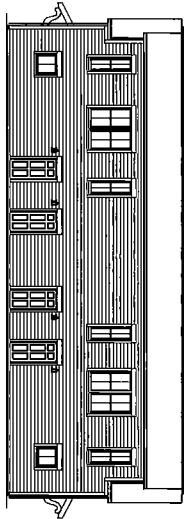
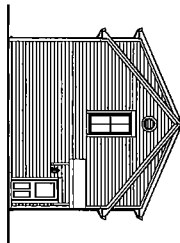


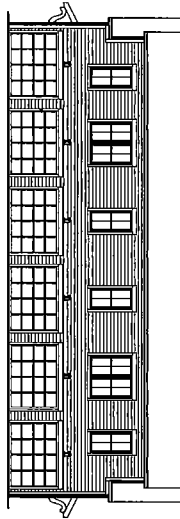
Right Elevation



Rear Elevation

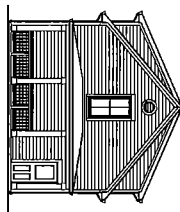


Left Elevation

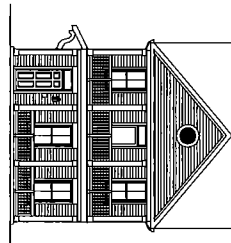


Garage Elevation

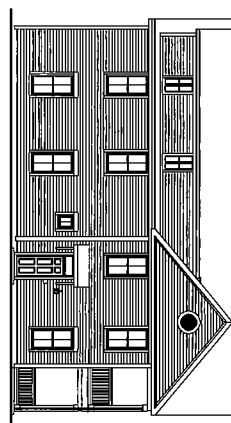
2-Family Carriage House A



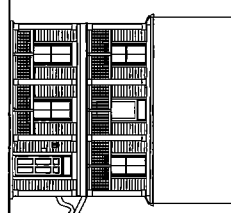
Left Elevation - Building #5



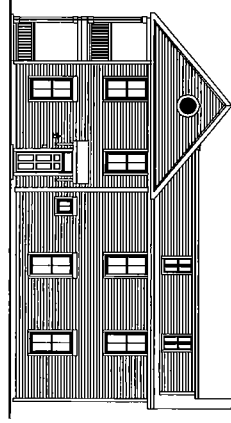
Front Elevation



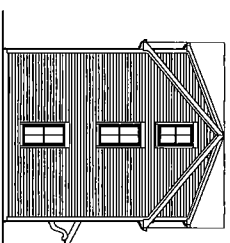
Right Elevation



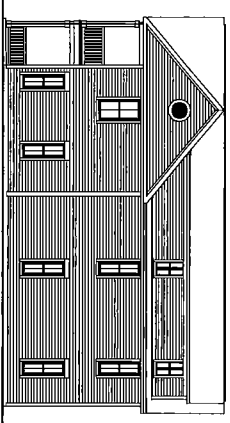
Front Elevation



Right Elevation

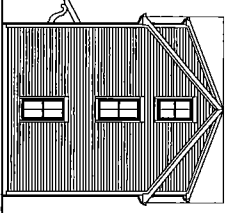


Rear Elevation

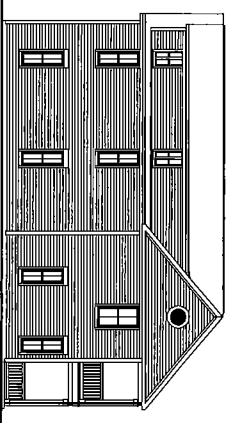


Left Elevation

2-Family C - Version B



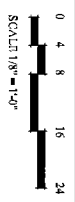
Rear Elevation



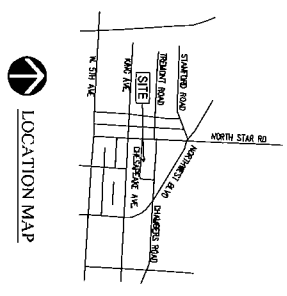
Left Elevation

2-Family C - Version C

PROPOSED BUILDING ELEVATIONS



*David Hodge - aTadman  
10/30/2014*



1397 CHAMBERS ROAD  
COLUMBUS, OHIO 43212

DEVELOPMENT TABULATIONS

- 1. TOTAL AREA OF SITE: 2.0 ACRES
- 2. TOTAL AREA OF IMPROVEMENTS: 1.0 ACRES
- 3. TOTAL AREA OF OPEN SPACE: 1.0 ACRES
- 4. TOTAL NUMBER OF UNITS: 4
- 5. TOTAL NUMBER OF PARKING SPACES: 16
- 6. TOTAL NUMBER OF DRIVEWAYS: 4

- 7. TOTAL NUMBER OF EXTERIOR LIGHTS: 16
- 8. TOTAL NUMBER OF EXTERIOR WALLS: 16
- 9. TOTAL NUMBER OF EXTERIOR ROOFS: 16
- 10. TOTAL NUMBER OF EXTERIOR FLOORS: 16

- 11. TOTAL NUMBER OF EXTERIOR WALLS: 16
- 12. TOTAL NUMBER OF EXTERIOR ROOFS: 16
- 13. TOTAL NUMBER OF EXTERIOR FLOORS: 16
- 14. TOTAL NUMBER OF EXTERIOR LIGHTS: 16

- 15. TOTAL NUMBER OF EXTERIOR WALLS: 16
- 16. TOTAL NUMBER OF EXTERIOR ROOFS: 16
- 17. TOTAL NUMBER OF EXTERIOR FLOORS: 16
- 18. TOTAL NUMBER OF EXTERIOR LIGHTS: 16

- 19. TOTAL NUMBER OF EXTERIOR WALLS: 16
- 20. TOTAL NUMBER OF EXTERIOR ROOFS: 16
- 21. TOTAL NUMBER OF EXTERIOR FLOORS: 16
- 22. TOTAL NUMBER OF EXTERIOR LIGHTS: 16

CV14-048  
Final Received  
10/30/14

3 of 3

SHEET TITLE  
ZONING COMPLIANCE PLAN BUILDING ELEVATIONS  
DATE: AUGUST 15, 2014  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]

SHEET NO.  
ZCL-3

**Statement of Hardship**

**1397 Chambers Road**

The applicant is requesting a council variance to allow development in the AR-1 district along the south side of Chambers Road. There is an existing approved council variance applicable to these properties, which must be repealed in conjunction with this request. To allow a modification to the site plan to provide units consistent with market demand, the approved development plan for these properties must be amended. The proposal is to allow 4 4-family structures, 6 2-family structures, and 1 1-family structure in the AR-1 apartment residential district in Subarea 1; and 2 3-family structures and 2 2-family structures in Subarea 1. 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 a zoning classification that would permit this proposal without a series of variances.

The site is divided into Subareas and the variances necessary for each Subarea are as follows:

**Subarea 1**

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

To permit 4 4-family structure, 6 2-family structures, and 1 1-family structure 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 13.5 feet.

**C.C. 3333.255 – Perimeter yard.**

To reduce the perimeter yard from 25 feet to 3 feet.

**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 use.**

To permit two dwellings on a lot, one dwelling containing three dwelling units and one dwelling containing two dwelling units.

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

To permit two dwellings on a lot, one dwelling containing three dwelling units and one dwelling containing two dwelling units.

**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.

**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 14.5 feet.

**C.C. 3333.23 – Minimum side yard permitted.**

To reduce the minimum side yard permitted from 7 feet to 4 feet for Lot 1 along the east side of the carriage house building and to 3 feet for Lot 2 at the west side of the 3-family building.

**3333.24 – Rear yard.**

To reduce the required rear yard from 25% of the total lot area to 14% for Lot 1, and 16% for Lot 2

**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 parking spaces with a width of 8.5 feet on Lot 1.

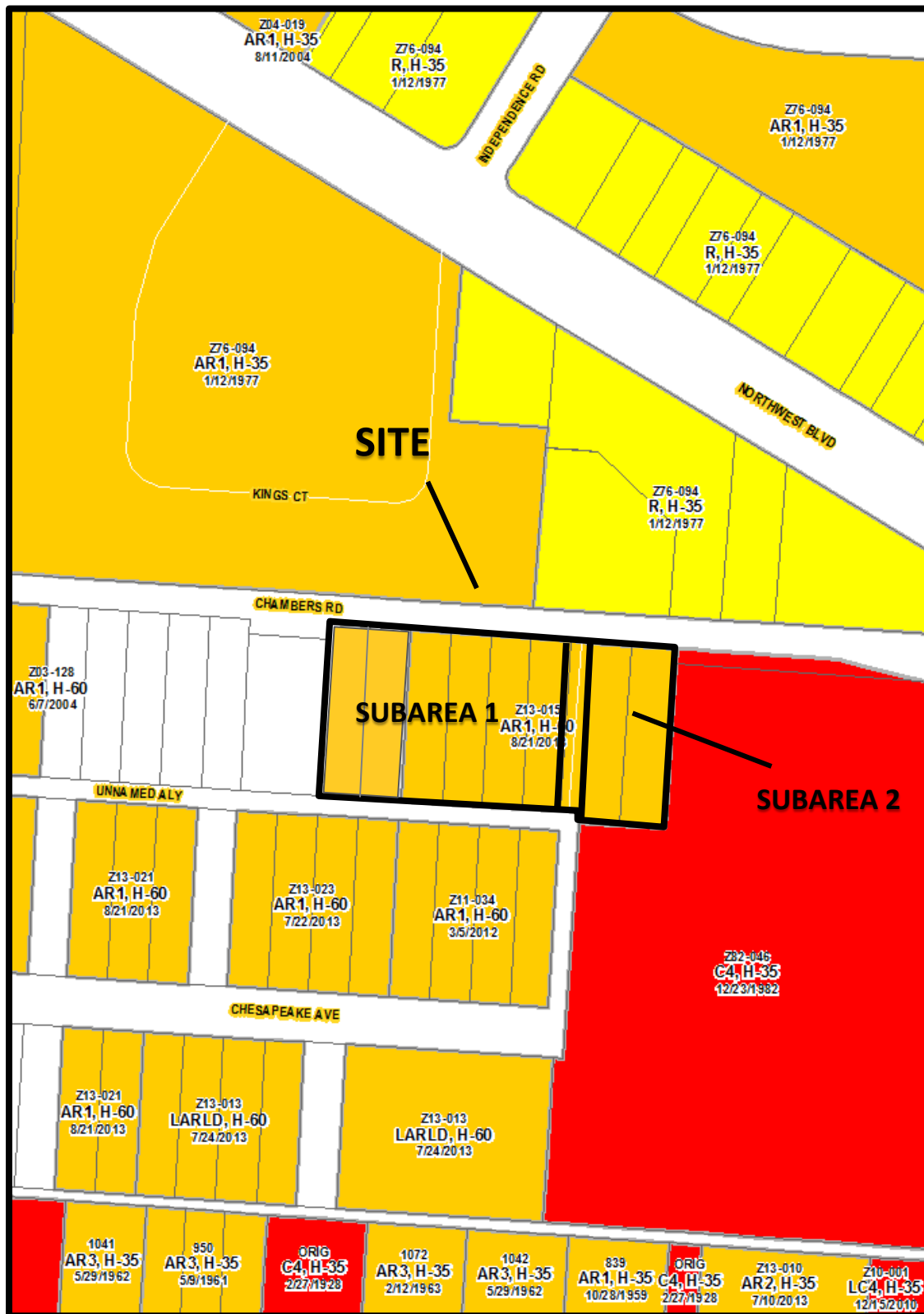
The grant of these variances will not adversely affect the surrounding property or surrounding neighborhood, will not impair an adequate supply of light and air to adjacent properties, unreasonably increase the congestion of public streets, unreasonably diminish or impair established property values 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 redevelopment.

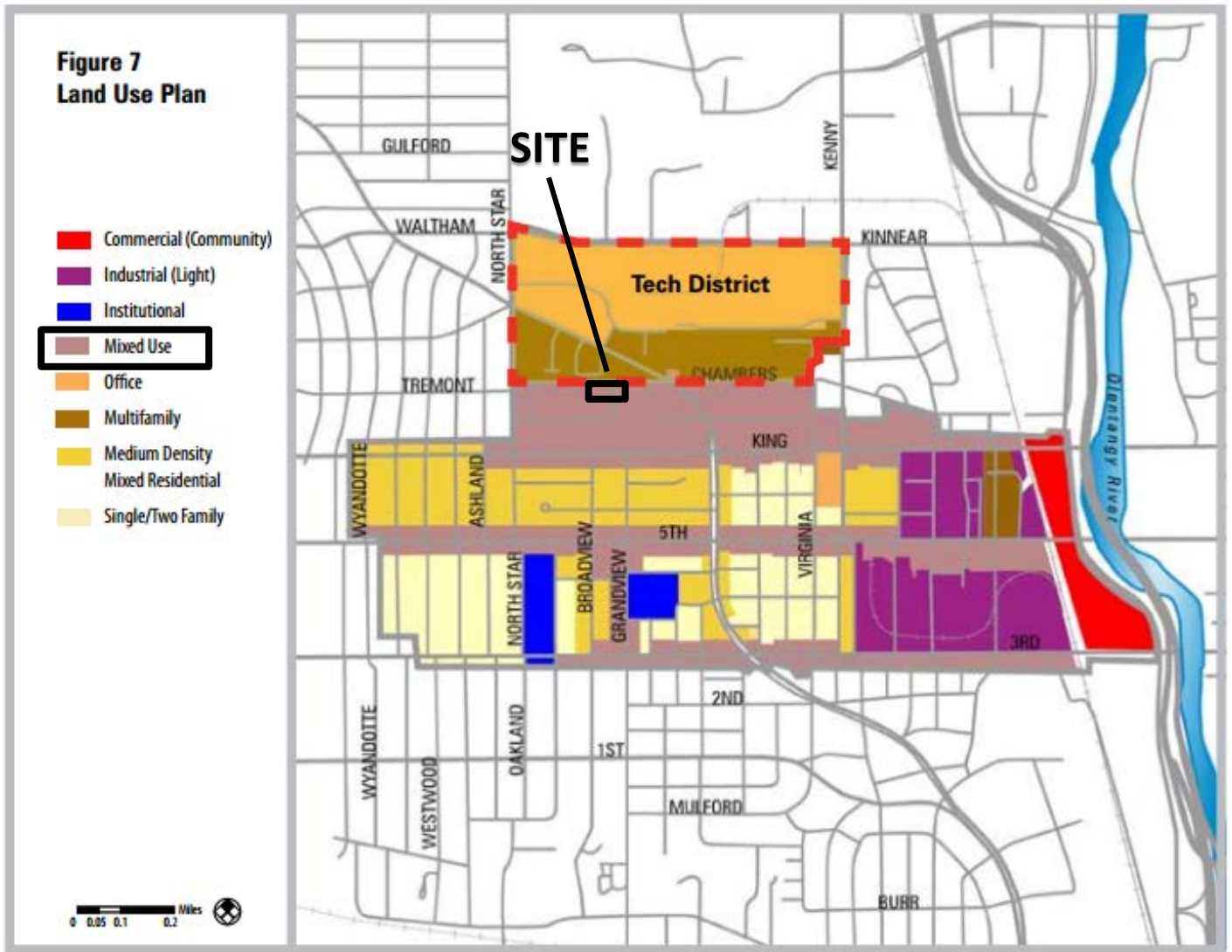
Guy Williams, Jr.

By: Dave Hodge - attorney

Date: 11/6/2014



CV14-048  
1397 Chambers Road  
Approximately 1.28 acres



CV14-048  
1397 Chambers Road  
Approximately 1.28 acres





CV14-048  
1397 Chambers Road  
Approximately 1.28 acres

**Pine, Shannon L.**

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**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](mailto: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

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**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](mailto:spine@columbus.gov)  
[www.columbus.gov](http://www.columbus.gov)

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**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](mailto:bshalter@columbus.rr.com)  
**Subject:** FW: Chesapeake / Chambers take 3

Shannon / Tori-

Bruce Shalter, 5<sup>th</sup> 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](mailto: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](mailto: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](mailto: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](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 # CV14-048

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. Guy Williams 1387 Chambers Rd. Columbus, OH 43212	2. 1405, LLC 911 Henry St. Columbus, OH 43215 Zero employees Stan Milenkovic, 402-0112
3. VW Partners LLC 1433 Grandview Ave. Columbus, OH 43212 Zero Columbus employees Matt Vekasy 499-1900 xt. 14	4. Mathew Vekasy 1433 Grandview Ave. Columbus, OH 43212

Check here if listing additional parties on a separate page.

**SIGNATURE OF AFFIANT**

Subscribed to me in my presence and before me this 30<sup>th</sup> day of September, in the year 2014

**SIGNATURE OF NOTARY PUBLIC**

My Commission Expires:

*(Handwritten signatures and dates)*  
2/4/15



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