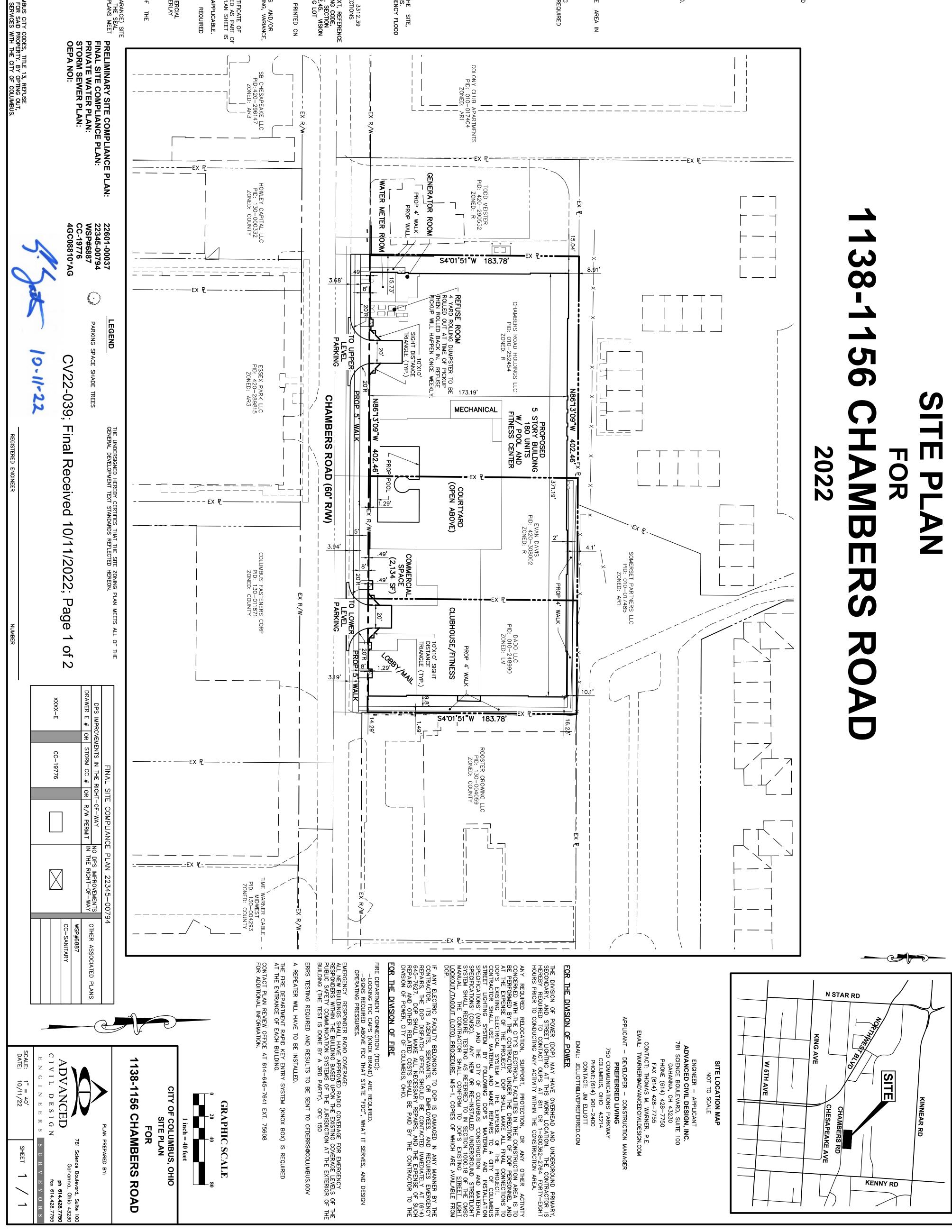
CODES, TITLE 13, REFUSE	PROPERTY OWNER NAME: PREFERRED LIVING PROPERTY OWNER E-MAIL ADDRESS: JELLIOTT@LIVEPREFERRED.COM I VOLUNTARILY CHOOSE TO OPT OUT OF THE REQUIREMENTS OF SUBSECTION 1309.02 OF COLUMBUS CITY
	PROVIDED CAPACITY (6-4 CU.YD. (COMPACTED) EMPTIED ONCE WEEKLY) = 24 CU. YDS.
FINAL SITE COMPLI PRIVATE WATER PL STORM SEWER PLA OEPA NOI:	ALL SHEETS STAMPED AND SIGNED. FOR THE DIVISION OF REFUSE COLLECTION – PRIVATE SERVICE TOTAL 180 OF UNITS: REQUIRED LOOSE CAPACITY = (180 UNITS X 1/2 CU. YDS.) = 90 CU. YDS. REQUIRED COMPACTOR CAPACITY = (180 UNITS X 1/2 CU. YDS. X 1/4) = 22.5 CU. YDS.
PRELIMINARY SITE	P. ENGINEER'S OR ARCHITECT'S SEAL AND SIGNATURE MUST APPEAR ON EACH (ZONING CLEARANCE) SITE PLAN SHEET. NOTE: FOR PROJECTS AFFECTED BY REZONING LIMITATION TEXTS OR CPD TEXTS, THE SEAL AND SIGNATURE MUST APPEAR UNDER A STATEMENT THAT CERTIFIES THE BUILDING AND SITE PLANS MEET ALL REQUIRED TEXT STANDARDS.
	O. VERIFICATION FROM THE RECREATION AND PARKS DEP PARKLAND DEDICATION ORDINANCE HAVE BEEN MET. NOT APPLICABLE
	M. FOR PROJECTS WITHIN THE UNIVERSITY PLANNING OVERLAY AREA - LIST AND CERTIFY ALL RE CALCULATIONS. SUBMIT STAMPED PLANS, ALONG WITH CERTIFICATE OF APPROVAL.
	L. ATTACH ARCHITECTURAL REVIEW, HISTORIC RESOURCES OR DOWNTOWN COMMISSION'S CERTIFICATE OF APPROPRIATENESS LETTER TO EACH (ZONING CLEARANCE) SITE PLAN SET. ALL SHEETS STAMPED AS PART CERTIFICATE OF APPROPRIATENESS MUST BE INCLUDED IN THE FULL PLAN SETS; EACH SITE PLAN SHEET ALSO TO BE STAMPED AND SIGNED. ARCHITECTURAL REVIEW, HISTORIC RESOURCES OR DOWNTOWN COMMISSION'S CERTIFICATE NOT APPLICABLE
SB CHESAP PID: 420- ZONED:	K. ILLUSTRATIONS OF ALL BUILDING FACADE MATERIALS AND TREATMENT, LIGHTING DETAILS REQUIRED BY ALL APPLICABLE CERTIFICATE(S) OF APPRO OR OTHER ORDINANCE. REFERENCE THIS PLAN SET FOR ARCHITECTURAL ELEVATIONS, AND LANDS
	J. ALL APPLICABLE REZONING LIMITATION TEXT, CPD OR PUD SITE PLAN SHEET. SEE LIMITATION TEXT, SHEET 2.
	 A NOTE THAT THE PROPOSED PROJECT WILL COMPLY WITH SECTIONS 3312.21 SCREENING; 3312.39 STRIPING/MARKING; 3312.43 SURFACE; 3312.45 WHEEL STOPS/CURBS; CHAPTER 3321, AND SECTIONS 3321.05 VISION CLEARANCE AND 3312.21 SCREENING. THE PROJECT SHALL CONFORM MTH SECTION 3312.21 SCREENING AND THE SITE LIMITATION TEXT, REFERENCE THIS SHEET. PARKING SPACE STRIPING/MARKING SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE, SECTION 3312.39. PAVEMENT SURFACES SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE, SECTION 3312.43. WHEEL STOPS AND CURB SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE, SECTION 3312.45. VISION CLEARANCES SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE 3312.45. VISION CLEARANCES SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE 3312.45. VISION CLEARANCES SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE 3312.45. VISION CLEARANCES SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE 3312.45. VISION CLEARANCES SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE, SECTION 3321.05. PARKING LOT SCREENING SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE, SECTION 3312.21.
EX	H. DUMPSTER SCREENING DETAILS. N/A
	FLOOD DESIGNATION, MAP NUMBER, AND EFFECTIVE DATE. AND, V OW THE 100-YEAR FLOOD PLAIN AND FLOODWAY BOUNDARIES, AND E PROPERTIES ARE LOCATED WITHIN ZONE X ON THE FEDERAL EME JURANCE MAP #39049C0306K (EFFECTIVE DATE: JUNE 17. 2008).
 	3HT OF BUILDING(S) AND/OR STRUCTURE(S). MAXIMUM PER CODE, THE PROPOSED MAX BUIL
	BICYCLE PARKING AT 2 SPACE FOR 1ST 20 SPACES + 1 SPACE/ 20 ADDITIONAL SPACES BICYCLE PARKING REQUIRED: 17 BICYCLE PARKING PROVIDED: 18 (PROVIDED INSIDE BUILDING)
COLONY CLUB APA PID: 010-017 ZONED: AR	ALL CONFORM 1 QUIRED: OVIDED:
	SHADE TREES SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE, SECTION 3312.21. 1 SHADE TREE PER 10 PARKING SPACES. SHADE TREES REQUIRED: 0 SHADE TREES PROVIDED: 0
	REQUIRED PARKING @ 1.5 SPACES/UNIT = 270 SPACES (180 UNITS - RESIDENTIAL) REQUIRED PARKING @ 1 SPACE/250 SF = 9 SPACES (2,134 SF - COMMERCIAL) TOTAL SPACES REQUIRED: 279 SPACES TOTAL SPACES PROVIDED: 304 SPACES (8 W/ H.C. ACCESS)
	E. SQUARE FOOTAGE BREAKDOWN FOR EACH USE AND THE REQUIRED AND PROVIDED PARKING BREAKDOWN. WHERE PROVIDED PARKING CONTAINS TEN (10) OR MORE SPACES, INDICATE THE REQUIRED AND PROVIDED NUMBER OF SHADE TREES.
	RE FEET, OR FC 73,965 SF 98 ACRES = 10
	DISTRICT OF THE SUBJECT SITE. AR-3, H-70 DNING TEXT: Z22-030 (CV22-039)
	SITE LOCATION I ERENCE THIS SH
	SITE PLA
	SIGNAGE AND GRAPHICS SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF BUILDING UNLESS OTHERWISE NOTED. SITE PLAN REQUIREMENTS
	ROADS, DRIVES, RADII AND MEANS OF ACCESS SHALL CONI INS OF THE DIVISION OF FIRE PUBLISHED NOVEMBER 21, 19
	HX I
	ON THIS PLAN FOR REFERENCE OI PROVAL OF THE SANITARY SERVICE E AT 111 N. FRONT ST FOR SANIT
) DEMOLITION PERMIT, A PERMIT FOR SANITARY LATERALS TO BE C. NED FROM 111 N. FRONT STREET, 1ST FLOOR, 614-645-7490.
	CONTACT SEN WORK INVOLV IF ANY NEW
	SITE DISTURBED AREA: OFF-SITE DISTURBED AREA: R/W DISTURBED AREA: TOTAL DISTURBED AREA: IMPERVIOUS DISTURBED AREA: PRE-DEVELOPED IMPERVIOUS: PRE-DEVELOPED IMPERVIOUS: PRE-DEVELOPED LOT COVERAGE: PRE-DEVELOPED LOT COVERAGE: POST-DEVELOPED LOT COVERAGE: SANITARY SEWER NOTE SANITARY SEWER NOTE
	TOTAL SITE AREA: 1.901 TOTAL SITE AREA LESS EX R/W: 1.698





Z: \21-0225-65\DWG\PRODUCTION DRAWINGS\ZONING\SITE PLAN.dwg 1 TITLE SHEET Oct 11, 2022 - 1:09:46pm cnickell

ORD#2654-2022; CV22-039; Page 1 of 10

SITE

STATISTICS

TABLE

THE LANGHAM 1138-1156 CHAMBERS F 010-252454 1.901 AC ZONING INFO

ROAD

SITE INFORMATION

I VOLUNTARILY CHOOSE TO COLLECTION CODE, BY SECU THE IDENTIFIED PARCEL(S)

OPT OUT URING A F WILL NO L

T OF THE REQUIREMENTS OF SUBSECTION PRIVATE COLLECTION SERVICE FOR ALL , LONGER BE ELIGIBLE FOR ANY FUTURE F

N 1309.02 OF COLON ACCEPTABLE WASTE REFUSE COLLECTION



FOR ANY TREES DESIGNED FOR REMOVAL THAT MAY BE POTENTIAL BA AREAS, <u>REMOVAL SHALL ONLY OCCUR FROM OCTOBER 15TH TO MARCH</u> THE CONTRACTOR PREFERS TO REMOVE THE TREES OUTSIDE OF FRAME, A SURVEY MUST BE CONDUCTED ACCORDING TO THE UNITE FISH AND WILDLIFE SERVICES AND BY A BIOLOGIST WITH ALL REQUIRED AND/OR STATE COLLECTION PERMITS TO DETERMINE THE PRESENCE INDIANA BATS. THE DATA COLLECTED DURING THE SURVEY MUST BE TO THE CITY ACCORDING TO THE CONDITIONS OF THE SURVEY MUST BE SHALL BE REMOVED WITHIN 24 HOURS OF THE SURVEY BEING CONDL BATS ARE FOUND TO BE PRESENT, THEN TREE SHALL REMAIN PROTECTION AND ENHANCEMENT PLAN WILL BE REQUIRED. ATTAL BAT HABITAT O MARCH 31ST. IF DE OF THIS TIME IE UNITED STATES REQUIRED FEDERAL RESENCE OF ANY AUST BE PROVIDED PERMIT AND ANY PERMIT AND ANY RESENT THE TREE S CONDUCTED. IF

PUBLIC TREE PRESERVATION NOTE

ALL PUBLIC TREES AND THE GROUND BELOW THEIR RESPECTIVE DRIP LINES, WHETTHER SHOWN OR NOT SHOWN ON THE PLANS, ARE TO BE PRESERVED UNLESS APPROVAL TO REMOVE OR PRUNE IS GIVEN IN WRITING BY COLUMBUS RECREATION & PARKS (CRPD)/CITY FORESTER OR IF THE PUBLIC TREE REMOVAL HAS BEEN DESIGNATED ON THE APPROVED FINAL SITE COMPLIANCE PLAN. TREES APPROVED FOR REMOVAL BY EITHER OF THE CRPD/CITY FORESTER SHALL BE PAID FOR NUNDER CMSC ITEM 201, CLEARING AND GRUBBING, UNLESS OTHERWISE PROVIDED FOR BY UNIT PRICE BID UNDER ITEM 201. THE CONTRACTOR SHALL PROTECT TREES NEAR OR ADJACENT TO THE WORK AREA TO AVOID DAMAGE TO ALL TREES THAT ARE TO REMAIN. ALL TREES REMOVED SHALL INCLUDE STUMP REMOVAL TO EIGHTEEN (18) INCHES BELOW GRADE. ALL CLEARING AND GRUBBING DONE ON CRPD PROPERTY, RIGHT-OF-WAY, OR ANY CITY OF COLUMBUS PROPERTY SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR. HEAVY EQUIPMENT MIL NOT BE ALLOWED TO COMPACT THE SOIL OVER THE ROOT ZONE OF EXISTING PUBLIC TREES. RESTRICTED EQUIPMENT ACCESS ROUTES SHALL BE COORDINATED WITH CRPD INSPECTOR, KEITH MAY, AT (614) 645-3014 OR KAMAY@COLUMBUS.GOV BEFORE WORK IS BEGINS. TEMPORARY PAVING MATERIALS, SUCH AS PLYWOOD, LUMBER OR RUBBER MATTING, SPREAD OVER THE ROOT ZONE OF PUBLIC TREES MAY BE REQUIRED TO PREVENT COMPACTION. IF A PUBLIC TREES MAY BE REQUIRED TO PREVENT COMPACTION VEA THE ROOT ZONE OF PUBLIC TREES TO THE CONTRACTOR SHALL PROVIDE A TREE MITIGATION PLAN TO JIM LONG AT (614) 645-2864 OR <u>JALONG@COLUMBUS.GOV</u> AND EMAIL AND REFER TO THE CRPD TREE MITIGATION PLAN GUIDANCE, ANSI A300 AND/OR CITY OF COLUMBUS EXECUTIVE ORDER 2015-01 FOR TREE REPLACEMENT STANDARDS.

PUBLIC TREE PROTECTION NOTE

A TREE PROTECTION PLAN WITH A DRAWING OF ANY WORK LOCATED WITHIN THE DRIP LINE OF A PUBLIC TREE SHALL BE INCLUDED IN THE APPROVED FINAL SITE COMPLIANCE PLAN (FSCP). REFER TO CRPD STANDARD DRAWING FOR TREE PROTECTION. CONSTRUCTION MATERIALS, EXCAVATION DEBRIS, FUEL, EQUIPMENT OR VEHICLES ARE NOT TO BE STOCKPILED, STORED, DUMPED OR PARKED WITHIN THE DRIP LINE OF PUBLIC TREES. ALL TREES MUST BE PROTECTED AGAINST INJURY OR DAMAGE TO BRANCHES, TRUNKS, OR ROOTS FROM CONSTRUCTION AND EXCAVATION, AS DESCRIBED IN THE "BEST MANAGEMENT PRACTICES – MANAGING TREES DURING CONSTRUCTION" A COMPANION PUBLICATION TO ANSI A300 PART 5. IF THERE IS A QUESTION WHETHER A TREE OR NOT NEEDS TO BE PROTECTED, THE CONTRACTOR MUST CONTACT THE CITY FORESTRY REPRESENTATIVE JIM LONG AT (614) 645–2864 OR JALONG@COLUMBUS.GOV . FAILURE TO CONTACT THE CITY FORESTRY REPRESENTATIVE IN ADVANCE OF CONSTRUCTION WILL RESULT IN THE CONTRACTOR REIMBURSING CITY FORESTRY FOR THE COST OF ANY AND ALL DAMAGE AS DETERMINED BY THE CURRENT ANSI A300/CITY OF COLUMBUS EXECUTIVE ORDER 2015–01 FOR TREE PROTECTION AND REPLACEMENT.

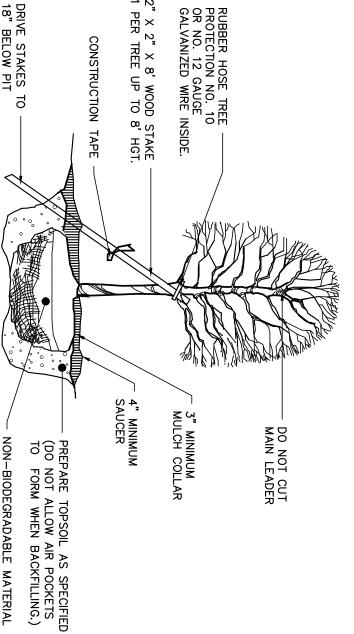
TREAM CORRIDOR PROTECTION ZONE (SCPZ) NOTE

IT SHALL BE UNLAWFUL FOR ANY PERSON TO BREAK, DEFACE, INJURE, MUTILATE, KILL, OR DESTROY ANY TREE, SHRUB, OR EVERGREEN IN THE STREAM CORRIDOR PROTECTION ZONE (SCPZ) IN THE CITY OF COLUMBUS. UNLESS OTHERWISE EXEMPT, ALL DEVELOPMENT AND RE-DEVELOPMENT PROJECTS THAT IMPACT THE SCPZ MUST MINIMIZE ALTERATIONS OF THE SCPZ, KEEP NEW AND TEMPORARY STRUCTURES OUT OF THE SCPZ, AND MAINTAIN A RIPARIAN CORRIDOR ALONG THE STREAM TO MINIMIZE STREAMBANK EROSION AND TO PROTECT THE STREAM HABITAT. THE SCPZ SHALL BE KEPT IN AS NATURAL STATE AS POSSIBLE SUCH THAT IS CAN PERFORM ITS INHERIT FUNCTION OF EROSION PROTECTION, FLOOD MITIGATION, AND WATER QUALITY PROTECTION. THE CONTRACTOR SHALL TAKE ALL MEASURES TO NOT DISTURB THE SCPZ IN ANY WAY IN ORDER TO ENSURE THE PROTECTION OF THE SCPZ. IF A DISTURBANCE IS UNAVOIDABLE, ALL DISTURBANCES MUST BE MITIGATED THROUGH RE-FORESTATION AND RE-VEGETATION.

A DISTURBANCE TO THE SCPZ IS UNAVOIDABLE, THE CONSULTANT OR NTRACTOR SHALL PREPARE A STREAMBANK RESTORATION PLAN. THE REAMBANK RESTORATION PLAN SHALL BE SUBMITTED FOR REVIEW AND 'PROVAL BY THE RECREATION AND PARKS DEPARTMENT / CITY FORESTER NTER CONTACT) PRIOR TO FINAL CONSTRUCTION PLAN/FINAL SITE COMPLIANCE

NOTE: TREE AND SHRUB TRIMMING IS LIMITED TO 1/3 OF ANY BRANCH WHEN PRUNING UNLESS BRANCHES ARE DEAD OR INJURED FROM TRANSPLANTING.

TREES, SHRUBS & EVERGREENS ARE TO BE PLANTED AT THE SAME SAME GRADE AS GROWN IN NURSERY.



<u> →</u> N

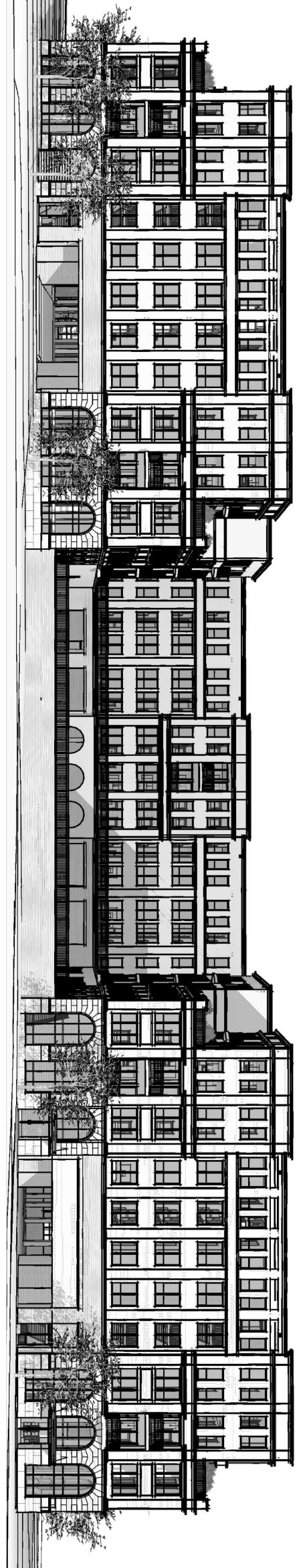
DRIVE STAKES ' 18" BELOW PIT

б

DECIDUOUS TREE UNDER 3" CALIPER DETAIL

NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED.

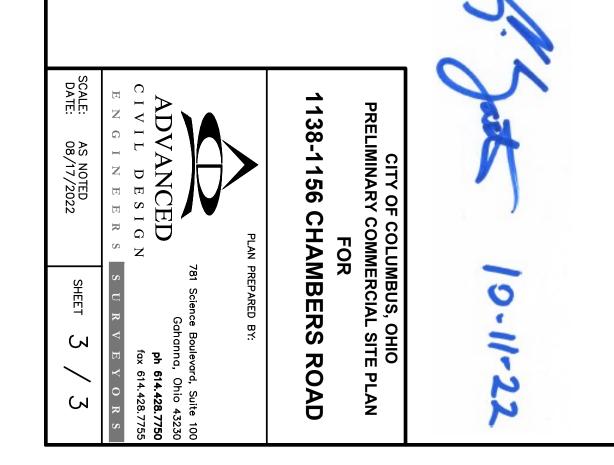
- Hart -----T 0 == (出於田



eived 10/11/2022; Page N of 2

CV22-039; Final Rec

FRONT BUILDING ELEVATION SCALE: NO SCALE



STATEMENT IN SUPPORT OF VARIANCES

APPLICATION: CV22-039 ADDRESS: 1138 Chambers Road PARCEL: 010-252454, 420-308002, 010-248990 OWNER: Chambers Road Holdings LLC and two others APPLICANT: Preferred Living ATTORNEY: David Hodge, Underhill and Hodge DATE: October 12, 2022

This site is located on the north side of Chambers Road and east of Northwest Boulevard. The site is currently three parcels. The west parcel is zoned Rural and was annexed from Clinton Township to Columbus in 2000. The center parcel is in Clinton Township and in the process of being annexed to Columbus. The east parcel is zoned Limited Manufacturing. The Applicant proposes annexing the center parcel and rezoning the site to Apartment Residential 3 to allow the construction of a mixed-use development.

The site is no within a commercial overlay, planning overlay, nor is it a historic site. The site is within the boundary of 5th X Northwest Area Commission and the 5th X Northwest Area Plan. The site is located within the "Tech District" of the Plan and recommends multifamily residential uses.

The Applicant proposes a mixed use development which provides approximately 2,134 square feet of commercial use and 180 multifamily residential dwelling units. The proposed development will promote the Plan Recommendation Principles by contributing to a vibrant mix of uses and increase the range of housing options for the neighborhood. Applicant is committing to the Site Plan submitted with this Council Variance Application.

To permit the development as proposed, the Applicant requests the following use and area variances:

1. 3309.14 – Height district. The Applicant requests a variance to increase the maximum building height from 60 feet to 70 feet.

2. 3312.25 – Maneuvering. The Applicant requests a variance to allow maneuvering through stacked parking spaces and across parcel lines, with the total required maneuvering area being provided.

3. 3312.29 – Parking space. The Applicant requests a variance to allow stacked parking spaces in an apartment residential district and to allow those spaces to count toward the minimum number of provided parking spaces. The pair of stacked spaces shall be assigned to the same residential unit. The Applicant also requests a variance to reduced parking space size for parking spaces impacted by parcel lines, with the overall parking space meeting the required dimensions.

4. 3312.49(A)(1) – Bicycle parking visibility. The Applicant requests a variance to allow bicycle parking within the structure and not visible from the public right-of-way.

5. 3312.49(C) – Parking required. The Applicant requests a variance to waive the minimum parking requirement for individual parcels and to require parking based on the overall site.

6. 3333.03 – Permitted uses. The Applicant requests a use variance to allow commercial use in an apartment residential district.

7. 3333.15(C) – Building coverage. The Applicant requests a variance to increase the maximum permitted building coverage from 50 percent of the total lot area to 88 percent for the overall site and waive the 50 percent limitation for individual parcels. This is based on post-right-of-way dedication total lot area of +/- 1.698 acres.

8. 3333.18 – Building lines. The Applicant requests a variance to reduce the minimum building line from 25 feet to zero feet.

9. 3333.24 – Rear yard. The Applicant requests a variance to reduce the minimum permitted rear yard from 25 percent of the overall site to 5 percent of the overall site and to waive the 25 percent rear yard requirement for individual parcels. This is based on post-right-of-way dedication total lot area of +/- 1.698 acres.

The Applicant's goal is to redevelop the site with a high-quality product and in a manner which will contribute to a vibrant mix of uses and increase the range of housing options for the neighborhood.

The Applicant requests a use variance to allow a commercial use in the proposed apartment residential district. City Council may 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 it is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the comprehensive plan.

The proposed commercial use will not adversely affect the surrounding property or surrounding neighborhood. This portion of Chambers Avenue is a mixed-use corridor. There are surrounding residential, office, retail, restaurant, and light manufacturing uses in the neighborhood. Indeed, part of the site is currently zoned under the limited manufacturing district. The inclusion of a commercial use within the residential development will help integrate the property within the mixed use neighborhood and contribute to the vitality of the corridor. The proposed commercial use will not adversely affect surrounding properties or the surrounding neighborhood and granting of the variance will alleviate the difficulty experienced by the Application.

The Applicant requests a number of area variances to allow construction of the development as proposed. City Council may permit a variation 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 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.

There are unusual difficulties carrying out the underlying development standards due to the shape of the lot and other conditions such as a lack of a rear alley. This is an area with limited off-site parking options, so it was very important that the development provided sufficient onsite parking and many of the requested area variance are requested to accommodate that goal. The development proposes two levels of parking garage and this increased the height of the building. Accordingly, the Applicant requests a variance to increase the maximum building heigh by 10 feet.

All of the proposed parking spaces are within the structure. This allows the development to maximize the levels of internal garage parking. Consequently, this also increased the building's

footprint. As a result, the Applicant requests a variance to allow reduced building line, increased building coverage percentage, and reduced rear yard percentage. The lack of rear alley reduced the potential for alternative access points. As a result, the two proposed access points are accessed from Chambers Road. With the proposed footprint and the necessity to access from Chambers Road, it was necessary to reduce the proposed clear vision triangles for those access points. However, these area variances will not seriously affect any adjoining property or the general welfare of the neighborhood.

The Applicant commits that the proposed stacked parking spaces shall be assigned to the same residential unit. Also, there shall be signage posted which restricts southbound left turns at the western proposed access point to Chambers Road.

There are a number of other area variances requested due to the practical difficulty that the site cannot be combined into a single parcel. A parcel was recently annexed from Clinton Township to the City of Columbus. The parcel was designated with a tax number that is different from the other parcels within the site. Parcels with different tax numbers cannot be combined. As a result, the site will have parcel lines dividing the development and this caused a number of technical area variances.

The requested area variances are not substantial and they will not substantially alter the essential character of the neighborhood. Chambers Road is a uniquely mixed corridor. The proposed development will promote the Plan Recommendation Principles by contributing to a vibrant mix of uses and increase the range of housing options for the neighborhood. The proposed development will both complement existing developments and promote activity with the neighborhood commercial uses. The requested variances are not substantial but they will allow the property to be developed as proposed and contribute to the vibrancy of the neighborhood.

The requested variances will not adversely affect the delivery of governmental services. The Applicant submits that the spirit and intent behind the zoning requirements would be observed and substantial justice done by granting the requested variances.

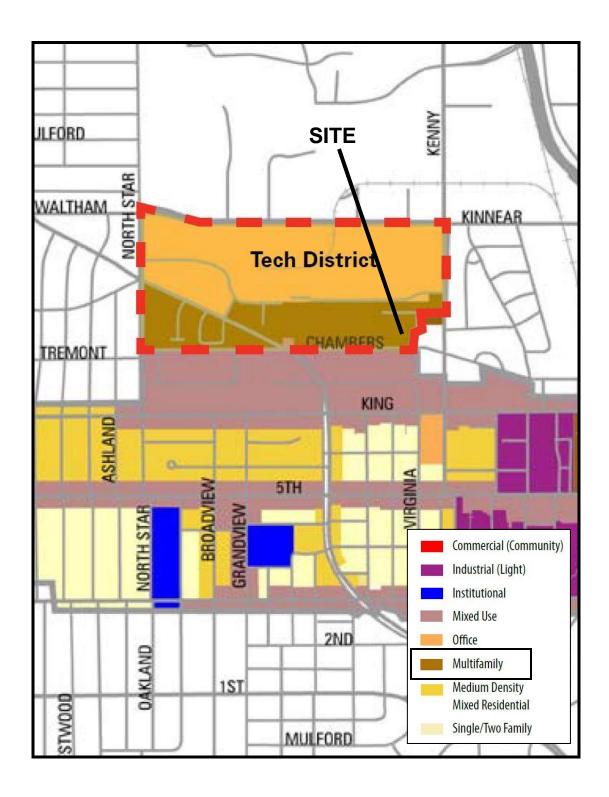
Respectfully submitted,

David Hodge

David Hodge Attorney for the Applicant



CV22-039 1138 Chambers Rd. Approximately 1.9 acres



CV22-039 1138 Chambers Road Approximately 1.9 Acres



CV22-039 1138 Chambers Rd. Approximately 1.9 acres



Standardized Recommendation Form

DEPARTMENT OF BUILDING AND ZONING SERVICES 111 N Front Street, Columbus, Ohio 43215 Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP (PLEASE PRINT)



LIST BASIS FOR RECOMMENDATION:

 Fifth by Northwest AC recommends approval of both rezoning and council variance requests

 Vote
 3-1 recommend approval

 Signature of Authorized Representative
 Digitably signed by Justin Shaw Date 2022 07 21 1105 30 Jefford

 Recommending Group Title
 Fifth by Northwest AC

 Daytime Phone Number
 215-740-2835

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

Council Variance Application

111 N Front Street, Columbus, Ohio 43215 Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #:	CV22-039

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

THE CITY OF

REW J. GINTHER, MAYOF

DEPARTMENT OF BUILDING

AND ZONING SERVICES

Being first duly cautioned and sworn (NAME) Eric Zartman

of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite, 260, New Albany, Ohio 43054 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 format:

> Name of Business or individual (including contact name and number) Business or individual's address; City, State, Zip Code Number of Columbus-based employees (Limited to 3 lines per box)

1.	2.
Chambers Road Holdings LLC	Evan Davis
750 Communications Pkwy., Ste. 200	247 E. Kelso
Columbus, OH 43214	Columbus, OH 43202
3.	4.
3. Dado LLC	4. Chambers Road Holdings LLC
Dado LLC	Chambers Road Holdings LLC

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT	
Sworn to before me and signed in my presence this 210th day	of April, in the year 2022
Umrly Compon	I-I[- 2024 Notary Seal Here
SIGNATURE OF NOTARY PUBLIC	My Commission Forther a
	* KIMBERLY R. GRAYSON Notary Public, State of Ohio My Commission Expires
	01-11-2026

This Project Disclosure Statement expires six (6) months after date of notarization.