

**Statement of Hardship****1516 Chesapeake Avenue**

The applicant is filing this council variance request in conjunction with a rezoning application requesting rezoning to the AR-1, apartment residential, zoning classification to allow for infill redevelopment of the property. These requests are appropriate in this location, and consistent with other neighborhood developments and the mixed-use nature of this neighborhood.

The following variances are requested:

C.C. 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 (Lot 1).

To permit two dwellings on a lot, one dwelling containing three dwelling units, and the other dwellings containing two dwelling units (Lots 2 and 3).

C.C. 3333.055 – Exception for single- or two-family dwelling.

To permit two two-family dwellings on the same lot (Lot 1).

To permit a two-family dwelling and a three-family dwelling on the same lot (Lots 2 and 3).

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. Each of these platted lots are 40 feet in width.

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 Chesapeake Avenue from 25 feet to 12 feet on Lots 1, 2 and 3.

C.C. 3333.23 – Minimum side yard permitted.

To reduce the minimum side yard from 5 feet to 3.1 feet for the proposed dwellings on Lots 2 and 3.

3333.24 – Rear yard.

To reduce the rear yard from 25% of the total lot area to: 19% for Lot 1; and 18% for Lots 2 and 3.

3333.25 – Side or rear yard obstruction.

To permit parking in the required rear and minimum side yards on Lots 1, 2 and 3.

3312.21 – Landscaping and screening.

To not provide parking lot perimeter screening on any Lot.

3312.25 – Maneuvering

To permit maneuvering across lot lines for parking.

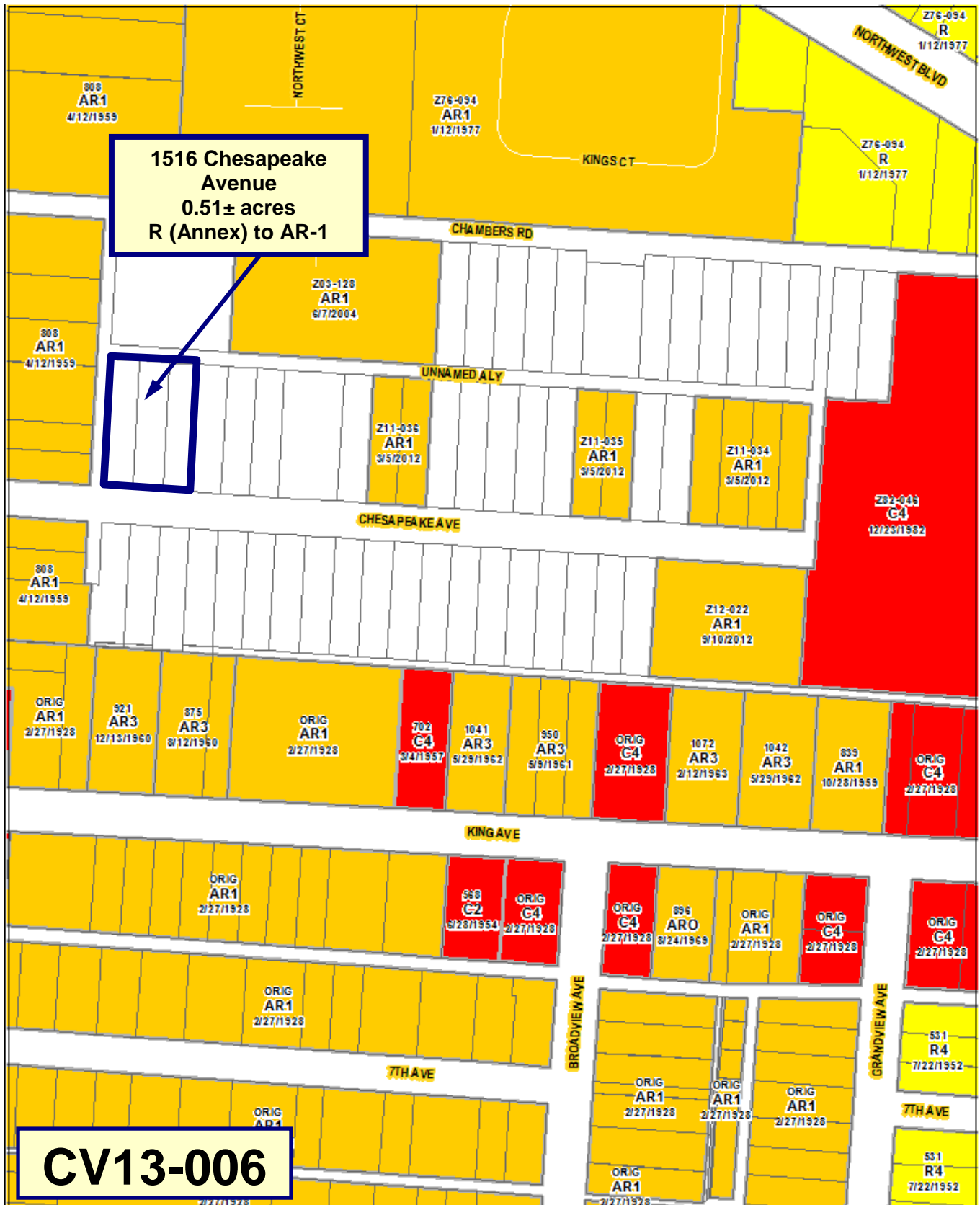
This proposed development of multi-family dwelling units is consistent with existing Columbus development. The proposed layout requires variances necessary and typical when developing an infill site in an older area of the City, such as this. A hardship exists in the Zoning Code because there is not 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's proposal provides for 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 the granting of these variances necessary for this appropriate development of the property.

Metropolitan Holdings LLC

Signature of Applicant: By: David Hodge

Date: June 10, 2013



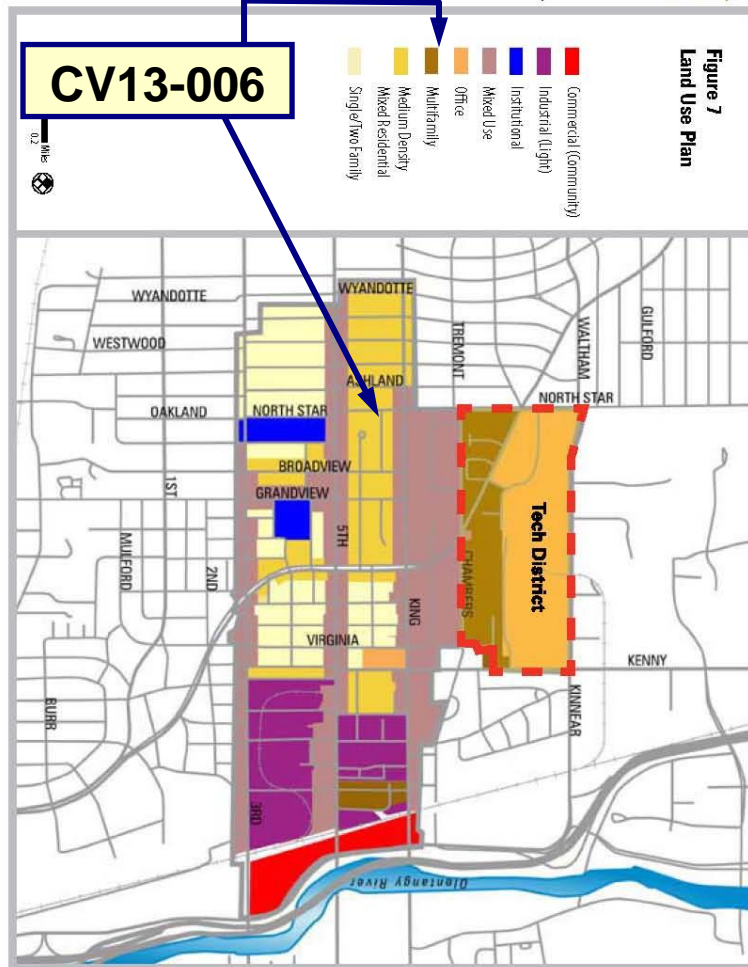
# 19 FIFTH BY NORTHWEST NEIGHBORHOOD PLAN

## Policy:

Mixed use development should be common on Fifth by Northwest'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).





----- Forwarded Message -----

**From:** Rebecca McKibben <[thestylingnook@sbcglobal.net](mailto:thestylingnook@sbcglobal.net)>

**To:** [dahitt@colmbus.gov](mailto:dahitt@colmbus.gov)

**Sent:** Thu, May 9, 2013 10:17:26 AM

**Subject:** Fw: zoning aprovel

Dear Sir:

I am Bruce McKibben, commissioner and acting chairman of the 5th by Northwest Area Commission. Please note that we have unanimously approved the below listed zoning variance at our commission meeting on May 7, 2013.

If you have any questions, please call me at 6142561944,

Thank you.

McK

----- Forwarded Message -----

**From:** David Hodge <[DHodge@smithandhale.com](mailto:DHodge@smithandhale.com)>

**To:** "[bruce1812@hotmail.com](mailto:bruce1812@hotmail.com)" <[bruce1812@hotmail.com](mailto:bruce1812@hotmail.com)>; "[thestylingnook@sbcglobal.net](mailto:thestylingnook@sbcglobal.net)" <[thestylingnook@sbcglobal.net](mailto:thestylingnook@sbcglobal.net)>

**Cc:** Jack Reynolds <[JReynolds@smithandhale.com](mailto:JReynolds@smithandhale.com)>

**Sent:** Wed, May 8, 2013 10:30:31 AM

**Subject:**

Bruce-

The contact at the City is Dana Hitt, e-mail address [dahitt@columbus.gov](mailto:dahitt@columbus.gov). Here is the case information:

1354 Ida Avenue / CV13-002

1397 Chambers Road / Z13-015 / CV13-009

1424 Chesapeake Avenue / Z13 - 023 / CV13 - 016

1437 Chesapeake Avenue / Z13 - 013 / CV13 - 007

1454 Chesapeake Avenue / Z13 - 021 / CV13 - 015

1498 Chesapeake Avenue / Z13 - 024 / CV13 - 017

1516 Chesapeake Avenue / Z13 - 012 / CV13 - 006

Please let us know if you have questions. Enjoy your time away,

David Hodge  
Smith & Hale LLC  
37 W. Broad St., Suite 725  
Columbus, OH 43215  
(614) 221-4255 phone  
(614) 221-4409 fax





**REZONING 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.

APPLICATION # 213-012 / CV13-006

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 format:

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. Kitchner Park, Inc. 887 Chambers Rd. Columbus, OH 43212 Zero employees Barry Wear, 581-6760	2. Metropolitan Holdings LLC 1500 W. 3rd Ave., Suite 400 Columbus, OH 43212 Zero employees Matt Vekasy, 488-1900 xt. 14
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 22<sup>nd</sup> day of August, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

*This Project Disclosure Statement expires six months after date of notarization.*



Natalie C. Timmons  
 Notary Public, State of Ohio  
 My Commission Expires 09-04-2015

**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**

Revised 11/12 int