

**DEVELOPMENT TABULATIONS**

PROJECT PARCEL NUMBER: 1438 CHESAPEAKE AVENUE, COLUMBUS, OHIO 43212  
 PROJECT PARCEL NAME: 1438 CHESAPEAKE AVENUE, COLUMBUS, OHIO 43212  
 EXISTING ZONING: TOURIST  
 PROPOSED ZONING: TOURIST  
 TOTAL NUMBER OF PROPOSED BUILDINGS: 3  
 TOTAL NUMBER OF PROPOSED STORIES: 1  
 TOTAL GROSS FLOOR AREA: 1,100 SF  
 TOTAL VOLUME: 1,100 CU YD  
 PROPOSED BUILDING HEIGHT: 10 FT  
 PROPOSED BUILDING VOLUME: 11,000 CU YD  
 PROPOSED BUILDING AREA: 1,100 SF  
 PROPOSED BUILDING PERCENTAGE: 100%  
 PROPOSED BUILDING TYPE: SINGLE-FAMILY RESIDENTIAL

**GENERAL NOTES:**  
 1. ALL LOT CALCULATIONS ARE BASED ON COUNTY GAS REFORMATION COLUMBUS ZONING CODE.  
 2. ALL LOT CALCULATIONS ARE BASED ON COUNTY GAS REFORMATION COLUMBUS ZONING CODE.  
 3. ALL LOT CALCULATIONS ARE BASED ON COUNTY GAS REFORMATION COLUMBUS ZONING CODE.  
 4. ALL LOT CALCULATIONS ARE BASED ON COUNTY GAS REFORMATION COLUMBUS ZONING CODE.  
 5. ALL LOT CALCULATIONS ARE BASED ON COUNTY GAS REFORMATION COLUMBUS ZONING CODE.  
 6. ALL LOT CALCULATIONS ARE BASED ON COUNTY GAS REFORMATION COLUMBUS ZONING CODE.  
 7. ALL LOT CALCULATIONS ARE BASED ON COUNTY GAS REFORMATION COLUMBUS ZONING CODE.  
 8. ALL LOT CALCULATIONS ARE BASED ON COUNTY GAS REFORMATION COLUMBUS ZONING CODE.  
 9. ALL LOT CALCULATIONS ARE BASED ON COUNTY GAS REFORMATION COLUMBUS ZONING CODE.  
 10. ALL LOT CALCULATIONS ARE BASED ON COUNTY GAS REFORMATION COLUMBUS ZONING CODE.

**DEVELOPMENT TABULATIONS**

| PROJECT PARCEL NUMBER  | PROJECT PARCEL NAME    | EXISTING ZONING | PROPOSED ZONING | TOTAL NUMBER OF PROPOSED BUILDINGS | TOTAL NUMBER OF PROPOSED STORIES | TOTAL GROSS FLOOR AREA | TOTAL VOLUME | PROPOSED BUILDING HEIGHT | PROPOSED BUILDING VOLUME | PROPOSED BUILDING AREA | PROPOSED BUILDING PERCENTAGE | PROPOSED BUILDING TYPE    |
|------------------------|------------------------|-----------------|-----------------|------------------------------------|----------------------------------|------------------------|--------------|--------------------------|--------------------------|------------------------|------------------------------|---------------------------|
| 1438 CHESAPEAKE AVENUE | 1438 CHESAPEAKE AVENUE | TOURIST         | TOURIST         | 3                                  | 1                                | 1,100 SF               | 1,100 CU YD  | 10 FT                    | 11,000 CU YD             | 1,100 SF               | 100%                         | SINGLE-FAMILY RESIDENTIAL |

**DEVELOPMENT TABULATIONS**

PROJECT PARCEL NUMBER: 1438 CHESAPEAKE AVENUE, COLUMBUS, OHIO 43212  
 PROJECT PARCEL NAME: 1438 CHESAPEAKE AVENUE, COLUMBUS, OHIO 43212  
 EXISTING ZONING: TOURIST  
 PROPOSED ZONING: TOURIST  
 TOTAL NUMBER OF PROPOSED BUILDINGS: 3  
 TOTAL NUMBER OF PROPOSED STORIES: 1  
 TOTAL GROSS FLOOR AREA: 1,100 SF  
 TOTAL VOLUME: 1,100 CU YD  
 PROPOSED BUILDING HEIGHT: 10 FT  
 PROPOSED BUILDING VOLUME: 11,000 CU YD  
 PROPOSED BUILDING AREA: 1,100 SF  
 PROPOSED BUILDING PERCENTAGE: 100%  
 PROPOSED BUILDING TYPE: SINGLE-FAMILY RESIDENTIAL

**GENERAL NOTES:**  
 1. ALL LOT CALCULATIONS ARE BASED ON COUNTY GAS REFORMATION COLUMBUS ZONING CODE.  
 2. ALL LOT CALCULATIONS ARE BASED ON COUNTY GAS REFORMATION COLUMBUS ZONING CODE.  
 3. ALL LOT CALCULATIONS ARE BASED ON COUNTY GAS REFORMATION COLUMBUS ZONING CODE.  
 4. ALL LOT CALCULATIONS ARE BASED ON COUNTY GAS REFORMATION COLUMBUS ZONING CODE.  
 5. ALL LOT CALCULATIONS ARE BASED ON COUNTY GAS REFORMATION COLUMBUS ZONING CODE.  
 6. ALL LOT CALCULATIONS ARE BASED ON COUNTY GAS REFORMATION COLUMBUS ZONING CODE.  
 7. ALL LOT CALCULATIONS ARE BASED ON COUNTY GAS REFORMATION COLUMBUS ZONING CODE.  
 8. ALL LOT CALCULATIONS ARE BASED ON COUNTY GAS REFORMATION COLUMBUS ZONING CODE.  
 9. ALL LOT CALCULATIONS ARE BASED ON COUNTY GAS REFORMATION COLUMBUS ZONING CODE.  
 10. ALL LOT CALCULATIONS ARE BASED ON COUNTY GAS REFORMATION COLUMBUS ZONING CODE.

THIS SOUTHERNER ATTESTS TO THE TRUTH AND ACCURACY OF THE INFORMATION CONTAINED HEREIN AND THE BEST OF HIS KNOWLEDGE AND BELIEF.

*Matthew J. Vercasy*  
 MATTHEW J. VERCASY

CV11-035  
 Final Received 1/16/12  
 Page 1 of 2



1438 CHESAPEAKE AVENUE  
 COLUMBUS, OHIO 43212

SHEET TITLE:  
 ZONING COMPLIANCE PLAN

DATE: JANUARY 15, 2012  
 SHEET NO.: ZCI-1

**Site Plan**

**CV11-035**



CV11-035  
 Final Received 1/16/13  
 Final Page 2 of 2

*Matthew R. Vercas*  
 MATTHEW R. VERCAS

1438 CHESAPEAKE AVENUE  
 COLUMBUS, OHIO 43212

SECT. 1612  
 ZONING COMPLIANCE PLAN  
 ELEVATIONS  
 DATE: JANUARY 15, 2012

SECT. NO.  
 ZCL-2

*Vercas*

**Elevations**

**CV11-035**



**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)

CV11-035

**STATEMENT OF HARDSHIP**

Chapter 3307 of the Columbus Zoning Code  
Section 3307.10 Variances by City Council

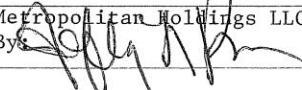
- A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.

Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance 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.

In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

**I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:**

See attached sheet

Signature of Applicant \_\_\_\_\_ By: Metropolitan Holdings LLC  
 Date 10/31/11

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
For all questions regarding this form and fees please call: 614-645-4522  
Please make all checks payable to the Columbus City Treasurer

Statement of Hardship

1438 Chesapeake Avenue

The applicant is requesting a council variance to allow him to develop two dwellings each containing two dwelling units on a single lot which is less than 50 feet in width. The applicant is in the process of annexing these sites into the City of Columbus. The proposed development of multi-family dwelling units would be consistent with the existing Columbus development. The proposed layout requires variances to the lot width, fronting, building lines, minimum side yards, rear yard, side and rear yard obstructions and maneuvering.

A council variance is necessary because the proposed zoning district AR-1 does not permit two dwellings each containing two dwelling units on a single lot. The additional variances relate to the layout of the dwellings. Variances are typically required when developing an infill site in the older areas of the city.

A hardship exists in the zoning code because there is not a classification that would permit this proposal without a series of variances. 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 respectfully requests the granting of these variances necessary for this appropriate development of the property.

Requested Variances

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.

3333.055, Exception for single-or two-family dwelling, to permit two dwellings on a lot each dwelling containing two dwelling units.

3333.09 Area requirements: to permit two dwellings on a lot width a lot width of less than 50 feet (40 feet).

3333.16 Fronting: to permit a second dwelling on a lot which does not front on a public street

3333.18 Building lines: to reduce the building setback from 25 feet to between 11 feet 3 inches and 11 feet 5 inches as shown on the Site Plan.

3333.23(d) Minimum side yard permitted: to reduce the minimum side yard from 7 feet (1/6 of the building height) to between 3 feet 1 inch and 4 feet for the rear dwellings, and 4 feet for the front dwellings as shown on the Site Plan.

3333.24 Rear yard: to reduce the rear yard from 25% of the total lot area to 12%.

3312.25 Maneuvering: to permit maneuvering across lot lines for parking.





1438 Chesapeake Avenue

**CV11-035**

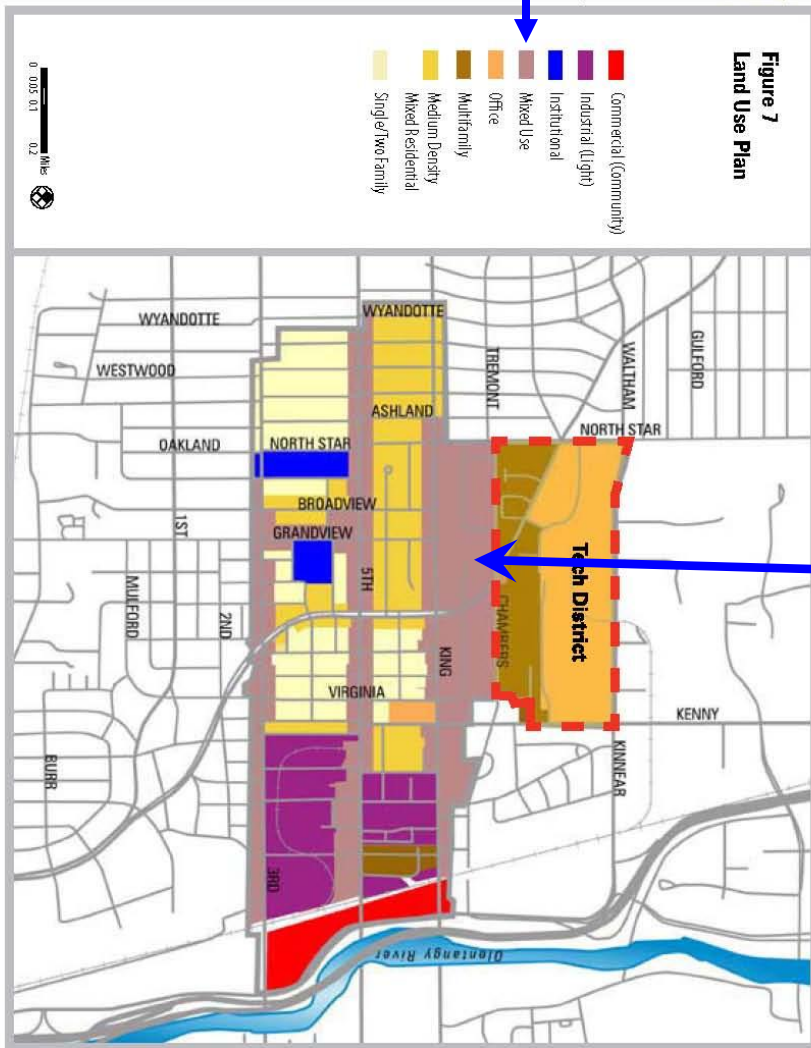
**18 FIFTH BY NORTHWEST NEIGHBORHOOD PLAN**

**1438 Chesapeake Avenue**

**Policy:**  
 Mixed use development should be common on Fifth Avenue's primary corridors and include multifamily housing, neighborhood-scale retail, offices, and other services that contribute to a walkable environment.

**Guidelines/Strategies**

- Mixed use (retail, office, multifamily) is recommended for Fifth Avenue and Grandview Avenue (south of Fifth). The intersection of Fifth and Northwest and Fifth and Grandview should be the focus of the most intense neighborhood activity, expressed in the form of higher densities and intense commercial buildings. The intersection of Northwest and Chambers may also serve as a mixed use redevelopment opportunity.
- Mixed use (office and multifamily) is recommended for King Avenue to the east of North Star Road, with Medium Density Mixed Residential recommended to the west of North Star Road. New retail should be limited to the sites of existing retail (such as at the intersections of King Avenue and Northwest Boulevard and King Avenue and North Star Road) or as part of a new mixed-use project, such as integrated with in a single building (no new stand-alone retail).



**CV11-035**



Example of open space area developed as part of a multifamily development.

**Policy:**  
A neighborhood park, community park or recreation facility (public or private) should be located within one-half mile of all residents.

**Guidelines/Strategies:**

- Where feasible, consideration should be given to the joint use of schools, churches, and recreational facilities.
- As development occurs within the planning area, opportunities to develop paths and include green space should be explored.
- Opportunities to enhance connections to adjacent recreation areas and green space should be explored.
- Whenever feasible, new housing developments should provide for on-site open space to meet the passive recreation needs of the development's occupants.

**Principle 2:**

Neighborhoods will have an increased range of housing options.

The sustainability of each neighborhood is enhanced when a full range of housing options is provided to current and future residents. People from a variety of economic backgrounds should be provided options for owning or renting their home. Ensuring that people can live in their chosen neighborhood throughout their lives because of a broad range of housing options is important to maintaining the long term stability of each neighborhood. Mixing housing types and products can also provide for a stronger and more stable housing market overall. Future housing development in the Fifth by Northwest neighborhood, particularly multifamily housing on the planning area's primary corridors offers the opportunity for the development of future entry level, "empty nester", and workforce housing that can take advantage of close proximity to employment centers and transit service.



**Policy:**  
New residential developments should offer a range of housing types, sizes, and price points.

**Guidelines/Strategies:**

- New development on Fifth Avenue, Grandview Avenue (south of Fifth), Third Avenue, and King Avenue should include residential products that include entry level, "empty nester" or workforce housing.
- Where adequate space is available, an accessory structure, such as a backyard apartment over a garage (or a carriage house) may be considered to expand the range of housing options, but abide by the density and design considerations given in this plan to ensure that areas with single family homes maintain their current overall character.



Example of an apartment over a garage.





City of Columbus  
Mayor Michael B. Coleman

### Department of Development Building Services

757 Carolyn Avenue ♦ Columbus, Ohio ♦ 43224 ♦ (614) 645-7314

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS

#### STANDARDIZED RECOMMENDATION FORM

Group Name: 5th & Northwest Area Comm Meeting Date: 12-6-11

Case Number: CV11-035 Case Type:  Council Variance  Rezoning

Zoning Address: 1438 Chesapeake Ave Applicant: Metropolitan Holdings LLC

Person(s) Representing Applicant at Meeting: Jeff Brown, Allen Smith & Hale LLC  
221-4255

| Conditions Requested by Group (Add continuation sheet if needed):<br>Area Commissions see note at bottom. | Applicant Response       |                          |
|---|--------------------------|--------------------------|
|   | Yes                      | No                       |
| 1. _____  | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. _____  | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. _____  | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. _____  | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. _____  | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. _____  | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. _____  | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. _____  | <input type="checkbox"/> | <input type="checkbox"/> |

#### Recommendation

Approval  Disapproval  Conditional Approval (list conditions and applicant response above)

Explain the basis for Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Recommending Commission / Association / Accord Partner Vote: For 7 Against 0

Signature / Title of Authorized Representative: Bruce Shatter

Daytime Phone Number: 614-488-1110, 614-477-3801

Note to Area Commissions: Ordinances sent to Council will contain only recommendations for "approval" or "disapproval." Recommendations for "conditional approval" will be treated as a disapproval, if, at the time the ordinance is sent to Council, any condition that was checked "No" on the *Standardized Recommendation Form* has not been resolved as documented in writing by the recommending body or party.



**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.

STATE OF OHIO  
COUNTY OF FRANKLIN

APPLICATION # CV 11-035

Being first duly cautioned and sworn [NAME] Jeffrey L. Brown

Of [COMPLETE ADDRESS] Smith & Hale LLC, 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.<br>Metropolitan Holdings LLC<br>1500 W. Third Avenue, Suite 400<br>Columbus, OH 43212<br>Matt Vekasy - 488-1900 - 5 employees | 2.<br>Guy P. Williams Jr.<br>1387 Chambers Road<br>Columbus, OH 43212 |
| 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 31<sup>st</sup> day of October, in the year 2011

SIGNATURE OF NOTARY PUBLIC Natalie C. Timmons

My Commission Expires: 9/4/15



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.  
For all questions regarding this form and fees please call: 614-645-4522  
Please make all checks payable to the Columbus City Treasurer