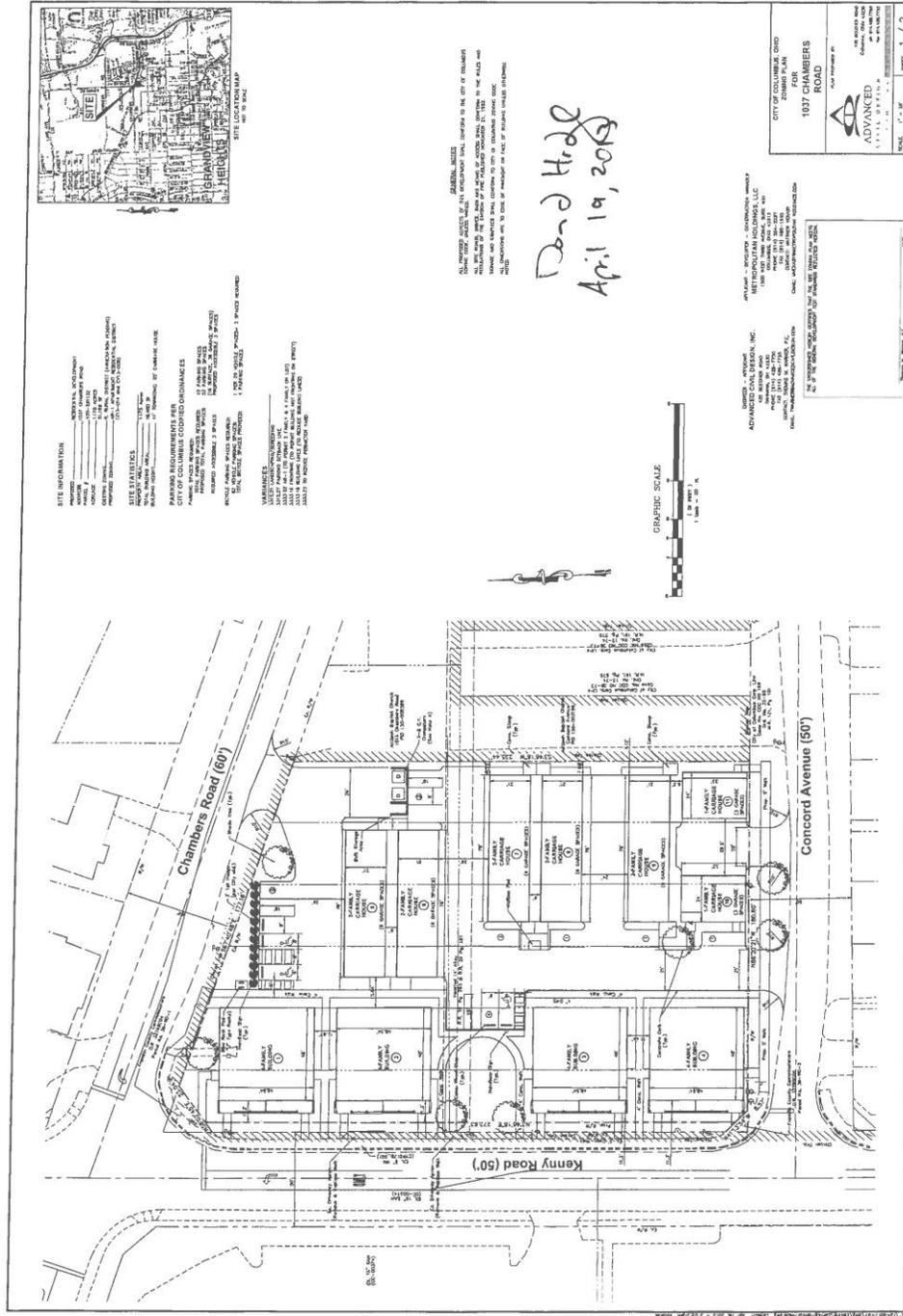
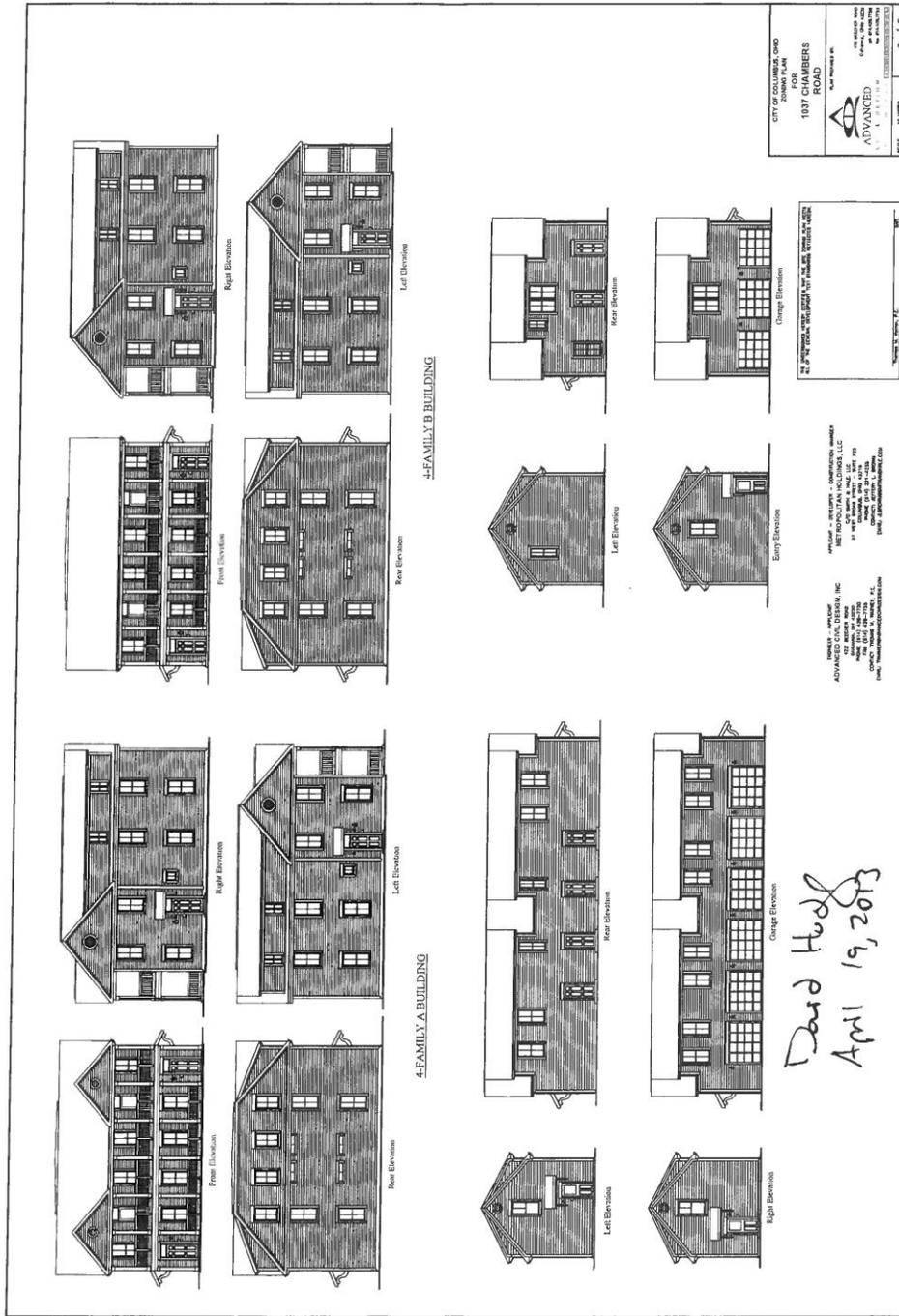


Find



Dond Hirdle
April 19, 2013



Statement of Hardship**1037 Chambers Road**

The applicant, Metropolitan Holdings LLC, is proposing the infill redevelopment of the subject property which is 1.1+/- acres located southeast of the intersection of Kenny and Chambers Roads. The surrounding area is a mix of zonings in both the City of Columbus and Franklin County consisting of manufacturing, commercial, and apartment and single-family residential. The property was recently annexed to the City and this council variance is submitted in conjunction with a rezoning request for the property to the AR-1, multi-family residential district. The applicant is committing to redevelopment in conformance with the attached site plan, which reflects 4, 4-family dwellings, 5 2-family carriage house dwellings, and 2 1-family carriage house dwellings. This infill redevelopment proposal requires the following variances:

3312.21, Landscaping and screening.

To not provide the 4 foot landscape strip within the parking setback and perimeter parking areas.

3312.27, Parking setback line.

To allow a reduction in the parking setback to come within 1' at the south property line, and 4' at Chambers Road.

3333.02, AR-1 apartment residential district use.

To permit dwellings containing fewer than three dwelling units.

3333.16, Fronting.

To permit the interior buildings, which do not front on a public street.

3333.18, Building lines.

To permit a reduction in the building setback to 11 feet on Kenny Road, 7 feet on Chambers Road, and 1 foot on Concord Avenue.

3333.25, Perimeter yard.

To allow a reduction in the perimeter yard to 2 feet, the nearest location on the site at the central aisle area along the east side of the property.

3321.05, Vision clearance

To allow encroachments in the vision clearance triangles at street intersections and at Concord Avenue access points that are technical in nature. Due to the site and right-of-way configuration, drive aisle widths, and sidewalk locations, there is no actual issue clear vision triangle blockage.

The grant of these variances will provide a creative redevelopment of the property, with a commitment to site plan and building elevations, resulting in an aesthetic improvement to the property. This proposal, in this mixed use and mixed zoning neighborhood, is consistent with the area and consistent with the density permissible in other apartment residential zonings in the area. These variances are necessary insofar as no zoning classification in the City Code accommodates this planned type of apartment residential infill development. The proposal will not seriously affect any adjoining property or the general welfare, will not adversely affect the surrounding property or surrounding 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City.

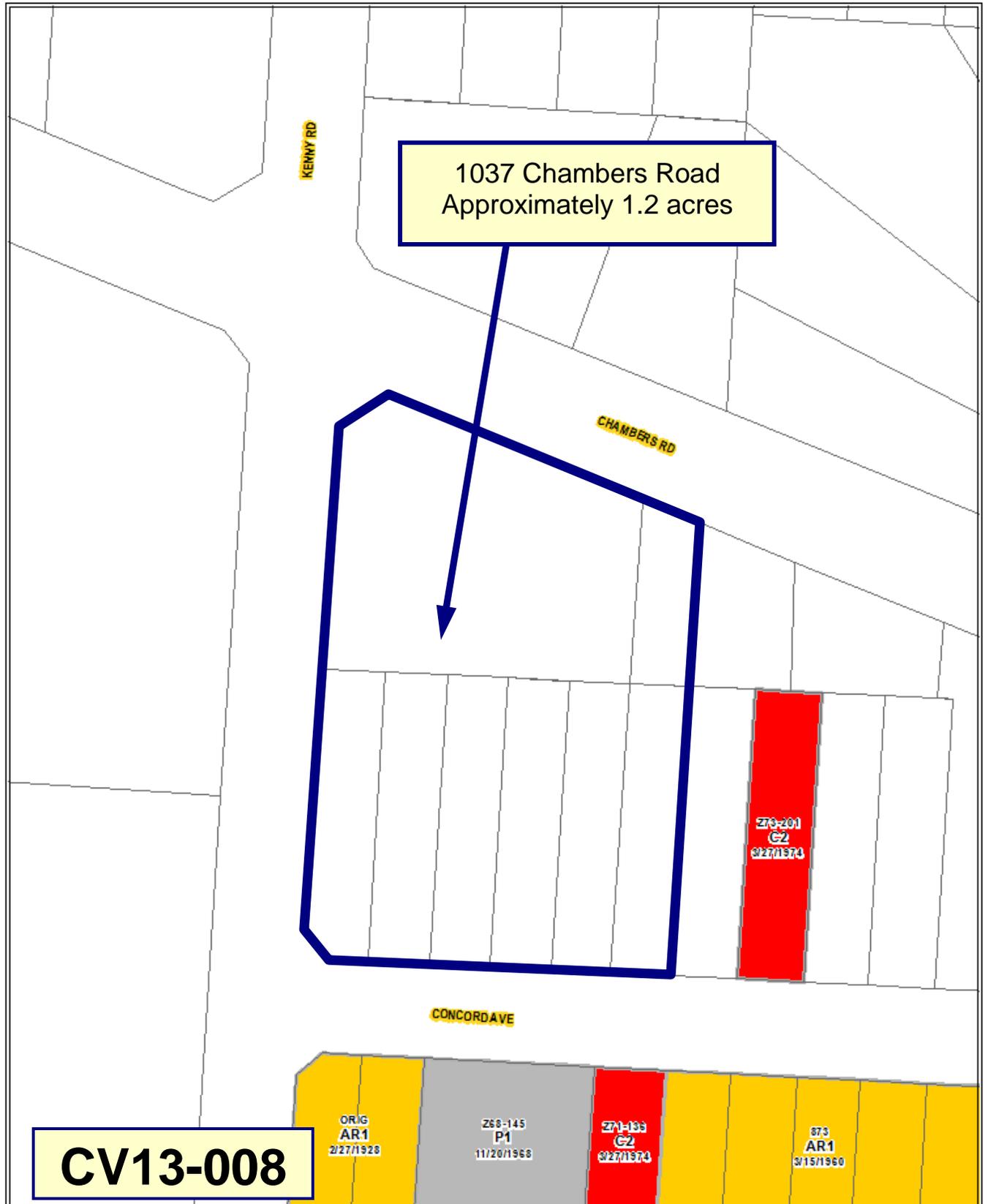
The applicant respectfully requests approval of the requested variances.

Metropolitan Holdings LLC

By:

Signature of Applicant: David Hoff

Date: June 13, 2013





1037 Chambers Road
Approximately 1.2 acres

CV13-008



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 # CV13-008

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. Metropolitan Holdings LLC 1500 W. 3rd. Ave., Suite 400 Columbus, OH 43212 Zero Columbus employees Matt Vekasy - 488-1900, xt. 14	2. Robert & Steven Steffens 1037 Chambers Rd. Columbus, OH 43212 Peter Merkle - Broker - 629-5240
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 9th day of February, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires: _____

Notary Seal Here

David Hodge
James S. Reynolds
 Notary Public
 State of Ohio

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