Zoning Report

<table>
<thead>
<tr>
<th>Site Information</th>
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<tbody>
<tr>
<td><strong>Address</strong></td>
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</table>
| **Mailing Address** | 28700 ALTESSA WAY APT 202  
                           BONITA SPRINGS FL 34135-6 |
| **Owner**        | COLUMBUS LIZARD LLC |
| **Parcel Number** | 610224777 |
| **In Columbus?** | Yes |
| **County**       | FRANKLIN |

<table>
<thead>
<tr>
<th>Zoning Information</th>
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<tr>
<td><strong>Zoning</strong></td>
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<tr>
<td><strong>Historic District</strong></td>
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<tr>
<td><strong>Short North Special Parking Area</strong></td>
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<tr>
<td><strong>Council Variance</strong></td>
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<tr>
<td><strong>Board of Zoning Adjustment (BZA) Variance</strong></td>
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<tr>
<td><strong>Commercial Overlay</strong></td>
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<tr>
<td><strong>Planning Overlay</strong></td>
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<tr>
<td><strong>Graphics Variance</strong></td>
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<td><strong>Area Commission</strong></td>
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<tr>
<td><strong>Historic Site</strong></td>
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<td><strong>Flood Zone</strong></td>
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<td><strong>Airport Overlay Environ</strong></td>
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<th>Pending Zoning Action</th>
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</table>
The City of Columbus

Board of Zoning Adjustment Application

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

Application Number: BZA17-136
Date Received: 29 NOV, 2017
Fee: $1,400

OFFICE USE ONLY

Application Accepted by:
Commission/Civic: FISCE
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.
Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bza.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 60, Lewis Center, OH 43035

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

(7) SIGNATURE OF NOTARY PUBLIC

Michelle L. Parmenter

My Commission Expires

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BZA17-136
100 Hutchinson Avenue

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

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

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

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

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

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

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

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

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

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

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

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

ESA P Portfolio LLC
c/o Extended State Hotels
or current occupant
Attention: Property Tax
P.O. Box 49550
Charlotte, NC 28277-9550
THE CITY OF COLUMBUS
DEPARTMENT OF BUILDING AND ZONING SERVICES

Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-4333 • www.bza.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: ___________ 2017

PLEASE NOTE: Incomplete information will result in the rejection of this submittal. Applications must be submitted by appointment. Call 614-645-4333 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
Lot Number: N/A
Requested By: VORY, SATER, SEYMOUR & PEASE (JILL TANGEMAN)

Street Name: HUTCHINSON AVE
Subdivision: N/A
Issued By: ____________________________
Date: 11/17/2017

NOT TO BE USED AS A BUILDING ADDRESS

SCALE: 1 inch = 100 feet
GIS FILE NUMBER: 108297

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

\[ \text{Description Verified by GEORGE C. RINGLE, P.E.P.} \]

\[ \text{DATE: 3/11/03} \]
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 DULLY 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

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

SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4622 to schedule.
 Appendix 2

Interested Parties:

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