

DEPARTMENT OF
DEVELOPMENT

Zoning Report

Site Information

Address	100 HUTCHINSON AVE, COLUMBUS, OH
Mailing Address	28700 ALTESSA WAY APT 202 BONITA SPRINGS FL 34135-6
Owner	COLUMBUS LIZARD LLC
Parcel Number	610224777
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	Z91-014, Commercial, CPD, 7/10/1991, H-60
Historic District	None
Short North Special Parking Area	Out
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	None
Commercial Overlay	None
Planning Overlay	None
Graphics Variance	None
Area Commission	None
Historic Site	No
Flood Zone	Out
Airport Overlay Environs	None

Pending Zoning Action

Zoning	None
Board of Zoning Adjustment (BZA) Variance	None
Council Variance	None
Graphics Variance	None



Board of Zoning Adjustment Application

DEPARTMENT OF BUILDINGS
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: BZA17-136 Date Received: 29 NOV. 2017
Application Accepted by: JT Fee: \$1400
Commission/Civic: FN000
Existing Zoning: _____
Comments: _____

TYPE(S) OF ACTION REQUESTED (Check all that apply):

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

Applicant is seeking a variance from Section 3333.18 to construct an extended stay hotel with a reduced setback along High Cross Boulevard.

LOCATION

Certified Address: 100 Hutchinson Avenue City: Columbus Zip: 43235

Parcel Number (only one required): 610-224777

APPLICANT (If different from Owner):

Applicant Name: Metro Development LLC c/o Jill Tangeman Phone Number: 614-464-5608 Ext.: _____

Address: 470 Olde Worthington Road City/State: Westerville, Ohio Zip: 43082

Email Address: jstangeman@vorys.com Fax Number: _____

PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate page

Name: Columbus Lizard LLC c/o Jill Tangeman, Esq. Phone Number: 614-464-5608 Ext.: _____

Address: 25380 Miles Road City/State: Cleveland, Ohio Zip: 44146

Email Address: jstangeman@vorys.com Fax Number: 614-719-4638

ATTORNEY / AGENT (Check one if applicable): ☐ Attorney ☐ Agent

Name: Jill S. Tangeman, Esq. Phone Number: 614-464-5608 Ext.: _____

Address: 52 East Gay Street City/State: Columbus, Ohio Zip: 43215

Email Address: jstangeman@vorys.com Fax Number: 614-719-4638

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE _____

PROPERTY OWNER SIGNATURE _____

ATTORNEY / AGENT SIGNATURE _____

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.

THE CITY OF
COLUMBUS

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Metro Development LLC c/o Jill Tangeman, Esq.

of (1) MAILING ADDRESS 52 East Gay Street, 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 the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 100 Hutchinson Avenue

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Columbus Lizard LLC

25380 Miles Road

Cleveland, Ohio

APPLICANT'S NAME AND PHONE #
(same as listed on front application)

Metro Development LLC c/o Jill Tangeman, Esq.

614-464-5608

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS

(5) Far North Columbus Communities Coalition

c/o Jim Palmisano

PO Box 66 Lewis Center, OH 43035

7904 Brookpoint Pl. Westerville, OH 43081

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property

(7) SIGNATURE OF AFFIANT

Jill Tangeman

Sworn to before me and signed in my presence this 29th day of November, in the year 2017

Notary Seal Here

(7) SIGNATURE OF NOTARY PUBLIC

My Commission Expires _____



MICHELLE L. PARMENTER
Notary Public, State of Ohio
My Commission Expires
10-16-2022

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.

BZA17-136
100 Hutchinson Avenue

Vorys, Sater, Seymour and Pease LLP
Attention: Jill Tangeman, Esq.
52 East Gay Street
Columbus, OH 43215

Columbus Lizard LLC
or current occupant
25380 Miles Road
Cleveland, OH 44146

Columbus Lizard LLC
or current occupant
28700 Altessa Way, Apt. 202
Bonita Springs, FL 34135-6990

Hutchinson Equity LLC
or current occupant
21 Treetops Circle
Princeton, NJ 08540-8583

Columbus Worthington
Hospitality LLC
or current occupant
255 Spring Street
Sayre, PA 18840

ANR Columbus Hotel LLC
or current occupant
1808 N. Wells Street
Chicago, IL 60614

Saw-Four Ltd.
or current occupant
9724 Ravenna Road
Twinsburg, OH 44087

Saw-Four Ltd.
c/o Hyde Park Restaurant System
or current occupant
21945 Chagrin Blvd.
Beachwood, OH 44122-5309

Lincoln Pointe LLC
or current occupant
470 Olde Worthington Road
Westerville, OH 43082

Encore Bravo Ltd.
c/o Bravo Development
or current occupant
777 Goodale Blvd.
Columbus, OH 43212-3859

ESA P Portfolio LLC
or current occupant
100 Dunbar St.
Spartanburg, SC 29306

ESA P Portfolio LLC
c/o Extended State Hotels
or current occupant
Attention: Property Tax
P.O. Box 49550
Charlotte, NC 28277-9550

Far North Columbus Communities
Coalition
c/o Jim Palmisano
PO Box 66
Lewis Center, Ohio 43035



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

STATEMENT IN SUPPORT OF VARIANCE(S)

APPLICATION #

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). The board shall take into account all of the following facts and conditions when considering variances:
1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.
 2. Whether the variance is substantial.
 3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.
 4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).
 5. Whether the property owner purchased the property with knowledge of the zoning restriction.
 6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.
 7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code demonstrates practical difficulty as contemplated by that section, in the following ways (use separate page if needed or desired):

See attached Appendix 1.

Signature of Applicant

Date

11/29/2017

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.

STATEMENT OF HARDSHIP

Property Address: 100 Hutchinson Avenue

Applicant: Metro Development LLC

The subject property is located at the northwest corner of Hutchinson Avenue and High Cross Boulevard and is currently improved with a restaurant. It is part of Subarea 7B in the original Crosswoods Commercial Planned Development zoning (Z81-115 and Z81-115A, as amended by Z91-014). The applicant intends to re-develop the site with an extended stay hotel. Because the site is a corner lot, Section 3333.18 of the City Zoning Code requires a twenty-five foot setback for parking on both Hutchinson Avenue and High Cross Boulevard. The applicant is seeking a variance to reduce the setback for parking to 5 feet for High Cross Boulevard only.

The Crosswoods commercial center where the site is located is zoned CPD. The subject site is contiguous to existing commercial uses on all sides. The existing restaurant development on the site has a five foot parking setback on High Cross Boulevard. In light of the surrounding uses and the fact that the existing restaurant on the site already has parking setback at 5', the requested variance will have very little impact.

The grant of the above variances will not be injurious to the neighboring properties nor have any negative impact on city services.

City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 610224777

Zoning Number: 100

Street Name: HUTCHINSON AVE

Lot Number: N/A

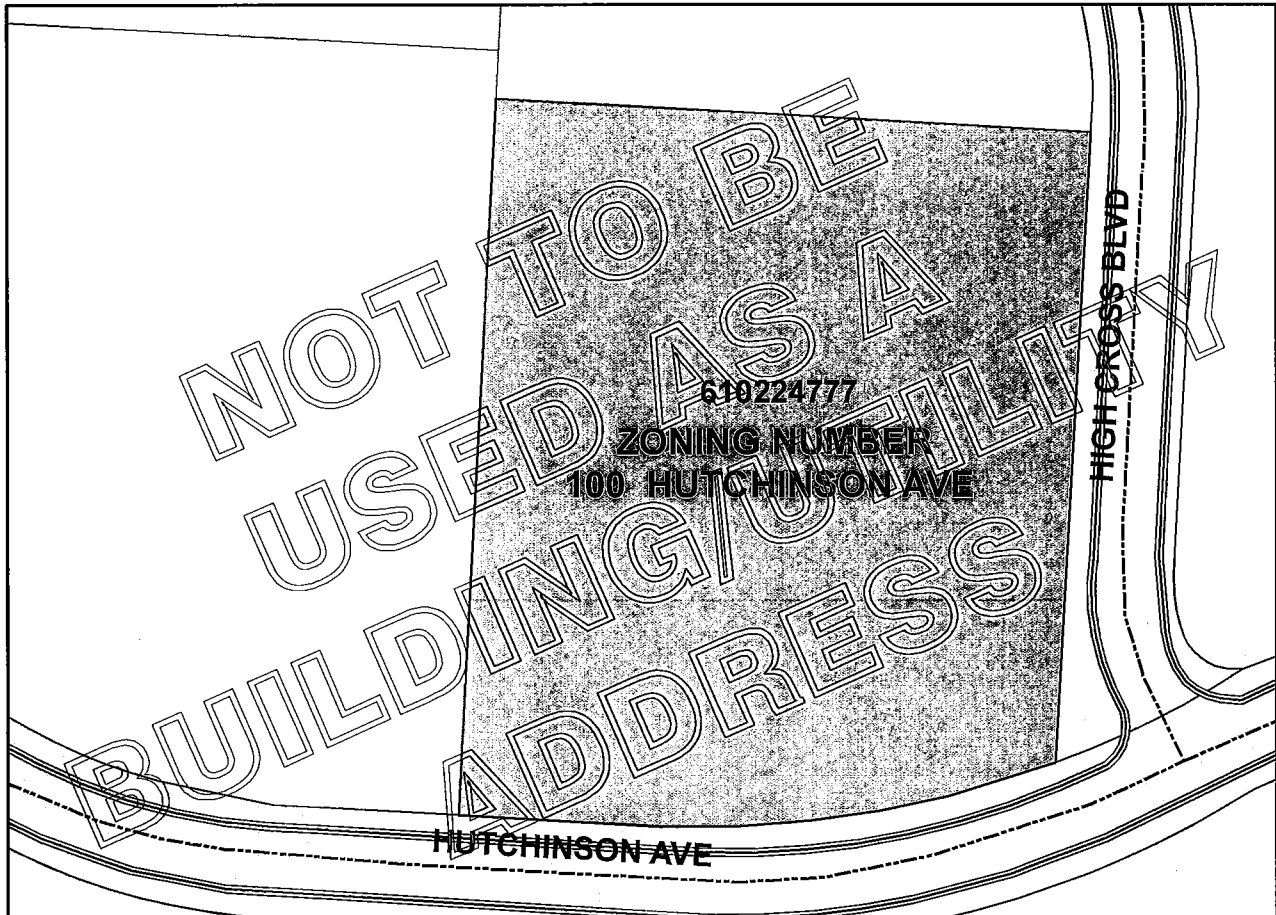
Subdivision: N/A

Requested By: VORY, SATER, SEYMOUR & PEASE (JILL TANGEMAN)

Issued By:

Adyana Amariam

Date: 11/17/2017



FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 100 feet

GIS FILE NUMBER: 108297

EXHIBIT "A"

LEGAL DESCRIPTION

Situated in the City of Columbus, County of Franklin and State of Ohio, and being located in Section 2, Township 2, Range 18, United States Military Lands, and being part of the 24.555 acre tract conveyed to Forty-One Corporation by deed recorded in ORV 15500, Page A06 of Franklin County Records, and bounded and described as follows:

Beginning at an iron pin found in the Northerly right of way line of Hutchinson Avenue (as dedicated by plat recorded in Plat Book 62, Pages 52 and 53, 60 feet wide), at the Southeasterly corner of the 3.224 acre tract conveyed to Bob Evans Farms, Inc. by deed recorded in ORV 17564, Page B07 of Franklin County Records; thence North 3 deg. 31' 51" East, along the Easterly line of said Bob Evans Farms, Inc. 3.224 acre tract, a distance of 375 feet to an iron pin; thence South 86 deg. 28' 09" East, a distance of 313.58 feet to an iron pin in the Easterly line of the Forty-One Corporation 24.555 acre tract; thence South 3 deg. 24' 16" West, along said Easterly line of the 24.555 acre tract, a distance of 330.11 feet to an iron pin in the Northerly right of way line of Hutchinson Avenue; thence along said right of way line of Hutchinson Avenue, being the arc of a curve to the right (Delta=25 deg. 14' 45", Radius=470.00 feet), a chord bearing and distance of South 80 deg. 54' 28" West, 205.42 feet to an iron pin at a point of tangency; thence North 86 deg. 28' 09" West, continuing along said right of way line of Hutchinson Avenue, a distance of 113.85 feet to a point of beginning, containing 2.636 acres of land.

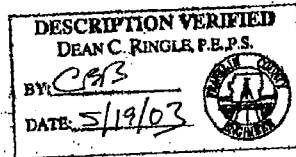
610-224777

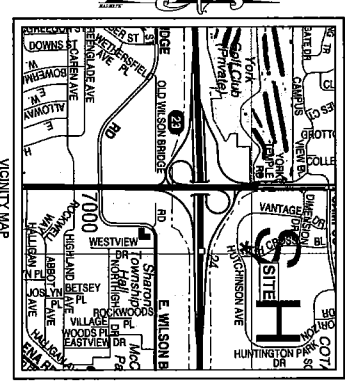
O-97-E


All of

(610)

224777





CITY OF COLUMBUS, OHIO	
SITE PLAN	
FOR	
HAYDEN RESERVE	
EXTENDED STAY	
NOT REPRODUCED BY	
	
ADVANCED CIVIL DESIGN ENGINEERS	
DATE: 1/10/2017	SHEET 1 / 1



DEPARTMENT OF PUBLIC UTILITIES
AND ZONING SERVICES

Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.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 # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jill Tangeman, Esq.

of (COMPLETE ADDRESS) 52 East Gay Street, Columbus, Ohio 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 and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

See attached Appendix 2.

SIGNATURE OF AFFIANT

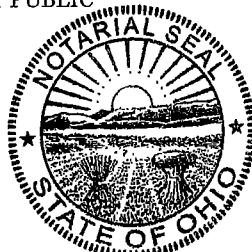
Jill Tangeman

Sworn to before me and signed in my presence this 29th day of November, in the year 2017

Michelle L. Parmenter
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires _____



MICHELLE L. PARMENTER
Notary Public, State of Ohio
My Commission Expires
10-16-2022

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Appendix 2

Interested Parties:

Metro Development LLC
c/o Joe Thomas
470 Olde Worthington Road
Westerville, OH 43082
615-540-2400