CITY OF COLUMBUS
DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report  Date: Thu Sep 24 2015
General Zoning Inquiries: 814-645-8637

SITE INFORMATION
Address: 5448 EAGLE RIVER DR COLUMBUS, OH
Mailing Address: 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 Environ: 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.bza.columbus.gov

Application Number: BZA15-106  Date Received: 9 SEP 2015
Application Accepted by:  
Commission/Civic:  
Existing Zoning:  
Comments:  

OFFICE USE ONLY

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
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.

<table>
<thead>
<tr>
<th>PROPERTY OWNER NAME</th>
<th>PROPERTY ADDRESS</th>
<th>PROPERTY OWNER MAILING ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hayden Run One LLC', et al</td>
<td>23775 Commerce Park Rd., Suite 7 Beachwood, OH 44122</td>
<td></td>
</tr>
<tr>
<td>Redwood Acquisition LLC</td>
<td>303-590-8012</td>
<td></td>
</tr>
<tr>
<td>N/A</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

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

(8) SIGNATURE OF NOTARY PUBLIC

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Additional Property Owner

Hayden Run Two LLC
23775 Commerce Park Road, Suite 7
Beachwood, OH 44122
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 9/9/15

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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.
Disclaimer

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
2013
PHASE 1 & 2
HAYDENS CROSSING
REDWOOD AT
FINAL SITE COMPLIANCE PLAN
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
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 ____________________________

Sworn to before me and signed in my presence this __________ day of __________, in the year __________

__________________________
SIGNATURE OF NOTARY PUBLIC

__________________________
Notary Seal Here

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

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