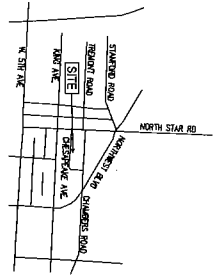
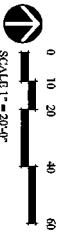
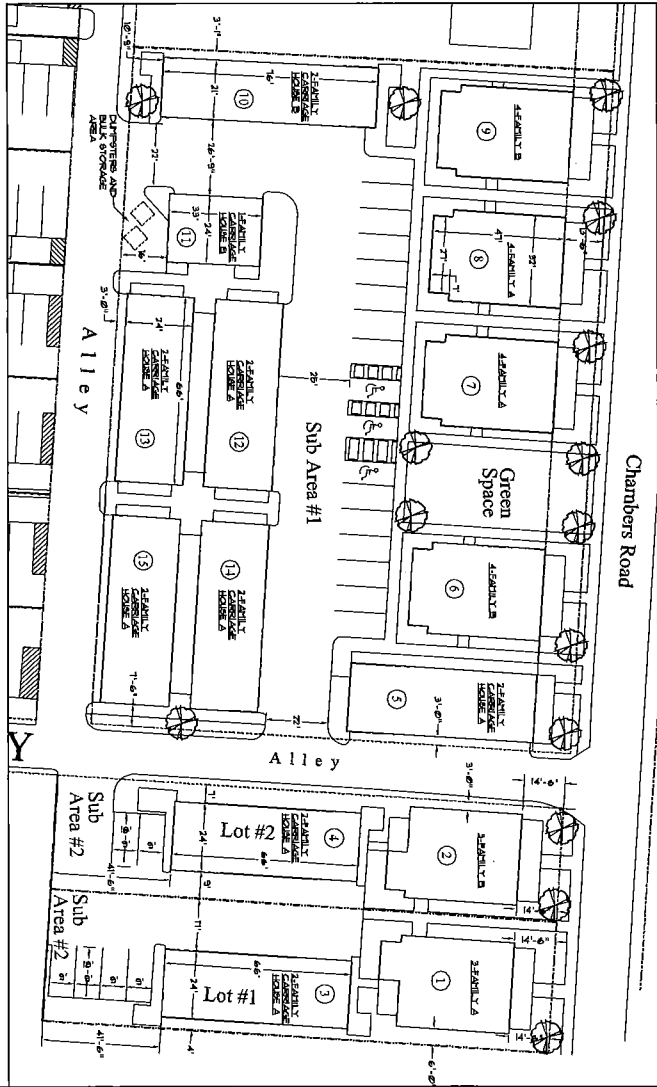


PROPOSED SITE PLAN

David Hody - a Haney
11/16/2014

CV14-048
Final Received 11/19/14
1063



LOCATION MAP

DEVELOPMENT REGULATIONS

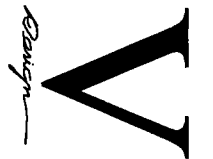
- SUB AREA #1 - ENTIRE SITE WEST OF ALLEY
- TOTAL SITE AREA (INCLUDES HALF OF ALLEY) 47,909 SF - .89 ACRES
- EXISTING ZONING AK-1
- PROPOSED ZONING VK-1
- EXISTING USE VACANT LOTS, WAREHOUSE, AND SINGLE FAMILY HOUSES
- TOTAL NUMBER OF PROPOSED BUILDINGS 11
- TOTAL NUMBER OF PROPOSED DWELLING UNITS 29
- MAXIMUM NUMBER OF PROPOSED BEDROOMS 37
- PROJECT DENSITY 29.29 DU/ACRE
- PARKING INCLUDING 79 CAR OR SPACES
- 14 BIKE OR SPACES
- 55 TOTAL SPACES (1.80 SPACES PER DU/DW)

SUB AREA #2 - 1/2 LOT EAST OF ALLEY

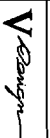
- TOTAL SITE AREA 15,480 SF - .35 ACRES
- EXISTING ZONING AK-1
- PROPOSED ZONING VK-1
- EXISTING USE VACANT LOTS
- TOTAL NUMBER OF PROPOSED DWELLING UNITS 10
- TOTAL NUMBER OF PROPOSED BEDROOMS 16
- PROJECT DENSITY 24.17 DU/ACRE
- PARKING PROVIDED 6 BIKE OR SPACES
- 18 TOTAL SPACES (1.80 SPACES PER DU/DW)

SHEET TITLE
ZONING COMPLIANCE PLAN

1397 CHAMBERS ROAD
COLUMBUS, OHIO 43212



SHEET NO.
ZCL-1



DATE: SEPTEMBER 11, 2014
DRAWN BY: J.T. BURNS
CHECKED BY: J.T. BURNS
SCALE: AS SHOWN
SHEET AREA: 0

PROPOSED BUILDING ELEVATIONS



4-Family A

Left Elevation

Rear Elevation

4-Family B

Left Elevation

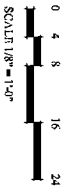
2-Family Carriage House B

Right Elevation

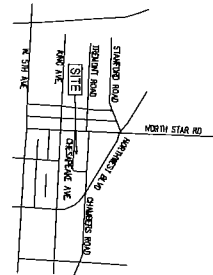
Garage Elevation

Left Elevation

Rear Elevation



LOCATION MAP



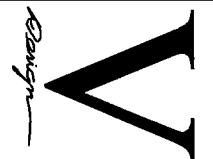
DEVELOPMENT TABULATIONS

- 5129 ACRES ± - ENTIRE SITE WEST OF ALLEY
- TOTAL SITE AREA (INCLUDES MAP OF ALLEY)
- 43,000 S.F. ± - 98 ACRES
- EXISTING ZONING
- A-R-1
- PROPOSED ZONING
- M-1
- EXISTING USE
- VACANT LOTS, WAREHOUSE, AND SINGLE FAMILY HOUSE
- TOTAL NUMBER OF PROPOSED BUILDINGS
- 11

- TOTAL NUMBER OF PROPOSED DWELLING UNITS
- 29
- MAXIMUM NUMBER OF PROPOSED HOUSING UNITS
- 29
- PROJECT DENSITY
- 26.39 DENSITY
- PARKING PROVIDING
- 79 CAR SPACES
- 21 BICYCLE SPACES
- 56 TOTAL SPACES (1.99 SPACES PER UNIT)

- SUB AREA 21 - 21 LOTS EAST OF ALLEY
- TOTAL SITE AREA
- 15,600 S.F. ± - 35 ACRES
- EXISTING ZONING
- M-1
- PROPOSED ZONING
- M-1
- EXISTING USE
- RESIDENTIAL / OFFICE
- TOTAL NUMBER OF PROPOSED BUILDINGS
- 4
- TOTAL NUMBER OF PROPOSED DWELLING UNITS
- 10
- PROJECT DENSITY
- 18
- EXISTING USE
- 2 UNIT DW/ICE
- PARKING PROVIDING
- 17 CAR SPACES
- 6 BICYCLE SPACES
- 18 TOTAL SPACES (1.80 SPACES PER UNIT)

1397 CHAMBERS ROAD
COLUMBUS, OHIO 43212

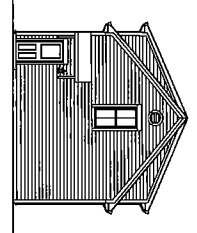


SHEET TITLE
ZONING COMPLIANCE PLAN BUILDING ELEVATIONS
DATE: SEPTEMBER 11, 2011
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: NOVEMBER 17, 2014
PROJECT: 1397 CHAMBERS ROAD
SHEET NO. 2
SHEET TOTAL 2

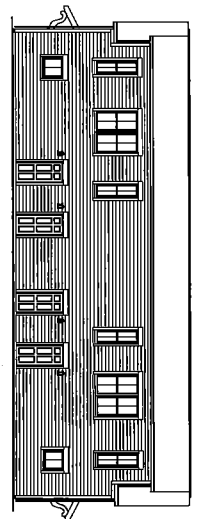
ZCL-2

1/18/14
Dad Hdy - attorney

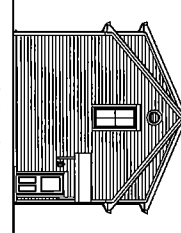
CV14-048
Final Received
11/18/14
Doc 3



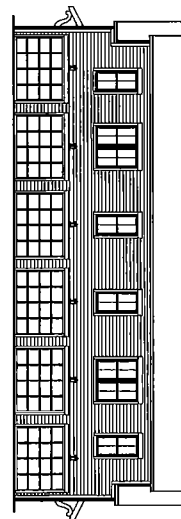
Right Elevation



Rear Elevation

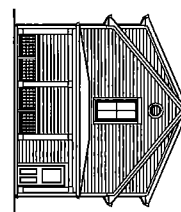


Left Elevation

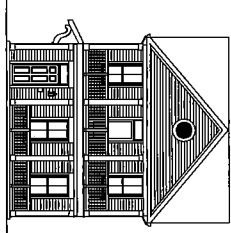


Garage Elevation

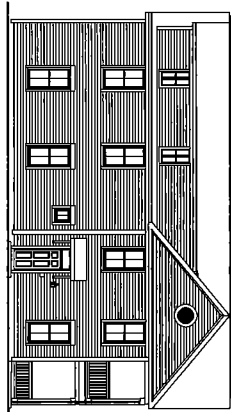
2-Family Carriage House A



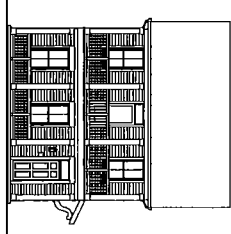
Left Elevation - Building #5



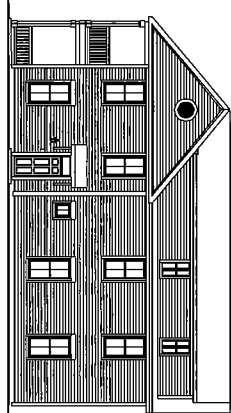
Front Elevation



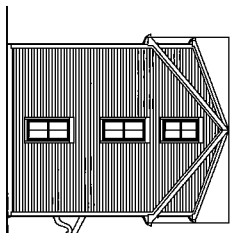
Right Elevation



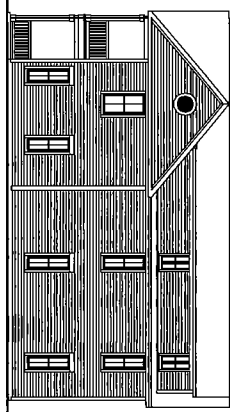
Front Elevation



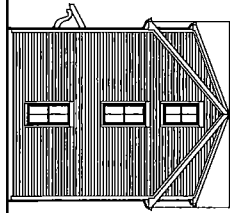
Right Elevation



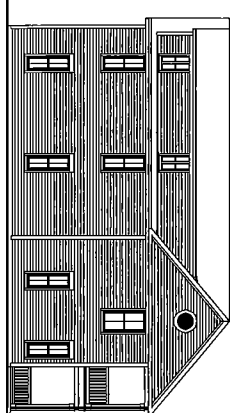
Rear Elevation



Left Elevation



Rear Elevation



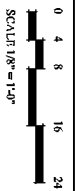
Left Elevation

2-Family C - Version B

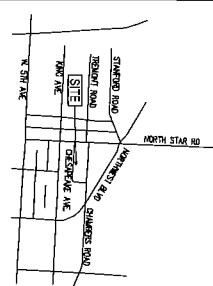
2-Family C - Version C

PROPOSED BUILDING ELEVATIONS

David Hood - attorney
11/18/2014



CV14-048 Received 11/18/14
3063



LOCATION MAP

DEVELOPMENT TABULATIONS

SUB AREA 01 - ENTIRE SITE WEST OF ALLEY
TOTAL SITE AREA (INCLUDES HALF OF ALLEY)
47,686 S.F. - 58 ACRES

EXISTING ZONING
A.R.1

PROPOSED ZONING
R-4

EXISTING USES
VACANT LOTS, WAREHOUSE, AND SINGLE FAMILY HOUSE

TOTAL NUMBER OF PROPOSED BUILDINGS
11

TOTAL NUMBER OF PROPOSED DWELLING UNITS
20

TOTAL NUMBER OF PROPOSED BEDROOMS
77

PROJECT DENSITY
20.90 DW/ACRE

PARKING INCLUDING
79 GARAGE SPACES
21 ON-STREET SPACES
58 TOTAL SPACES (1.93 SPACES PER UNIT)

SUB AREA 02 - 2 LOTS EAST OF ALLEY
TOTAL SITE AREA
15,488 S.F. - 35 ACRES

EXISTING ZONING
A.R.1

PROPOSED ZONING
A.R.1

EXISTING USES
SINGLE FAMILY HOMES

TOTAL NUMBER OF PROPOSED BUILDINGS
4

TOTAL NUMBER OF PROPOSED DWELLING UNITS
10

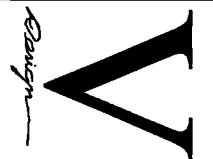
TOTAL NUMBER OF PROPOSED BEDROOMS
18

PROJECT DENSITY
26.17 DW/ACRE

PARKING PROVIDED
77 ON-STREET SPACES
6 SIGNAGE SPACES

18 TOTAL SPACES (1.80 SPACES PER UNIT)

1397 CHAMBERS ROAD
COLUMBUS, OHIO 43212



Vanguard

SHEET NO.
ZCL-3

SHEET TITLE
ZONING
COMPLIANCE
PLAN BUILDING
ELEVATIONS

DATE: SEPTEMBER 11, 2014
APPROVED BY: J. J. BROWN, JR.
REGISTERED PROFESSIONAL ARCHITECT
COLUMBUS, OHIO
SHEET NO. 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 between zero and 3 feet as reflected on the site plan.

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 22% for both Lots.

3312.21 – Landscaping and screening.

To not provide parking lot perimeter screening.

3312.25 – Maneuvering

To permit maneuvering across lot lines for parking.

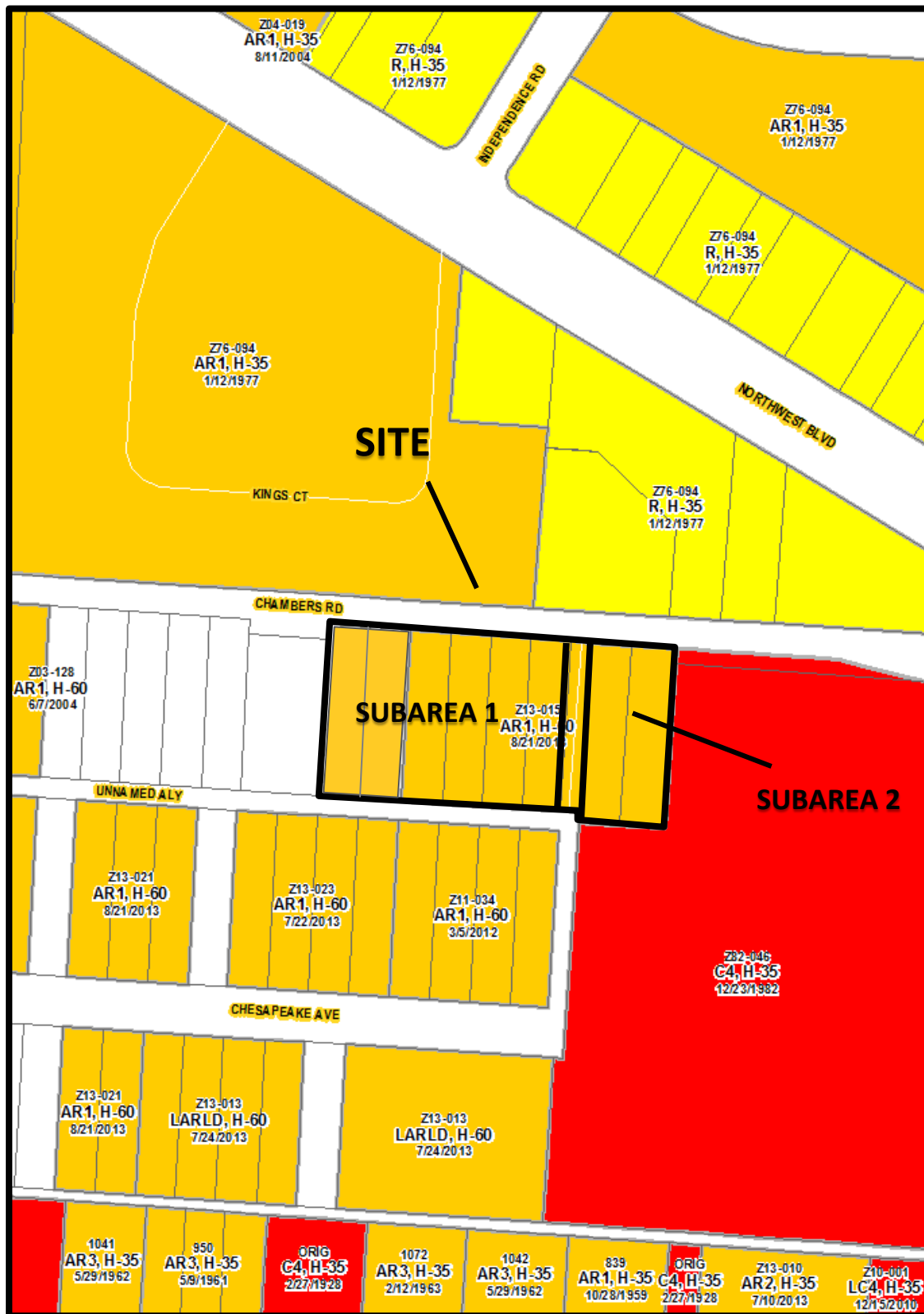
The grant of these variances will not adversely affect the surrounding property or surrounding neighborhood, will not impair an adequate supply of light and air to adjacent properties, unreasonably increase the congestion of public streets, unreasonably diminish or impair established property values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

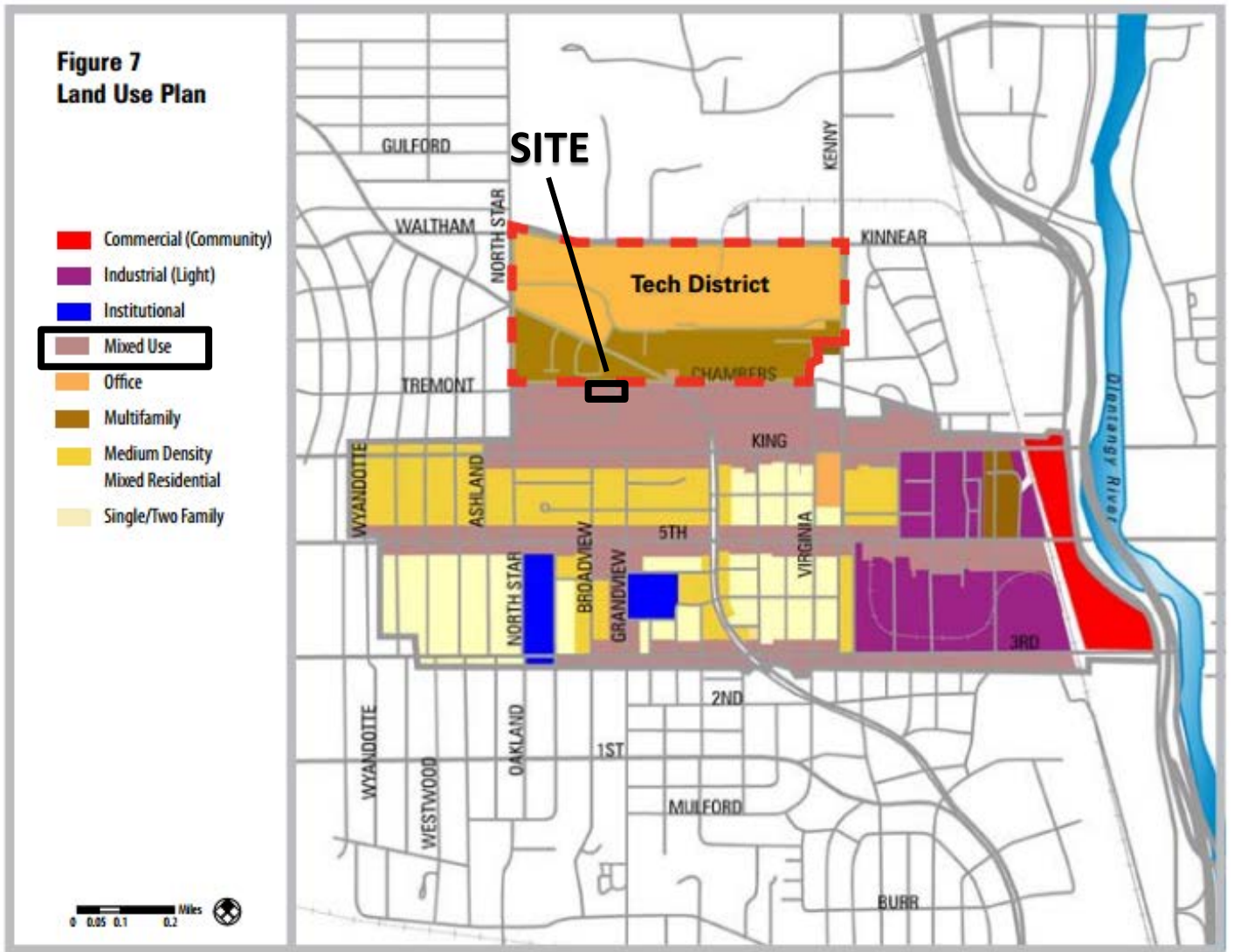
Guy Williams, Jr.

By: Dave Hodge, attorney

Date: 11/18/2014



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.

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> 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

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
www.columbus.gov

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
Subject: FW: Chesapeake / Chambers take 3

Shannon / Tori-

Bruce Shalter, 5th 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

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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> 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

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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

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 30th day of September, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(Signature)
Natalie C Timmons
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