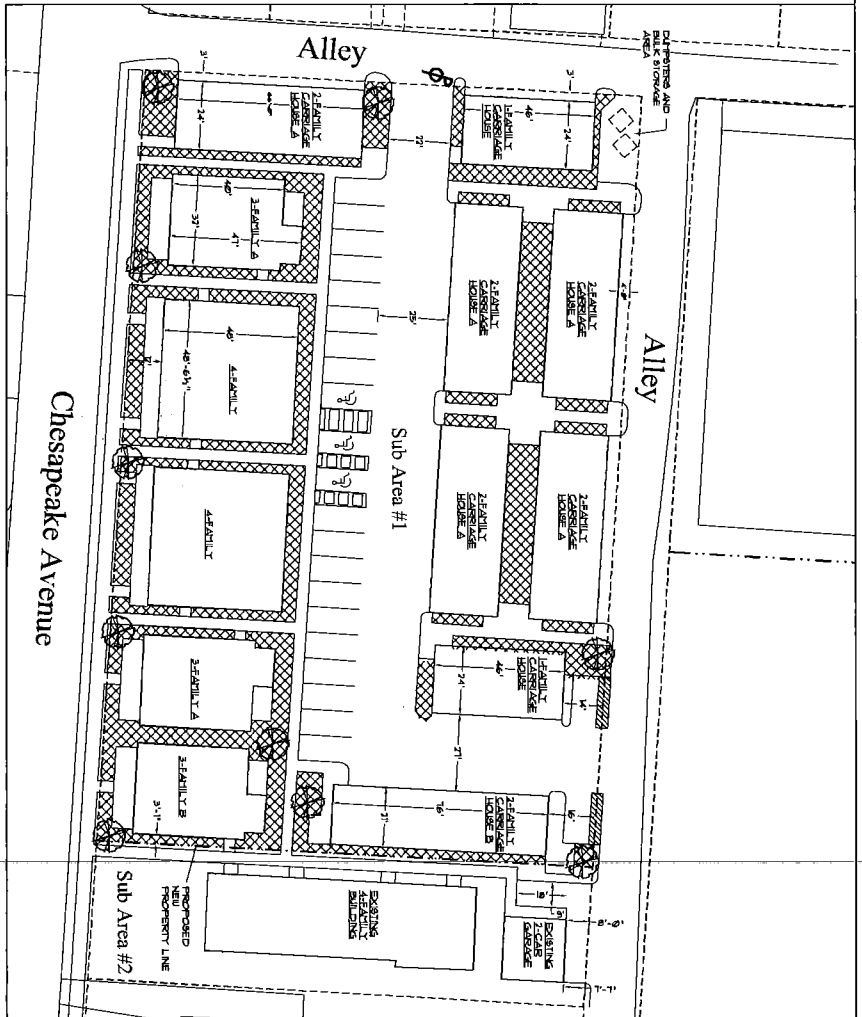
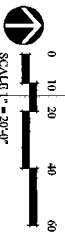


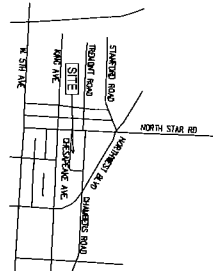
David Hall
June 13, 2014



PROPOSED SITE PLAN



LOCATION MAP



DEVELOPMENT TABULATIONS

SUB AREA 1
 TOTAL SITE AREA (ACRES) 1.17
 TOTAL SITE AREA (SQUARE FEET) 80,712
 EXISTING ZONING A-1
 PROPOSED ZONING A-1
 TOTAL NUMBER OF PROPOSED BUILDINGS 11
 TOTAL NUMBER OF PROPOSED DEVELOPING UNITS 11

PROPOSED ZONING A-1
 TOTAL SITE AREA (ACRES) 1.17
 TOTAL SITE AREA (SQUARE FEET) 80,712
 TOTAL NUMBER OF PROPOSED BUILDINGS 11
 TOTAL NUMBER OF PROPOSED DEVELOPING UNITS 11

SUB AREA 2
 TOTAL SITE AREA (ACRES) 1.17
 TOTAL SITE AREA (SQUARE FEET) 80,712
 TOTAL NUMBER OF PROPOSED BUILDINGS 11
 TOTAL NUMBER OF PROPOSED DEVELOPING UNITS 11

EXISTING ZONING A-1
 PROPOSED ZONING A-1
 TOTAL SITE AREA (ACRES) 1.17
 TOTAL SITE AREA (SQUARE FEET) 80,712
 TOTAL NUMBER OF PROPOSED BUILDINGS 11
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1496-1522 CHESAPEAKE AVENUE
 COLUMBUS, OHIO 43212

SHEET TITLE
 ZONING
 COMPLIANCE
 PLAN

DATE: MAY 16, 2011
 REVISIONS:

V. Dwyer

SHEET NO.
 ZCL-1

SHEET NO.
ZCL-2

Statement of Hardship

1506 Chesapeake Avenue

The applicant is requesting a council variance to allow development in the AR-1 district along the north side of Chesapeake Avenue. There are two existing approved council variances applicable to these properties, which must be repealed in conjunction with this request. For engineering reasons, the development plan for these properties must be revised, which is the reason for the request. The proposal is to allow 2 4-family structures, 3 3-family structures, 6 2-family structures, and 2 1-family structures in the AR-1 apartment residential district, detailed hereinafter and on the Site Plan as Subarea 1; and an existing 4-family structure on a reconfigured lot, detailed hereinafter and on the Site Plan as Subarea 2. 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 zoning classification that would permit this proposal without a series of variances. The variances requested are:

Subarea 1

C.C. 3333.02 – AR-12, ARLD, and AR-1 apartment residential district use.

To permit 2 4-family structures, 3 3-family structures, 6 2-family structures, and 2 1-family structures 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 12 feet.

C.C. 3333.255 – Perimeter yard.

To reduce the perimeter yard from 25 feet to zero.

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

To permit an existing 4-family structure.

C.C. 3333.09 – Area requirements

To permit this existing 4-family structure to be on a newly reconfigured Lot with a width of 49 feet where 50 is required.

C.C. 3333.25 – Side or rear yard obstruction

To permit parking in the minimum side and required rear yard.

C.C. 3312.49 – Minimum number of parking spaces required

To reduce the minimum number of parking spaces required from 6 to 3.

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 infill redevelopment.

Metropolitan Holdings LLC

By: Dana Hodge - attorney

Date: June 13, 2014

CV14-015

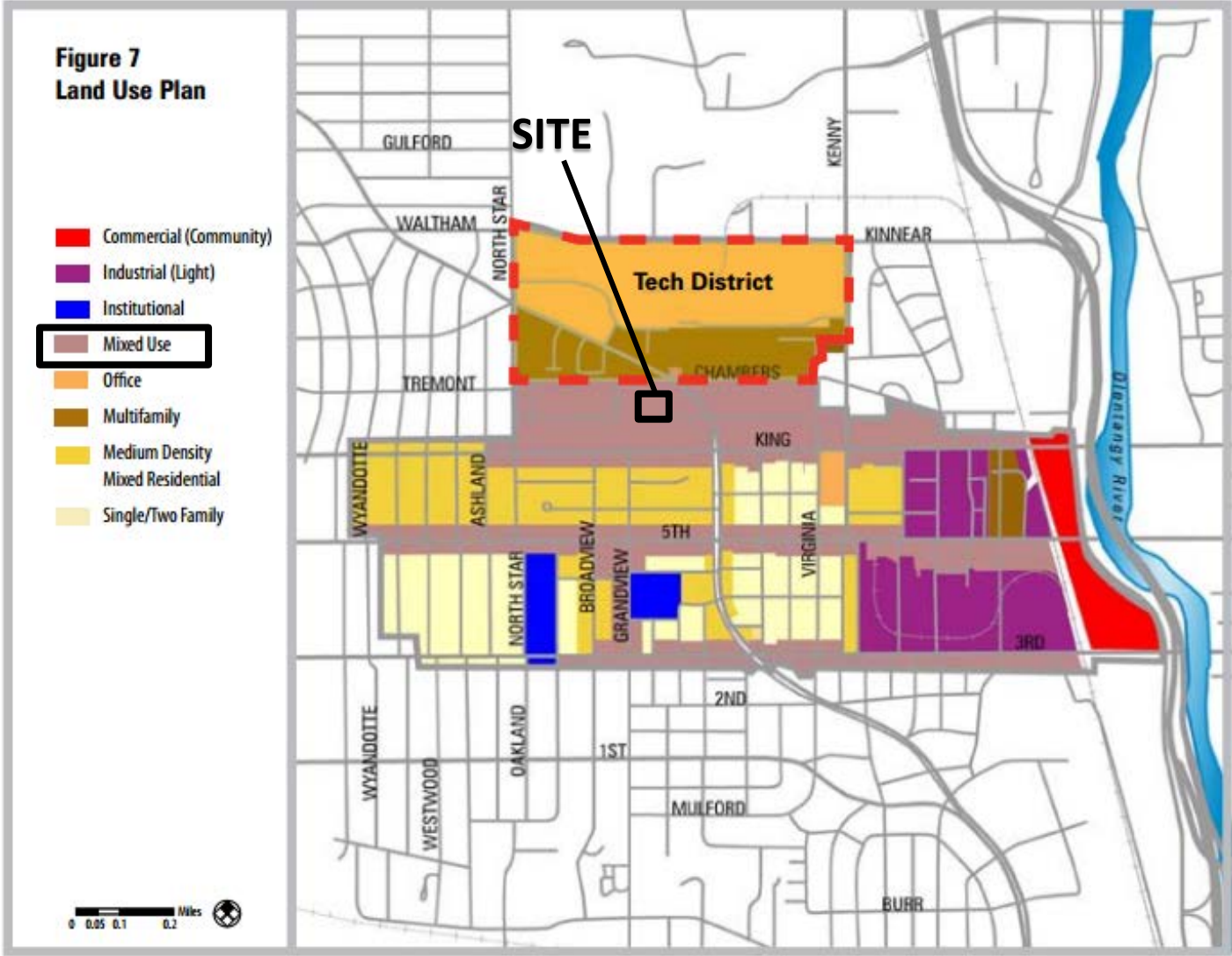
Metropolitan Holdings LLC

By: Dan Hodge - attorney for applicant

Date: 3/31/2014



CV14-015
1506 Chesapeake Avenue
Approximately 1.28 acres



CV14-015
1506 Chesapeake Ave.
Approximately 1.28 acres



CV14-015
1506 Chesapeake Avenue
Approximately 1.28 acres

**STANDARDIZED RECOMMENDATION FORM**

City of Columbus, Ohio • Department of Building & Zoning Services
 757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number

CV14-015

Address

1506 Chesapeake Avenue

Group Name

SH by Northwest Area Commission

Meeting Date

May 6, 2014

Specify Case Type

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

Recommendation
 (Check only one)

- ☒ Approval
☐ Disapproval

NOTES:

Vote

Unanimous

Signature of Authorized Representative

SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

**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 # CV14-015

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. Metropolitan Holdings LLC 1433 Grandview Ave. Columbus, OH 43212 Zero Columbus employees Matt Vekasy 488-1900	2. Kitchner Park, Inc. 887 Chambers Rd. Columbus, OH 43212
3. Guy Williams, Jr. 1387 Chambers Rd. Columbus, OH 43212	4.

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 31st day of March, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



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