To permit two two-family dwellings on the same lot on Lot 2; to permit one three-family dwelling and one two-family dwelling on the same lot on Lot 3.

C.C. 3333.09 – Area requirements.

To permit Lots 2 and 3 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 Lot 2 and 3 which do not front on a public street.

C.C. 3333.18 – Building lines.

To reduce the building setback from Chesapeake Avenue from 25 feet to 11 feet.

C.C. 3333.24 – Rear yard.

To reduce the rear yard from 25% of the total lot area to 18.25% for Lot 2 and 18% for Lot 3.

C.C. 3333.25 – Side or rear yard obstruction.

To permit parking in the minimum side and required rear yards on Lots 2 and 3.

C.C. 3312.21 – Landscaping and screening.

To not provide parking lot perimeter screening on Lots 2 and 3.

C.C. 3312.25 – Maneuvering

To permit maneuvering across lot lines for parking.

C.C. 3333.23(d) – Minimum side yard permitted

To reduce the minimum side yard from 5 feet to 3 feet 1 inch on Lots 2 and 3.

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.

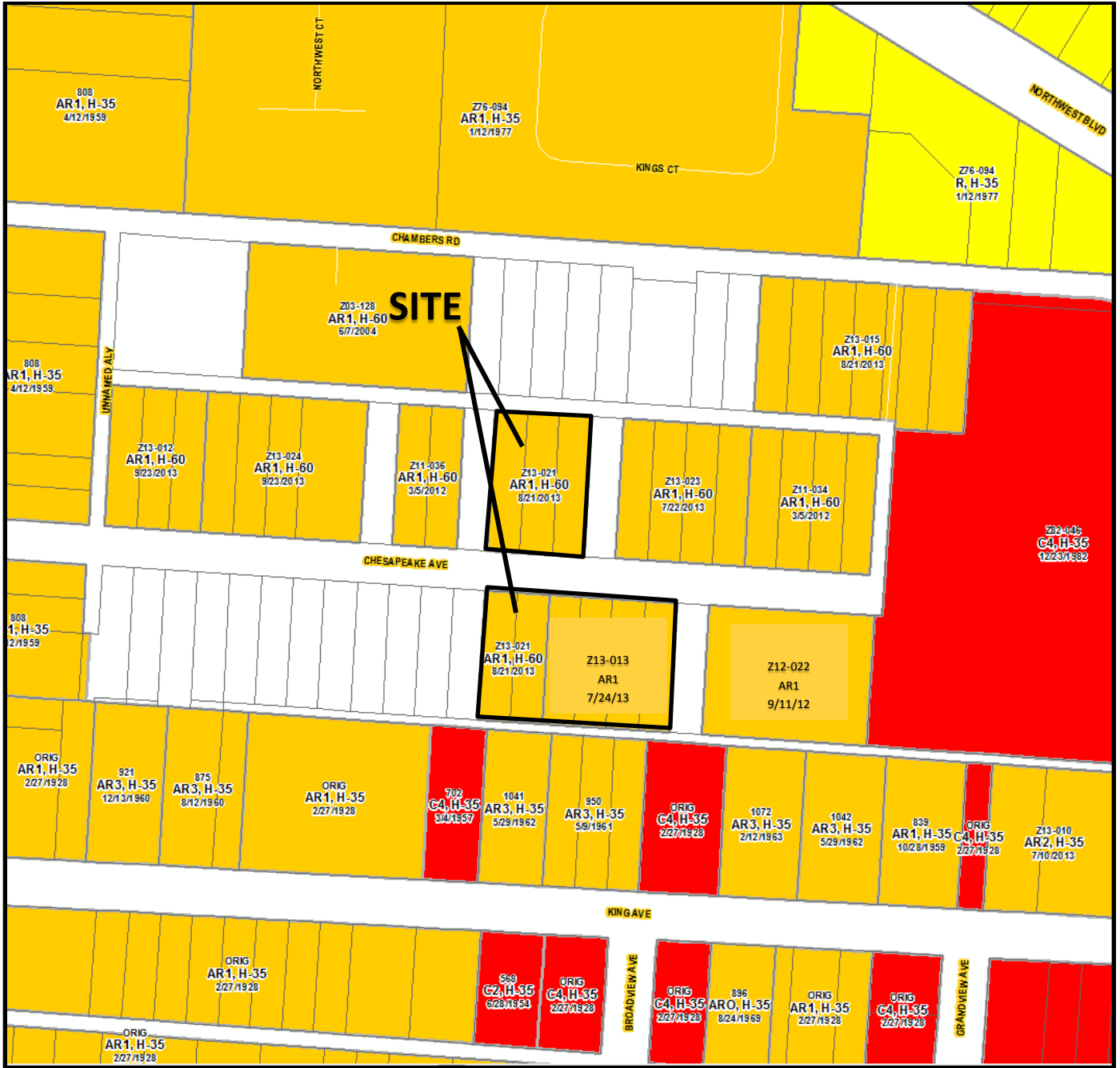
The applicant's proposal provides for a significant aesthetic improvement to these properties and to the neighborhood in general and is consistent with the existing mixed-use nature of this area. The applicant respectfully requests the granting of these variances, necessary for this appropriate redevelopment of the property.

Metropolitan Holdings LLC

By:

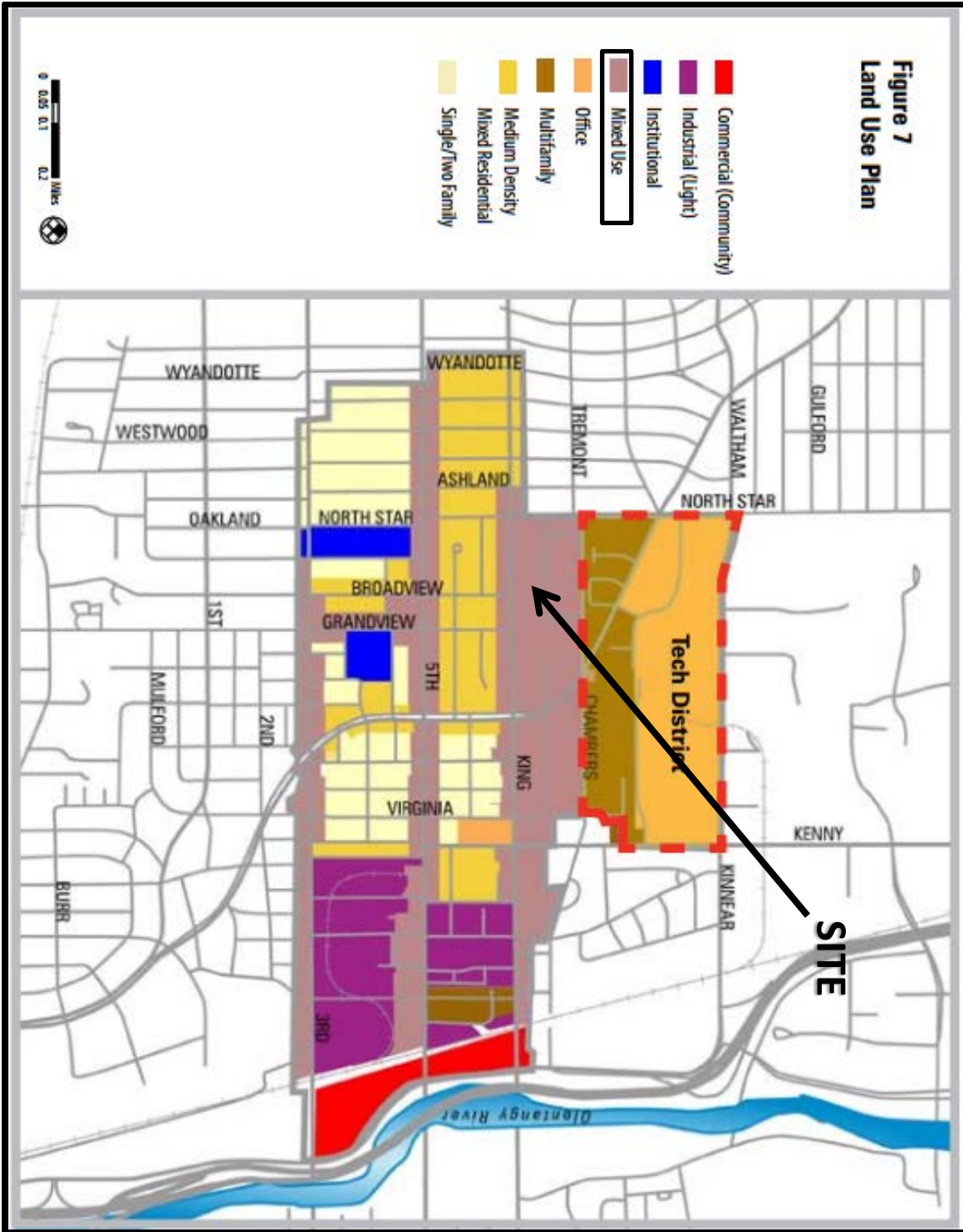
Dana Hoff - attorney  
Applicant

Date: 2/12/14



CV14-001  
1441 Chesapeake Avenue  
Approximately 1.3 acres





CV14-001  
1441 Chesapeake Avenue  
Approximately 1/2 acres



CV14-001  
1441 Chesapeake Avenue  
Approximately 1.3 acres



# STANDARDIZED RECOMMENDATION FORM

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)

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

Case Number CV14-001

Address 1441 Chesapeake Ave.

Group Name 5th & Northwest Area Commission

Meeting Date 1/14/14

Specify Case Type

BZA Variance / Special Permit

Council Variance

Rezoning

Graphics Variance / Plan / Special Permit

Recommendation (Check only one)

Approval

Disapproval

**NOTES:** Make room for trees on site area.

In lieu of superb landscape etc on

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Vote 5 to 0

Signature of Authorized Representative [Signature]

SIGNATURE

5th & Northwest Area Com

RECOMMENDING GROUP TITLE

614-645-7433

DAYTIME PHONE NUMBER

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



**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 # CV14-001

STATE OF OHIO  
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] David Hodge

Of [COMPLETE ADDRESS] 37 W. Broad St., 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. Matt Vekasy 1433 Grandview Ave. Columbus, OH 43212 488-1900
3. Guy Williams 1387 Chambers Rd. Columbus, OH 43212 Matt Vekasy 488-1900	4.

Check here if listing additional parties on a separate page.

**SIGNATURE OF AFFIANT**

Subscribed to me in my presence and before me this 3<sup>rd</sup> day of FEBRUARY, in the year 2014

**SIGNATURE OF NOTARY PUBLIC**

David Hodge  
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