



# CITY OF COLUMBUS

## DEPARTMENT OF BUILDING AND ZONING SERVICES

### One Stop Shop Zoning Report Date: Thu Sep 24 2015

General Zoning Inquiries: 614-645-8637

#### SITE INFORMATION

Address: 5448 EAGLE RIVER DR COLUMBUS, OH

Mailing Address: Null

Null

Owner: HAYDEN RUN ONE LLC

Parcel Number: 010291877

#### ZONING INFORMATION

Zoning: Z09-003, Neighborhood Center, NC

effective 8/5/2009, Height District H-35

Board of Zoning Adjustment (BZA): 04310-00000-00087

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

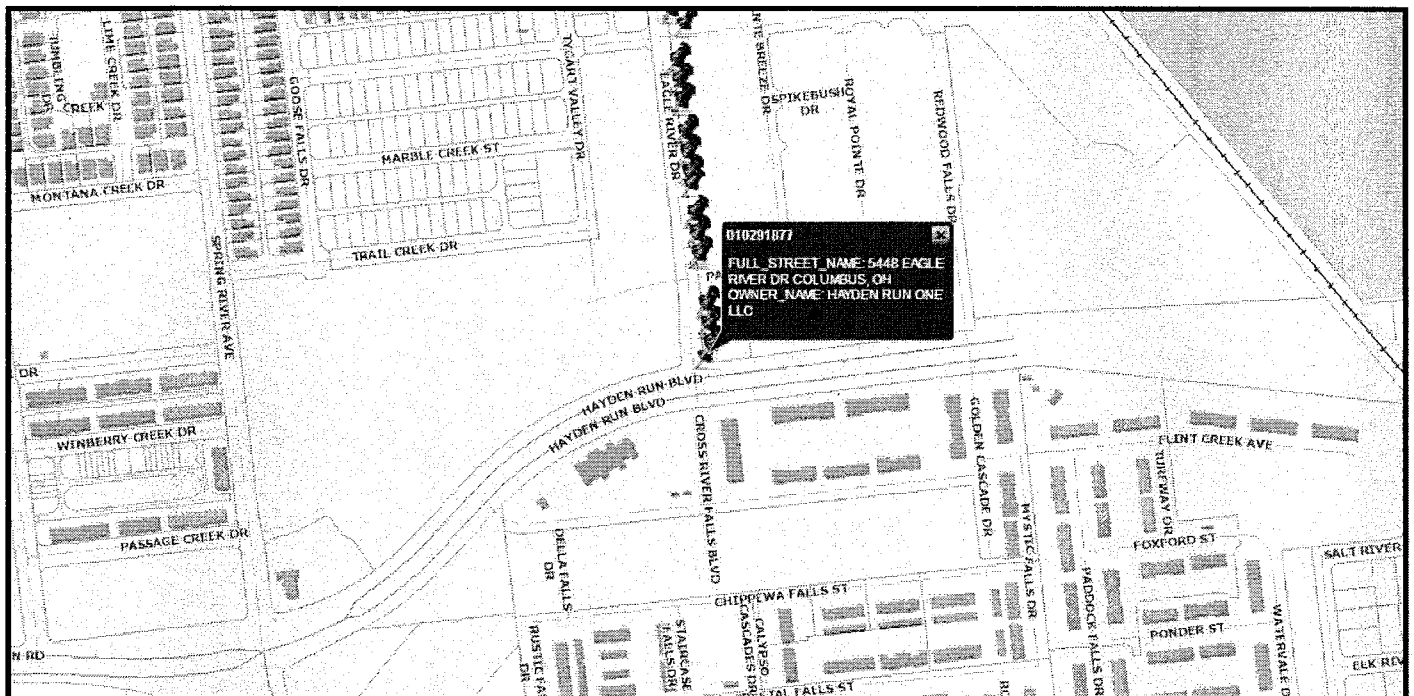
#### PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



**Board of Zoning Adjustment Application**

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

OFFICE USE ONLY

Application Number: BZA15-106 Date Received: 9 SEP. 2015  
Application Accepted by: JF Fee: \$1900  
Commission/Civic: \_\_\_\_\_  
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:

3320.09 Neighborhood center district and 3320.15 Thoroughfares to permit parking  
spaces which are not access from an alley and to increase the width of the lanes  
from 12 to 14 feet.

**LOCATION**

Certified Address: 5520 Hayden Run Blvd. City: Dublin, OH Zip: 43016

Parcel Number (only one required): 010-291877

**APPLICANT** (If different from Owner):

Applicant Name: Redwood Acquisition LLC Phone Number: 303-590-8012 Ext.: \_\_\_\_\_

Address: 23775 Commerce Park Rd., Suite 7 City/State: Beachwood, OH Zip: 44122

Email Address: jlateulere@byRedwood.com Fax Number: \_\_\_\_\_

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

Name: Hayden Run Ohio LLC Phone Number: 303-590-8012 Ext.: \_\_\_\_\_

Address: 23775 Commerce Park Rd., Suite 7 City/State: Beachwood, OH Zip: 44122

Email Address: jlateulere@byRedwood.com Fax Number: \_\_\_\_\_

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

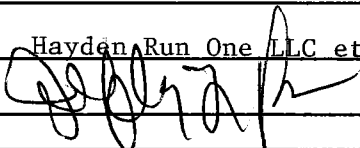
Name: Jeffrey L. Brown Phone Number: 221-4255 Ext.: \_\_\_\_\_

Address: 37 West Broad St., Suite 460 City/State: Columbus, OH Zip: 43215

Email Address: jlbrown@smithandhale.com Fax Number: 221-4409

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

APPLICANT SIGNATURE Redwood Acquisition LLC By: 

PROPERTY OWNER SIGNATURE Hayden Run One LLC et al By: 

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.

Please make checks payable to the Columbus City Treasurer

**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 Jeffrey L. Brown

of (1) MAILING ADDRESS 37 West 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 the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY \_\_\_\_\_

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 5520 Hayden Run Blvd.

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) Hayden Run One LLC, et al

23775 Commerce Park Rd., Suite 7  
Beachwood, OH 44122

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

Redwood Acquisition LLC

303-590-8012

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

(5) N/A

and that the following 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:

(6) PROPERTY OWNER NAME

(6a) PROPERTY ADDRESS

(6b) PROPERTY OWNER MAILING ADDRESS

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

☐ (7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT

*Jeffrey L. Brown*

Sworn to before me and signed in my presence this 9th day of September, in

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires



Notary Seal Here  
**Natalie C. Timmons**  
Notary Public, State of Ohio  
My Commission Expires 09-04-2020

**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 checks payable to the Columbus City Treasurer**

Additional Property Owner

Hayden Run Two LLC  
23775 Commerce Park Road, Suite 7  
Beachwood, OH 44122

redwood-hayden-po.lst (nct)  
9/9/15 S:Docs

# Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • [www.bzs.columbus.gov](http://www.bzs.columbus.gov)

### STATEMENT OF HARDSHIP

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). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. Special circumstances or conditions apply to the subject property that do not apply, generally, to other properties in the same zoning district.
  2. The special circumstances or conditions are not the result of the actions of the property owner or applicant.
  3. The special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
  4. The grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- 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.

**I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:**

See attached

**Signature of Applicant**

Date \_\_\_\_\_

**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 checks payable to the Columbus City Treasurer**

Statement of Hardship

The property is zoned NC Neighborhood Center under the TND zoning districts. The applicant wants to locate some parking spaces to the side of buildings to provide better access to some of the units. The applicant would also like to increase the pavement width of the lane behind the buildings from 12 to 14 feet to improve the access and maneuvering for the parking spaces located behind the buildings.

Given the layout of the buildings the relocation of some of parking spaces to the side of the building creates a special condition which does not generally apply to other properties in the same zoning district. The special conditions are the result of the layout and the TND code. By granting these variances, the applicant is preserving a substantial property right of providing better parking and a wider driving lane. The granting of these variances will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of the Zoning Code.

redwood-hardship.ste (nct)  
9/4/15 S:Docs



# CLARENCE E MINGO II

## FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 9/3/15



Disclaimer

Scale = 400



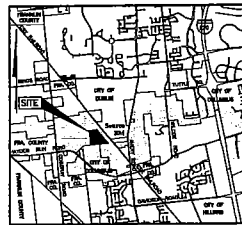
This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department





CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO  
BZA VARIANCE PLAN  
FOR  
**REDWOOD AT  
HAYDENS CROSSING**  
PHASE 1 & 2  
2015

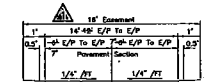


SITE DATA TABLE	
Total Site Area	41.55 Ac
Total Units	187
Total Parking	385
Total Parking (Not Including On-Street Parking)	
Total Parking Spaces Required (1.5 SP/PU)	281
Gross Density	4.47 DU/Ac
Total Open Space	18.38 Ac
Phase 1 Area	21.48 Ac
Phase 1 Units	102
Phase 1 Density	4.75 DU/Ac
Phase 1 Open Space	8.70 Ac
Phase 1 Parking:	
Surface Parking	24
Attached Garage	204
Phase 1 Total Parking	228
Phase 2 Area	10.37
Phase 2 Units	85
Phase 2 Density	8.2 DU/Ac
Phase 2 Open Space	0.68 Ac
Phase 2 Parking:	
Surface Parking	15
Attached Garage	140
Phase 2 Total Parking	155
Public Park Dedication	10.00 Ac

LEGEND	
①	Number of Parking Spaces (Typ)
—	Parking Block
→	ONE-WAY ONLY Traffic Flow

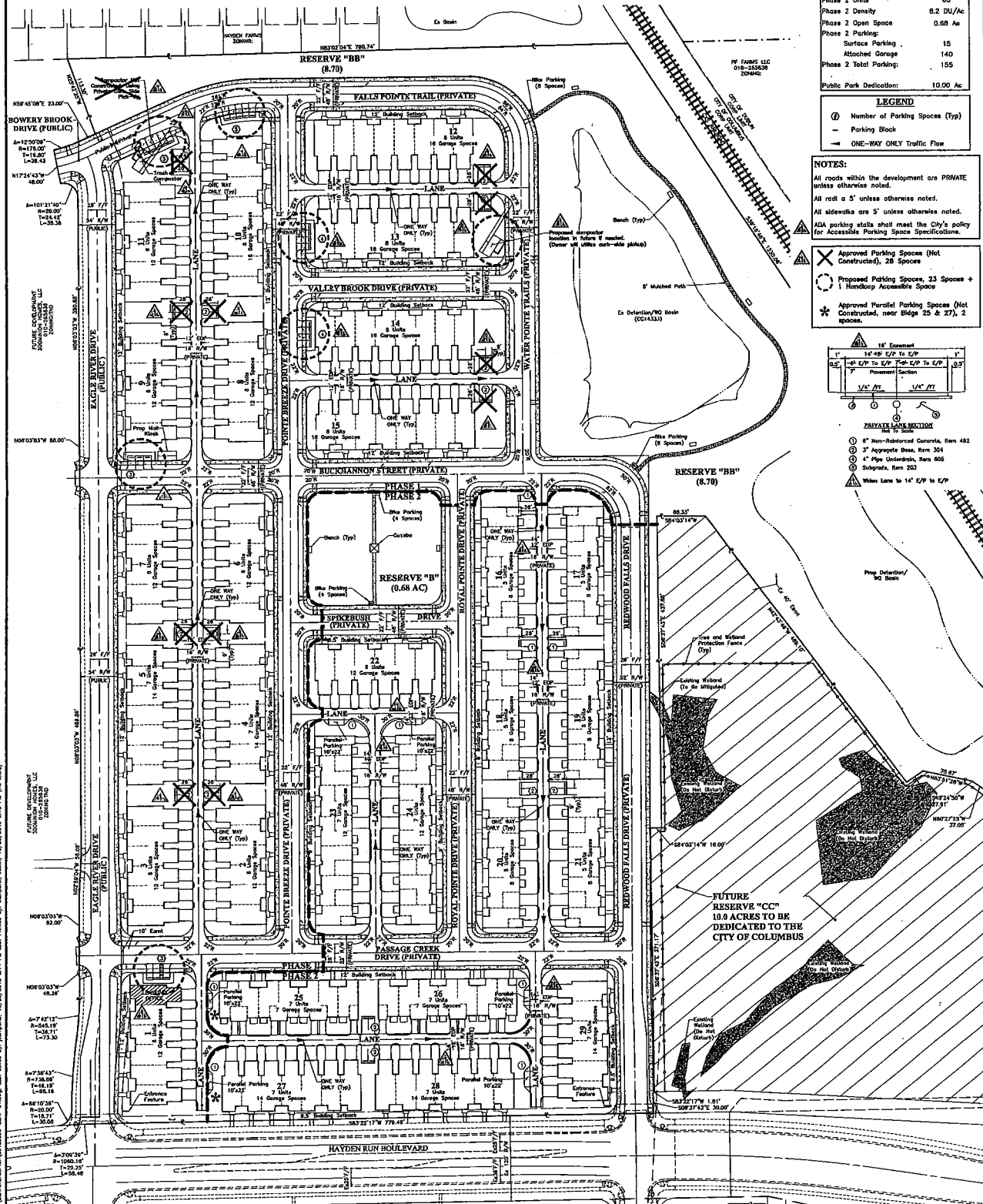
NOTES:  
All roads within the development are PRIVATE unless otherwise noted.  
All radii are 5' unless otherwise noted.  
All sidewalks are 5' unless otherwise noted.  
ADA parking stalls shall meet the City's policy for Accessible Parking Space Specifications.

- ✕ Approved Parking Spaces (Not Constructed), 28 Spaces
- Proposed Parking Spaces, 23 Spaces + 1 Handicap Accessible Space
- ✱ Approved Parallel Parking Spaces (Not Constructed, near Bldgs 25 & 27), 2 spaces.



- ① 6" Non-Reflective Curbside, Item 482
- ② 3" Aggregate Base, Item 305
- ③ 4" New Underdrain, Item 608
- ④ Subgrade, Item 303

When Lane to 14' E/P to E/P



15/01/2015 10:00:00 AM 10/20/2015 2:14 PM Last Printed By: Zampieri, Jason, 10/20/2015 2:14 PM (1st Print)

DATE	DESCRIPTION
10/20/2015	Revised by Zampieri, Jason, 10/20/2015 2:14 PM (1st Print)



CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO  
BZA VARIANCE PLAN  
FOR  
**REDWOOD AT HAYDENS CROSSING**  
PHASE 1 & 2

DATE	October 10, 2015	JOB NO.	1513-0806
SCALE	1" = 60'	SHEET	1/1

**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) Jeffrey L. Brown  
of (COMPLETE ADDRESS) 37 West 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 and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

Redwood Acquisition LLC, 23775 Commerce Park Rd., Suite 7, Beachwood, OH 44122

Hayden Run One LLC, 23775 Commerce Park Road, Suite 7, Beachwood, OH 44122

Hayden Run Two LLC, 23775 Commerce Park Rd., Suite 7, Beachwood, OH 44122

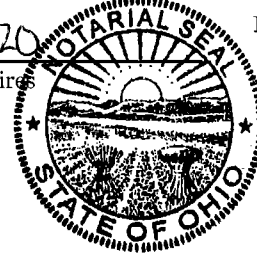
SIGNATURE OF AFFIANT

*[Handwritten Signature]*

Sworn to before me and signed in my presence this 9<sup>th</sup> day of September, in the year 2015

*[Handwritten Signature]*  
SIGNATURE OF NOTARY PUBLIC

9/4/2020  
My Commission Expires



Notary Seal Here

Natalie C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2020

**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 checks payable to the Columbus City Treasurer**