

SITE DATA	
TOTAL ACRES	+/- 1.469 ACRES
TOTAL UNITS	128
PARKING PROVIDED	193
PARKING RATIO	1.51/UNIT

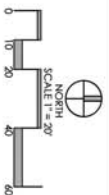
CHESAPEAKE AVE APARTMENTS

FINAL SITE PLAN RECEIVED 5.3.23 SHEET 1 OF 1 CV21-071A

DATE 11/3/21

FINAL SITE PLAN RECEIVED 5.3.23 SHEET 1 OF 1 CV21-071A

53-23
J. J. Galt



Paris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE

8175 Camellery Road
P.O. Box 1164
Hilliard, OH 43026
www.parisplanninganddesign.com

CV21-071A

STATEMENT IN SUPPORT

APPLICATION: CV21-079A

ADDRESS: 1205 Chesapeake Avenue

OWNER: Yellow Dog Investments and Green Mountain Investments

PARCELS: 010-087471 and 420-304746

APPLICANT: Jared Smith, Preferred Living

ATTORNEY: David Hodge, Underhill and Hodge

DATE: October 18, 2022

The Applicant submits this statement of hardship in support of its council variance application. In 2021, the Applicant annexed part of the site and rezoned the entire site to AR-3 to allow for the construction of a 128 multi-unit residential building. The Applicant was also granted a number of companion variances to reduce certain area standards. These variances included reduced building coverage, reduced building line, reduced rear yard, and other variances to allow stacked parking spaces.

It was recently discovered that the site cannot be developed as approved because of a technicality caused by the annexation. Annexed properties are designated certain tax districts (the first three numbers of a parcel identification number) based on several factors. However, parcels with different tax districts cannot be combined even if they have the same owner. Part of this site was already in Columbus with the 010 tax district. The portion of this site that was annexed in 2021 was received the 420 tax district. Therefore, the site cannot be combined into a single parcel and the site will remain divided by a parcel line. The purpose of this application is to amend the companion council variances to request technical variances concerning this dividing parcel line. But for all practical purposes, the Applicant proposes the same development as it was approved by City Council.

To allow the development as proposed, the Applicant requests the following companion area variances.

1. 3309.14 – Height districts. The Applicant requests a variance to increase the maximum height from 60 feet to 70 feet.
2. 3312.25 – Maneuvering. Under this section every parking space shall have sufficient access and maneuvering area. The Applicant requests a variance to allow maneuvering for 31 pairs of stacked parking spaces over and through parking spaces and across the site's interior parcel line between parcels 010-087471 and 420-304746, with the total required maneuvering area being provided.
3. 3312.29 – Parking space. Under this section a parking space shall be accessible from a street, alley, or maneuvering area; and shall be designed for parking a motor vehicle. The Applicant requests variances to allow 31 pairs stacked parking spaces and for each individual space to count toward the total number of provided parking spaces. Pairs of stacked parking spaces shall be assigned to individual dwelling units. The Applicant also requests a variance to reduced parking space size for parking spaces impacted by the site's interior parcel line between parcels 010-087471 and 420-304746, with the overall parking space meeting the required dimensions.

4. 3312.49(C) – Minimum number of required parking spaces. The Applicant requests a variance to waive the minimum parking requirement for individual parcels and to require parking base on the overall site.
5. 3333.15(c) – Building coverage. The Applicant requests a variance to increase the maximum building coverage from 50% to 66% for the overall site and waive the 50 percent limitation for individual parcels.
6. 3333.18 – Building line. The Applicant requests a variance to reduce the minimum building line from 25 feet to 10 feet.
7. 3333.24 – Rear yard. The Applicant requests a variance to reduce the minimum permitted rear yard from 25% to 5% of the overall site and to waive the 25 percent rear yard requirement for individual parcels.

A hardship exists because the Applicant cannot develop the property as proposed while still conforming to the underlying zoning district established by the City's Zoning Code. Applicant's requested use variances will not adversely affect the surrounding property or surrounding neighborhood. The requested use variances will not impair supply of light or air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, nor unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

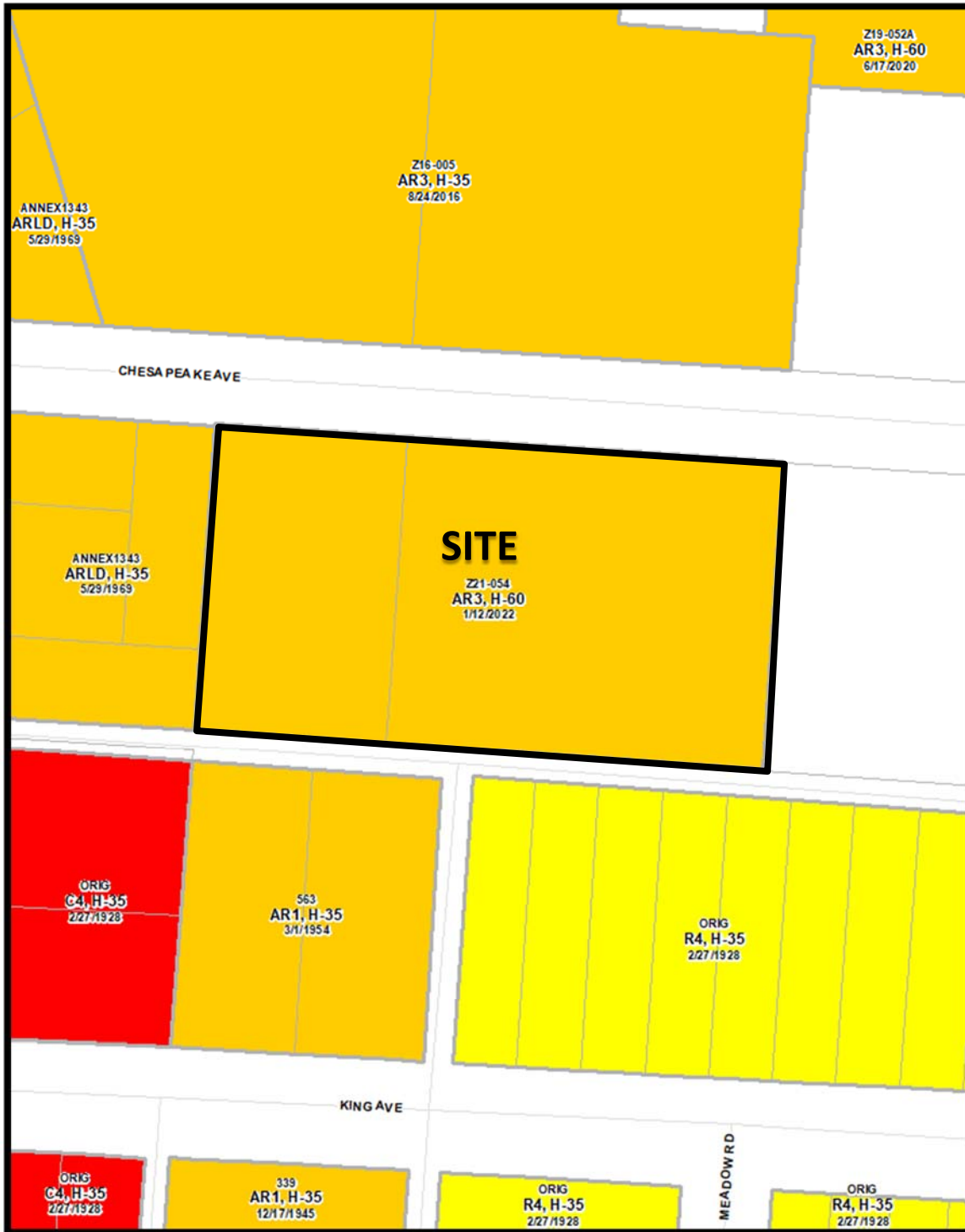
Further, a practical difficulty exists because Applicant cannot develop the Site as propose while still meeting the underlying development standards established by the City's Zoning Code. Applicant's requested area variances will not seriously affect any adjoining property or the general welfare.

For the reasons stated above, Applicant respectfully requests approval of the requested variances.

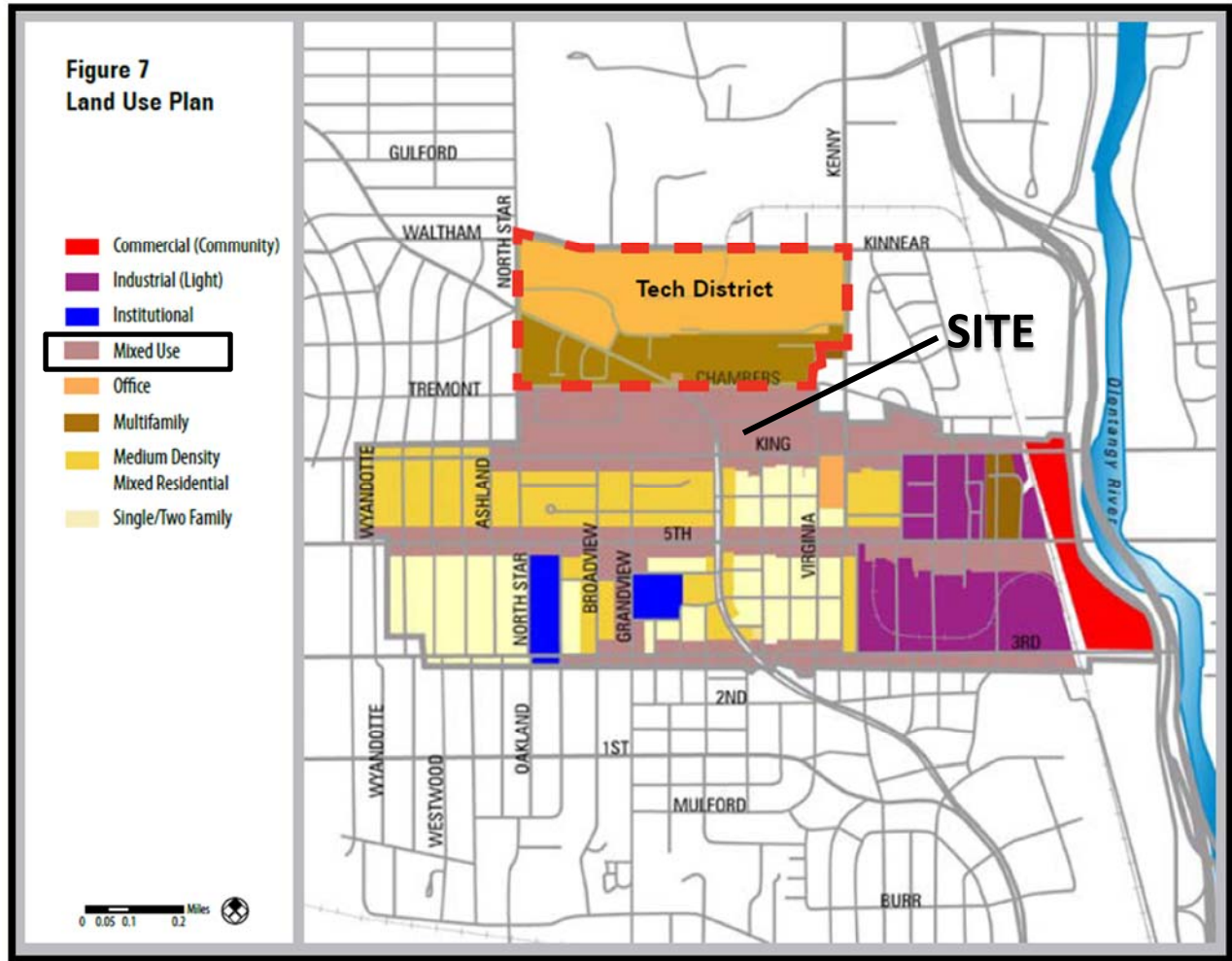
Respectfully submitted,



David Hodge

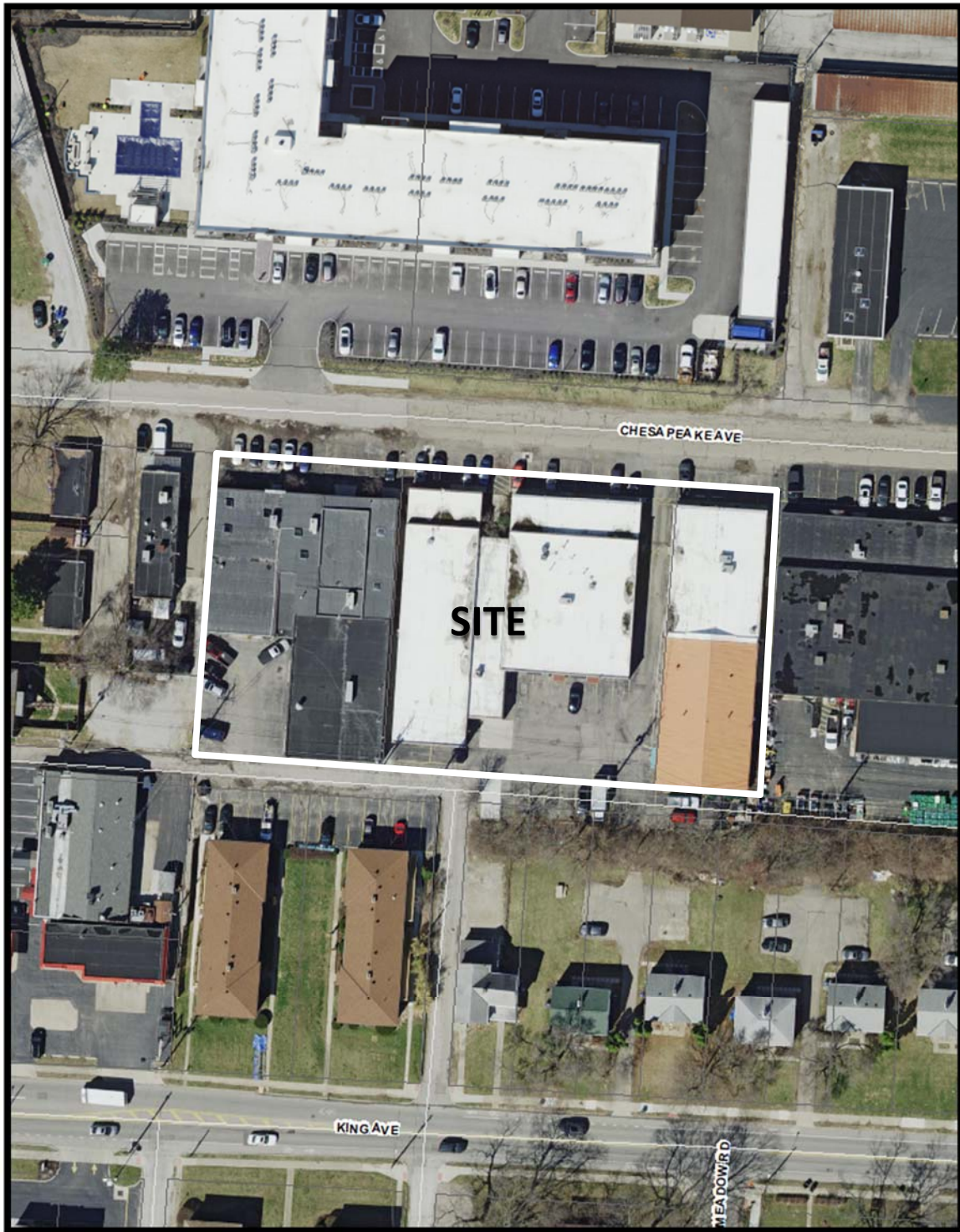


CV21-071A
1205 Chesapeake Ave.
Approximately 1.47 acres



Fifth by Northwest Neighborhood Plan (2009)

CV21-071A
1205 Chesapeake Ave.
Approximately 1.47 acres



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1205 Chesapeake Ave.
Approximately 1.47 acres

Standardized Recommendation Form

ORD #1402-2023; CV21-071A; Page 7 of 8
111 N. Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 ▪ www.columbus.gov/bzs ▪ zoninginfo@columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: CV22-110

Address: 1205 Chesapeake Avenue

Group Name: 5th by Northwest Area Commission

Meeting Date: May 2, 2023

Specify Case Type:

☐ BZA Variance / Special Permit
☒ Council Variance
☐ Rezoning
☐ Graphics Variance / Plan / Special Permit

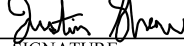
Recommendation:
(Check only one and list basis
for recommendation below)

☒ Approval
☐ Disapproval

NOTES:

A majority of the Commission recognized that this is a necessity solely as a result of the legal inability to combine the tax parcels.

Vote: 5-2

Signature of Authorized Representative: 
SIGNATURE

Zoning Committee Chair
RECOMMENDING GROUP TITLE

(215) 740-2835
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: _____

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

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. Chesapeake Avenue Holdings LLC 750 Communications Parkway, Suite 200 Columbus, Ohio 43214	2. Preferred Living 750 Communications Parkway, Suite 200 Columbus, Ohio 43214
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 3rd day of May, in the year 2023

SIGNATURE OF NOTARY PUBLIC

Notary Seal Here



DAVID L. HODGE
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.02 N.C.

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