



OFFICE USE ONLY

# 10310-00000-00025

Comments: \_\_\_\_\_ Application Number: \_\_\_\_\_ Commission/Group: None  
 Date Received: 16 FEB 2010 Planning Area: \_\_\_\_\_  
 Date of Hearing: 27 APR 2010 Acreage: \_\_\_\_\_  
 Zoning Fee: \$ 1900 Address Fee: \_\_\_\_\_  
 Existing Zoning: T.N.D. Accepted by: JF

## BOARD OF ZONING ADJUSTMENT APPLICATION

### TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Describe: C.C. 3320.15(A)(1) and C.C. 3320.15(B)(7) to permit thoroughfare types not permitted in the TND zoning classification. C.C. 3320.15(B)(8) to permit thoroughfare layout without street connectivity. And 3342.19

**LOCATION** to permit stacked parking at garages.

1. Certified Address Number and Street Name 5659 Silver Falls Street  
 City Columbus State Ohio Zip 43016

Parcel Number (only one required.) 4 8 5 - 2 7 3 4 3 9

### APPLICANT (IF DIFFERENT FROM OWNER)

2. Name Dominion Homes, Inc.  
 3. Address 5501 Frantz Rd. 4900 Tottle Crossing Blvd. City Dublin Zip 43016  
 4. Phone# 356-5000 Fax # \_\_\_\_\_  
 5. Email Address \_\_\_\_\_

### PROPERTY OWNER(S)

6. Name Dominion Homes, Inc., et al.  
 7. Address 5501 Frantz Rd. 4900 Tottle Crossing Blvd. City Dublin Zip 43016  
 8. Phone# 356-5000 Fax # \_\_\_\_\_  
 9. Email Address \_\_\_\_\_

☐ Check here if listing additional property owners on a separate page

### ATTORNEY / AGENT (CIRCLE ONE)

10. Name Jeffrey L. Brown / David Hodge / Smith & Hale LLC  
 11. Address 37 W. Broad St., Suite 725 City Columbus Zip 43215  
 12. Phone# 221-4255 Fax # 221-4409  
 13. Email Address \_\_\_\_\_

### SIGNATURES

14. Applicant Signature Dominion Homes, Inc. By: Matthew Kellahan v.p. of Land Dev.  
 15. Property Owner Signature Dominion Homes, Inc., et al. By: Matthew Kellahan v.p. of Land Dev.  
 16. Attorney/Agent Signature David Hodge

Date

Application #

City of Columbus | Department of Development | Building Services Division | 757 Cardyn Avenue, Columbus, Ohio 43224



# AFFIDAVIT

**10310-00025**  
**5659 Silver Falls Street**

(See next page for instructions.)

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David Hodge

of (1) MAILING ADDRESS 37 W. Broad St., Suite 725, Columbus, OH 43215

deposed 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 5659 Silver Falls Street

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Development, Building Services Division on (3) \_\_\_\_\_

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME  
AND MAILING ADDRESS

(4) Dominion Homes, Inc.

4900 Tuttle Crossing Blvd.

Dublin, OH 43016

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

Dominion Homes

356-5000

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

(5) Not applicable.

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.~~ in accordance with C.C. 3307.12.

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS  
Please see attached list.

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

SIGNATURE OF AFFIANT

(8) David Hodge

Subscribed to me in my presence and before me this 15th day of FEBRUARY, in the year 2010

SIGNATURE OF NOTARY PUBLIC

(8) Aaron Underhill

My Commission Expires:

Notary Seal Here



AARON L. UNDERHILL  
ATTORNEY AT LAW  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Section 147.03 R.C.

**APPLICANT**

Dominion Homes, Inc.  
4900 Tuttle Crossing Blvd.  
Dublin, OH 43016

**PROPERTY OWNERS**

Falls at Hayden Run, Ltd.  
230 West Street, Suite 200  
Columbus, OH 43215

Dominion Homes, Inc.  
4900 Tuttle Crossing Blvd.  
Dublin, OH 43016

**ATTORNEY**

Jeffrey L. Brown  
Smith & Hale LLC  
37 West Broad Street, Suite 725  
Columbus, OH 43215

**AREA COMMISSION**

N/A

**SURROUNDING PROPERTY OWNERS**

Homewood Corporation LLC  
2700 East Dublin-Granville Road  
Columbus, OH 43231

Elliott & Stacy Heath  
5607 Avery Road  
Dublin, OH 43016

Joel & Carol Gaertner, Tr.  
5055 Avery Road  
Dublin, OH 43016

Mohammad & Roya Daneshmand  
6879 Roundwood Court  
Dublin, OH 43016

New Life Baptist Church  
3844 Laltimer Street  
Hilliard, OH 43026

Steven Stalnaker  
4800 Avery Road  
Dublin, OH 43016

Marcia Hollmeyer, et al.  
5800 Griffiths Lane  
Powell, OH 43065

Jason Treacy & Jerilyn Schaffner  
5211 Wabash River Street  
Dublin, OH 43016

Mark Jones  
5205 Wabash River Street  
Dublin, OH 43016

Drew Felix  
5511 Rainbow Falls Street  
Dublin, OH 43016

Joseph & Flauva Duncan  
5513 Rainbow Falls Street  
Dublin, OH 43016

Paul Leidtke  
5515 Rainbow Falls Street  
Dublin, OH 43016

Megan Richardson, et al.  
5517 Rainbow Falls Street  
Dublin, OH 43016

Danielle Fink  
5519 Rainbow Falls Street  
Dublin, OH 43016

Kyle Messaros  
5521 Rainbow Falls Street  
Dublin, OH 43016

Kristi Seeger  
5523 Rainbow Falls Street  
Dublin, OH 43016

Robert Fitzgerald  
5525 Rainbow Falls Street  
Dublin, OH 43016

Falls at Hayden Run Condominium Assoc.  
c/o Osac, Inc.  
100 S. Third Street  
Columbus, OH 43215

Anthony & Heather Smith  
5265 Royal Arch Cascade  
Dublin, OH 43016

Neil Schwartz  
5263 Royal Arch Cascade  
Dublin, OH 43016

Loreen Smith  
5261 Royal Arch Cascade  
Dublin, OH 43016

Steven Wanderski  
5259 Royal Arch Cascade  
Dublin, OH 43016

Joel Brown  
5257 Royal Arch Cascade  
Dublin, OH 43016

Todd Hixenbaugh  
5255 Royal Arch Cascade  
Dublin, OH 43016

Morris Watkins, III  
5258 Royal Arch Cascade  
Dublin, OH 43016

Kristen Reed  
5260 Royal Arch Cascade  
Dublin, OH 43016

Jessie Ferrari  
5622 Royal Arch Cascade  
Dublin, OH 43016

Andrea Benedetti  
5264 Royal Arch Cascade  
Dublin, OH 43016

Joel Skeens  
5266 Royal Arch Cascade  
Dublin, OH 43016

Elizabeth & Cesar Canaval  
5268 Royal Arch Cascade  
Dublin, OH 43016

Amy Martin  
5270 Royal Arch Cascade  
Dublin, OH 43016

Matthew Geiger  
5272 Royal Arch Cascade  
Dublin, OH 43016

Ekokobe Fonkem  
5278 Royal Arch Cascade  
Dublin, OH 43016

Heather Beach  
5280 Royal Arch Cascade  
Dublin, OH 43016

Michael & Jaime McKeivier  
5284 Royal Arch Cascade  
Dublin, OH 43016

Amanda Dodds  
5286 Royal Arch Cascade  
Dublin, OH 43016

Carrie Havens  
5288 Royal Arch Cascade  
Dublin, OH 43016

Linda Breese & Donald Delco  
5290 Royal Arch Cascade  
Dublin, OH 43016

Andrea Maag  
5292 Royal Arch Cascade  
Dublin, OH 43016

Kevin O'Brien  
5298 Royal Arch Cascade  
Dublin, OH 43016

David Sabo & Amanda McCarthy  
5300 Royal Arch Cascade  
Dublin, OH 43016

Ryan Stredney  
5302 Royal Arch Cascade  
Dublin, OH 43016

Robert & Amy Brown  
5304 Royal Arch Cascade  
Dublin, OH 43016

Kimberly Cox  
5306 Royal Oak Cascade  
Dublin, OH 43016

Scott Young  
5308 Royal Oak Cascade  
Dublin, OH 43016

Ryan Calender  
5310 Royal Arch Cascade  
Dublin, OH 43016

Jason Thevenin & Jordan Large  
5312 Royal Arch Cascade  
Dublin, OH 43016

Jessica Campbell  
5333 Mystic Falls Drive  
Dublin, OH 43016

Lindsey Grant  
5335 Mystic Falls Drive  
Dublin, OH 43016

Ehab Sokhra  
5337 Mystic Falls Drive  
Dublin, OH 43016

Melissa Peirano  
5339 Mystic Falls Drive  
Dublin, OH 43016

Beth Wagner  
5341 Mystic Falls Drive  
Dublin, OH 43016

Michael Faucher  
5343 Mystic Falls Drive  
Dublin, OH 43016

Robert Matesick  
5349 Mystic Falls Drive  
Dublin, OH 43016

Allyson Teusink  
5351 Mystic Falls Drive  
Dublin, OH 43016

Brian Miller & Michaela Oberg  
5353 Mystic Falls Drive  
Dublin, OH 43016

Brian Duncan & Olivia Harvey  
5355 Mystic Falls Drive  
Dublin, OH 43016

Sara Johnston  
5357 Mystic Falls Drive  
Dublin, OH 43016

Kendall Bowling  
5359 Mystic Falls Drive  
Dublin, OH 43016

Theodore Brunst IV  
5625 Chippewa Falls Street  
Dublin, OH 43016

Stephanie Liston  
5627 Chippewa Falls Street  
Dublin, OH 43016

Sherri Kulis  
5629 Chippewa Falls Street  
Dublin, OH 43016

Mathew Whalen &  
Karilyn Kanady  
5631 Chippewa Falls Street  
Dublin, OH 43016

Timothy Middlebrook  
5633 Chippewa Falls Street  
Dublin, OH 43016

Jacquelyn Bernhardt  
5354 Calypso Cascades Drive  
Dublin, OH 43016

Andrew Cook  
5352 Calypso Cascades Drive  
Dublin, OH 43016

Zachary Brink  
5350 Calypso Cascades Drive  
Dublin, OH 43016

Matthew & Nicole Stankey  
5346 Calypso Cascades Drive  
Dublin, OH 43016

Adam Widman  
5336 Calypso Cascades Drive  
Dublin, OH 43016

Charles & Patricia Holstein  
5334 Calypso Cascades Drive  
Dublin, OH 43016

Meela Khanna  
5332 Calypso Cascades Drive  
Dublin, OH 43016

Rezarl Hoq  
5330 Calypso Cascade Drive  
Dublin, OH 43016

Margaret McGinty  
5548 Calypso Cascades Drive  
Dublin, OH 43016

Jamie Davis  
5543 Rainbow Falls St.  
Dublin, OH 43016

Jenna Burke  
5545 Rainbow Falls St.  
Dublin, OH 43016

Matthew & Melissa Clark  
5547 Rainbow Fall St.  
Dublin, OH 43016

Patricia Thomas  
5549 Rainbow Falls St.  
Dublin, OH 43016

SEC of HUD  
15 E. 7<sup>th</sup> St.  
Cincinnati, OH 435202

Amit Mhaskar  
5224 Wabash River St.  
Dublin, OH 43016

Hayden Leppert East LLC  
150 E. Broad St., Ste. 302  
Columbus, OH 43215

Adam Roth  
5272 Berthold Pass Drive  
Dublin, OH 43016

William Flynn  
5163 Horseshoe Falls Dr.  
Dublin, OH 43016

Christopher Walters  
5159 Horseshoe Falls Dr.  
Dublin, OH 43016

Daniel Smith & Tara Marti  
5599 Crystal Falls Street  
Dublin, OH 43016

Christopher Vennefrom  
5601 Crystal Falls Street  
Dublin, OH 43016

Jessica Li  
5310 Cross River Falls  
Dublin, OH 43016

Angela & Justin Davis  
5312 Cross River Falls  
Dublin, OH 43016

Theresa Kauble  
5314 Cross River Falls  
Dublin, OH 43016

Jason & Cayla Conley  
5316 Cross River Falls  
Dublin, OH 43016

Benjamin Miller  
5318 Cross River Falls  
Dublin, OH 43016

Robert Daniels & Cheryl Miller  
5309 Cross River Falls  
Dublin, OH 43016

Katrina Orlowski  
5311 Cross River Falls  
Dublin, OH 43016

Elizabeth Stevens  
5313 Cross River Falls  
Dublin, OH 43016

Mustafa Kheriba  
5149 Pyramid Falls Drive  
Dublin, OH 43016

Amy Kern  
5153 Pyramid Falls Drive  
Dublin, OH 43016

Christopher Wilkins  
Kiley Wilkerson  
5157 Pyramid Falls Drive  
Dublin, OH 43016

Lia Narimian  
5161 Pyramid Falls Drive  
Dublin, OH 43016

Daniel Degoricia II  
5631 Crystal Falls Street  
Dublin, OH 43016

Anita Hales  
5633 Crystal Falls Street  
Dublin, OH 43016

Michael & Megan Capron  
5635 Crystal Falls Street  
Dublin, OH 43016

James Dinsmoor  
5637 Crystal Falls Street  
Dublin, OH 43016

Jennifer Lee  
5310 Berthold Pass Drive  
Dublin, OH 43016

Ryan Forish & Ashley Griffith  
5308 Berthold Pass Drive  
Dublin, OH 43016

Elizabeth Fries  
5306 Berthold Pass Drive  
Dublin, OH 43016

Brett Wade  
5304 Berthold Pass Drive  
Dublin, OH 43016

Cynthia Jensen  
5302 Berthold Pass Drive  
Dublin, OH 43016

Jason Andryscik  
5300 Berthold Pass Drive  
Dublin, OH 43016

Holly Rucker  
5296 Berthold Pass Drive  
Dublin, OH 43016

Evan Fairchild  
5294 Berthold Pass Drive  
Dublin, OH 43016

Jacqueline Galvin  
5290 Berthold Pass Drive  
Dublin, OH 43016

Jermaine & Denise Mendoza  
5288 Berthold Pass Drive  
Dublin, OH 43016

Krista & Michael Mannion  
5286 Berthold Pass Drive  
Dublin, OH 43016

Melissa McConnell  
5284 Berthold Pass Drive  
Dublin, OH 43016

Michael & Melissa DeAngelo  
Horseshoe Falls Dr.  
Dublin, OH 43016

Andrea Peters  
5270 Berthold Pass Drive  
Dublin, OH 43016

Brian & Holly Gleason  
5268 Berthold Pass Drive  
Dublin, OH 43016

Rebekah Billing  
5264 Berthold Pass Drive  
Dublin, OH 43016

Aaron & Kassaundra Kanagy  
5262 Berthold Pass Drive  
Dublin, OH 43016

Heidi Snider  
5260 Berthold Pass Drive  
Dublin, OH 43016

Mari Starr  
5258 Berthold Pass Drive  
Dublin, OH 43016

Justin Hegenderfer  
5564 Rainbow Falls St.  
Dublin, OH 43016

Thomas Howard & Joyce Jenkins  
5607 Rainbow Falls Street  
Dublin, OH 43016

Katherine Rau  
5609 Rainbow Falls Street  
Dublin, OH 43016

Sleiman Smaili  
Soha Mourad-Smaili  
5606 Rainbow Falls Street  
Dublin, OH 43016

Brandon Hartley  
5610 Rainbow Falls Street  
Dublin, OH 43016

Douglas Besnier  
5592 Rainbow Falls Street  
Dublin, OH 43016

Randy Robbins & Blair Bingham  
5590 Rainbow Falls Street  
Dublin, OH 43016

Tariho Kumada  
5588 Rainbow Falls Street  
Dublin, OH 43016

Matthew Lux  
5586 Rainbow Falls Street  
Dublin, OH 43016

Colleen Quinn  
5584 Rainbow Falls Street  
Dublin, OH 43016

Tara Farrell  
5582 Rainbow Falls Street  
Dublin, OH 43016

Amantha Yoshida  
5572 Rainbow Falls Street  
Dublin, OH 43016

Wayne Tolliver  
5570 Rainbow Falls Street  
Dublin, OH 43016

Aaron Powell  
5568 Rainbow Falls Street  
Dublin, OH 43016

Kristie Gresens  
5566 Rainbow Falls Street  
Dublin, OH 43016

Jack McKittrick  
5562 Rainbow Falls Street  
Dublin, OH 43016

Michelle Inzetta  
5560 Rainbow Falls Street  
Dublin, OH 43016

Rhett Van Voorhis  
5151 Horseshoe Falls Dr.  
Dublin, OH 43016

Ian Zesnechel  
5547 Bow Falls Blvd.  
Dublin, OH 43016

Krista Flanagan  
5605 Rainbow Falls St.  
Dublin, OH 43016

Deborah Swepston  
5549 Bow Falls Blvd.  
Dublin, OH 43016

Kimberly Maynard  
5537 Bow Falls Blvd.  
Dublin, OH 43016

Kweisi Amparbeng  
5539 Bow Falls Blvd.  
Dublin, OH 43016

Neil & Amanda Bailey  
5541 Bow Falls Blvd.  
Dublin, OH 43016

Bradley Waller  
5543 Bow Falls Blvd.  
Dublin, OH 43016

Andrew Thomas  
5545 Bow Falls Blvd.  
Dublin, OH 43016

Benjamin & Katherine Bonnetle  
5190 Twin Falls Drive  
Dublin, OH 43016

Shawn Kithchen & Salina Crosby  
5188 Twin Falls Drive  
Dublin, OH 43016

Charles Taylor  
5186 Twin Falls Drive  
Dublin, OH 43016

Kristine Salser  
5184 Twin Falls Drive  
Dublin, OH 43016

Janet Slaynasky  
5182 Twin Falls Drive  
Dublin, OH 43016

Natalie Liptak  
5180 Twin Falls Drive  
Dublin, OH 43016

Jonathon Lackey  
5178 Twin Falls Drive  
Dublin, OH 43016

Andrea Berry & Ronald Young  
5176 Twin Falls Drive  
Dublin, OH 43016

Erin Tranquilli  
5557 Mesa Falls Drive  
Dublin, OH 43016

Bryan Harding  
5559 Mesa Falls Street  
Dublin, OH 43016

Katie Melton  
5541 Rainbow Falls St.  
Dublin, OH 43016

James & Cynthia Smith  
5563 Mesa Falls Street  
Dublin, OH 43016

William Bouchane  
5565 Mesa Falls Street  
Dublin, OH 43016

Jeffrey Lenczowski &  
Stacy Sheeran  
5567 Mesa Falls Street  
Dublin, OH 43016

Robert Hauser, Jr.  
5569 Mesa Falls Street  
Dublin, OH 43016

Ryan Cisco  
5577 Mesa Falls Street  
Dublin, OH 43016

Stacy Khorshidi  
5579 Mesa Falls Street  
Dublin, OH 43016

Shawn Herlihy  
5581 Mesa Falls Street  
Dublin, OH 43016

Shadia Alam  
5583 Mesa Falls Street  
Dublin, OH 43016

Chestine McMackin  
5585 Mesa Falls Street  
Dublin, OH 43016

Kristi Lallow  
5587 Mesa Falls Street  
Dublin, OH 43016

Roger Guess, TR  
13116 Weaver Road  
Marysville, OH 43040

Danielle Hatchell  
5591 Mesa Falls Street  
Dublin, OH 43016

Priya Patel  
5162 Horseshoe Falls Drive  
Dublin, OH 43016

Jody Orsine  
5534 Firehole Falls Street  
Dublin, OH 43016

Samuel Steinberg  
5532 Firehole Falls Street  
Dublin, OH 43016

Ryan Blevins  
5530 Firehole Falls Street  
Dublin, OH 43016

Falls at Hayden Run Master  
Association  
2800 Corporate Exchange  
Columbus, OH 43231

Arnold Pashi  
5519 Sentinel Falls Street  
Dublin, OH 43016

Haydens Crossing North Master  
Association  
4900 Tuttle Crossing Blvd.  
Dublin, OH 43016

Fayez Bekheit & Sonia Bishara  
675 Bluffview Drive  
Columbus, OH 43235

Ronald & Jody Wallace  
6488 Hayden Run Road  
Hilliard, OH 43026

Bryce & Julie Oliver  
6462 Hayden Run Road  
Hilliard, OH 43026

Hayden Leppert West LLC  
264 West Johnstown Road  
Columbus, OH 43230

Falls at Hayden Run Retail, Ltd.  
230 West Street, Suite 200  
Columbus, OH 43215

Jason Martin  
5552 Bow Falls Blvd.  
Dublin, OH 43016

Steve Simone  
5611 Chippewa Falls St.  
Dublin, OH 43016

Sarah Ditalia  
5649 Chippewa Falls St.  
Dublin, OH 43016

Teresa Johnson  
5609 Chippewa Falls St.  
Dublin, OH 43016

Logan Gallaway  
5651 Chippewa Falls St.  
Dublin, OH 43016

Dennis Field  
Julie Cave  
5607 Chippewa Falls St.  
Dublin, OH 43016

Stephanie Simeone  
5338 Calypso Cascades Dr.  
Dublin, OH 43016

Dawn Mau  
5605 Chippewa Falls St.  
Dublin, OH 43016

Jonathon Brain  
5308 Cross River Falls Blvd.  
Dublin, OH 43016

Corey Burger  
5307 Cross River Falls Blvd.  
Dublin, OH 43016

Riley Lind  
5603 Chippewa Falls St.  
Dublin, OH 43016

Bradley Hittle  
5535 Rainbow Falls St.  
Dublin, OH 43016

Rohit Negi  
5601 Chippewa Falls St.  
Dublin, OH 43016

Marc Jasonski  
5537 Rainbow Falls St.  
Dublin, OH 43016

Melissa Kohler  
5653 Chippewa Falls St.  
Dublin, OH 43016

Teresa Marsh  
5539 Rainbow Falls St.  
Dublin, OH 43016

Adam LeCroy  
5655 Chippewa Falls St.  
Dublin, OH 43016

lifestyle-haydendominion.lbl (sbg)  
1/26/10 F:\Docs\s&hlabels\2009



10310-00025  
5659 Silver Falls Street

### Statement of Hardship

The applicant is requesting a series of minimal parking and transportation related development standard variances that it believes will help facilitate appropriate development and marketability of the subject property. The requested variances are:

C.C. 3320.15(A)(1) / C.C. 3320.15(B)(7)

Require the TND thoroughfare network and thoroughfare types to conform to the Thoroughfare Standards Table within Chapter 3320 of the Columbus City Code. The applicant is requesting variances to provide thoroughfare types not provided in the Thoroughfare Standards Table.

C.C. 3320.15(B)(8)

Requires the thoroughfare layout to connect to all adjacent public stub streets, where this proposed development will not meet this requirement.

C.C. 3342.19

Does not permit parking spaces to stack behind garage doors for multi-family developments, where the grant of this variance would permit required parking spaces to stack behind garage doors.

The grant of the requested variances will accommodate appropriate development of this site, consistent with other comparable zoning districts and developments. The grant 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.

The applicant respectfully requests that the Board of Zoning Adjustment grant these requested variances.

Dominion Homes, Inc.

Signature of Applicant: By: Matthew C. Callahan

*V.P. of Land Res.*

Date: 2.10.10



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 1/21/10



Disclaimer

Scale = 1000



This map is prepared for the real property inventory within this county. It is based on survey plats, and other public records and data. Users of this map are not information sources should be consulted for verification of the information county and the mapping companies assume no legal responsibilities for the map. Please notify the Franklin County GIS Division of any discrepancies.

**10310-00025**  
**5659 Silver Falls Street**



### 32.99 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Virginia Military District Survey Numbers 6953 and 3453, being part of that original 93.195 acre tract conveyed to Dominion Homes, Inc. by deed of record in Instrument Number 200409220221891, that original 73.476 acre tract conveyed to The Falls at Hayden Run, Ltd. by deed of record in Instrument Number 200411160262534, and that 1.315 acre tract conveyed The Falls at Hayden Run, Ltd. by deed of record in Instrument Number \_\_\_\_\_ (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and described as follows:

BEGINNING, at the intersection of the southerly right-of-way line of Hayden Run Boulevard, of record in Plat Book 112, Pages 32 thru 34 with the line common to said Virginia Military Survey Numbers 3453 and 6953, being the northwesterly corner of said original 73.476 acre tract;

thence with said southerly right-of-way line, with the arc of a curve to the right, having a central angle of  $38^{\circ} 01' 10''$ , a radius of 940.00 feet, an arc length of 623.75 feet, a chord bearing and distance of North  $64^{\circ} 21' 42''$  East, 612.37 feet to a point;

thence North  $83^{\circ} 22' 17''$  East, continuing with said southerly right-of-way line and partly across said original 93.195 acre tract, a distance of 939.32 feet to a point of tangency;

thence South  $83^{\circ} 46' 55''$  East, continuing across said original 93.195 acre tract, a distance of 1042.96 feet to a point on the line common to said original 93.195 acre tract and that tract conveyed to New York Central Lines, LLC by deed of record in Instrument Number 200212180325201;

thence South  $39^{\circ} 16' 46''$  East, with said common line, a distance of 213.79 feet to a point;

thence across said original 93.195 acre tract, the following courses and distances:

South  $50^{\circ} 27' 33''$  West, a distance of 204.14 feet to a point on the arc of a curve;

with the arc of said curve to the right, having a central angle of  $113^{\circ} 50' 44''$ , a radius of 49.00 feet, an arc length of 97.36 feet, a chord bearing and distance of South  $27^{\circ} 18' 26''$  West, 82.12 feet to a point of tangency;

South  $84^{\circ} 13' 48''$  West, a distance of 311.56 feet to a point;

South  $06^{\circ} 06' 28''$  East, a distance of 708.38 feet to a point;

South  $84^{\circ} 14' 21''$  West, a distance of 463.48 feet to a point of curvature;

with the arc of a curve to the right, having a central angle of  $07^{\circ} 43' 13''$ , a radius of 101.00 feet, an arc length of 13.61 feet, a chord bearing and distances of South  $88^{\circ} 05' 58''$  West, 13.60 feet to a point of reverse curvature;

with the arc of said curve to the left, having a central angle of  $64^{\circ} 37' 21''$ , a radius of 20.00 feet, an arc length of 22.56 feet, a chord bearing and distance of South  $59^{\circ} 38' 53''$  West, 21.38 feet to a point of reverse curvature;

with the arc of said curve to the right, having a central angle of  $56^{\circ} 53' 36''$ , a radius of 174.27 feet, an arc length of 173.04 feet, a chord bearing and distance of South  $55^{\circ} 47' 01''$  West, 166.02 feet to a point of tangency;

South  $84^{\circ} 14' 21''$  West, a distance of 28.02 feet to a point on the line common to said original 93.195 acre tract and "The Falls at Hayden Run Condominium Seventh Amendment Part 1" of record in Condominium Plat Book 182, Page 91;

thence North  $05^{\circ} 45' 39''$  West, with the westerly line of said original 93.195 acre tract, the easterly line of said "The Falls at Hayden Run Condominium Seventh Amendment Part 1", and the easterly line of said original 73.476 acre tract, a distance of 858.22 feet to a point;

thence across said original 73.476 and 1.315 acre tracts, the following courses and distances:

South  $84^{\circ} 14' 21''$  West, a distance of 35.00 feet to a point on the arc of a curve;

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**5659 Silver Falls Street**

**32.99 ACRES**

-2-

with the arc of said curve to the right, having a central angle of  $53^{\circ} 07' 48''$ , a radius of 15.00 feet, an arc length of 13.91 feet, a chord bearing and distance of South  $57^{\circ} 40' 27''$  West, 13.42 feet to a point of tangency;

South  $84^{\circ} 14' 21''$  West, a distance of 48.00 feet to a point of curvature;

with the arc of said curve to the right, having a central angle of  $81^{\circ} 47' 12''$ , a radius of 7.00 feet, an arc length of 9.99 feet, a chord bearing and distance of North  $54^{\circ} 52' 02''$  West, 9.17 feet to a point;

South  $84^{\circ} 14' 21''$  West, a distance of 60.14 feet to a point of curvature;

with the arc of said curve to the left, having a central angle of  $08^{\circ} 12' 48''$ , a radius of 7.00 feet, an arc length of 1.00 feet, a chord bearing and distance of North  $01^{\circ} 39' 15''$  West, 1.00 feet to a point;

North  $05^{\circ} 45' 39''$  West, a distance of 198.00 feet to a point of curvature;

with the arc of said curve to the left, having a central angle of  $90^{\circ} 00' 00''$ , a radius of 7.00 feet, an arc length of 11.00 feet, a chord bearing and distance of North  $50^{\circ} 45' 39''$  West, 9.90 feet to a point of tangency;

South  $84^{\circ} 14' 21''$  West, a distance of 1225.13 feet to a point of curvature;

with the arc of said curve to the right, having a central angle of  $15^{\circ} 56' 41''$ , a radius of 134.03 feet, an arc length of 37.30 feet, a chord bearing and distance of South  $89^{\circ} 51' 36''$  West, 37.18 feet to a point of compound curvature;

with the arc of said curve to the right, having a central angle of  $35^{\circ} 34' 48''$ , a radius of 130.00 feet, an arc length of 80.73 feet, a chord bearing and distance of North  $64^{\circ} 22' 40''$  West, 79.44 feet to a point of reverse curvature;

with the arc of said curve to the left, having a central angle of  $89^{\circ} 36' 01''$ , a radius of 7.00 feet, an arc length of 10.95 feet, a chord bearing and distance of South  $88^{\circ} 36' 44''$  West, 9.86 feet to a point on the southerly right-of-way line of said Hayden Run Boulevard;

North  $43^{\circ} 48' 44''$  East, with said southerly right-of-way line, a distance of 37.00 feet to a point of curvature;

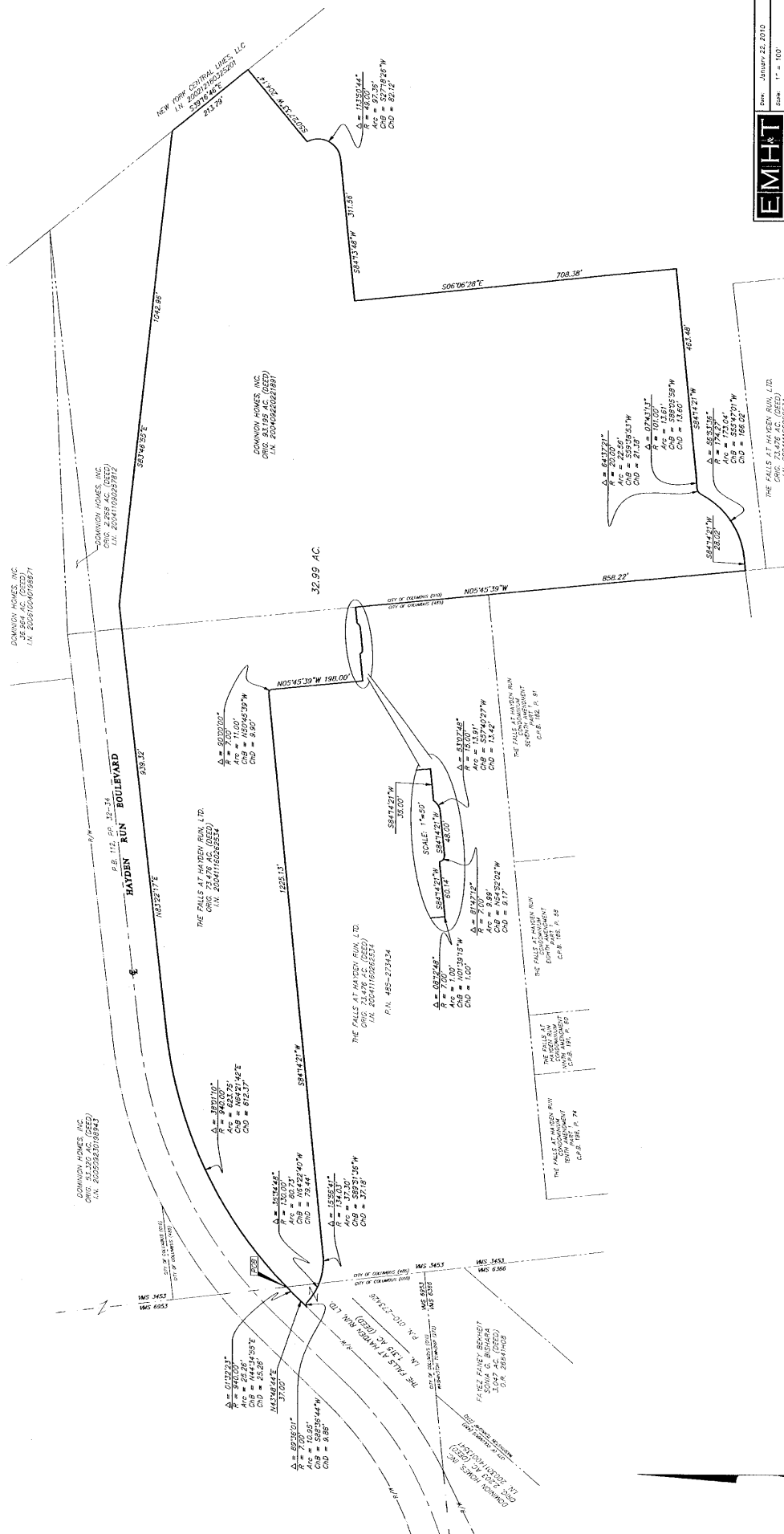
thence with said southerly right-of-way line, with the arc of said curve to the right, having a central angle of  $01^{\circ} 32' 23''$ , a radius of 940.00 feet, an arc length of 25.26 feet, a chord bearing and distance of North  $44^{\circ} 34' 55''$  East, 25.26 feet to the POINT OF BEGINNING and containing 32.99 acres of land, more or less.

This description is to be used for zoning purposes only, and not to be used for transfer.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

**5659 Silver Falls Street**

**ZONING EXHIBIT**  
**SURVEY NUMBERS 6953 AND 3453**  
**VIRGINIA MILITARY DISTRICT**  
**CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO**



NOTE:  
This survey is to be used for zoning purposes only, and not  
to be used for transfer.

[illegible]

Westside Communities / Falls at Holden Run (Dinning) / 2010-07-27 / 100057-20

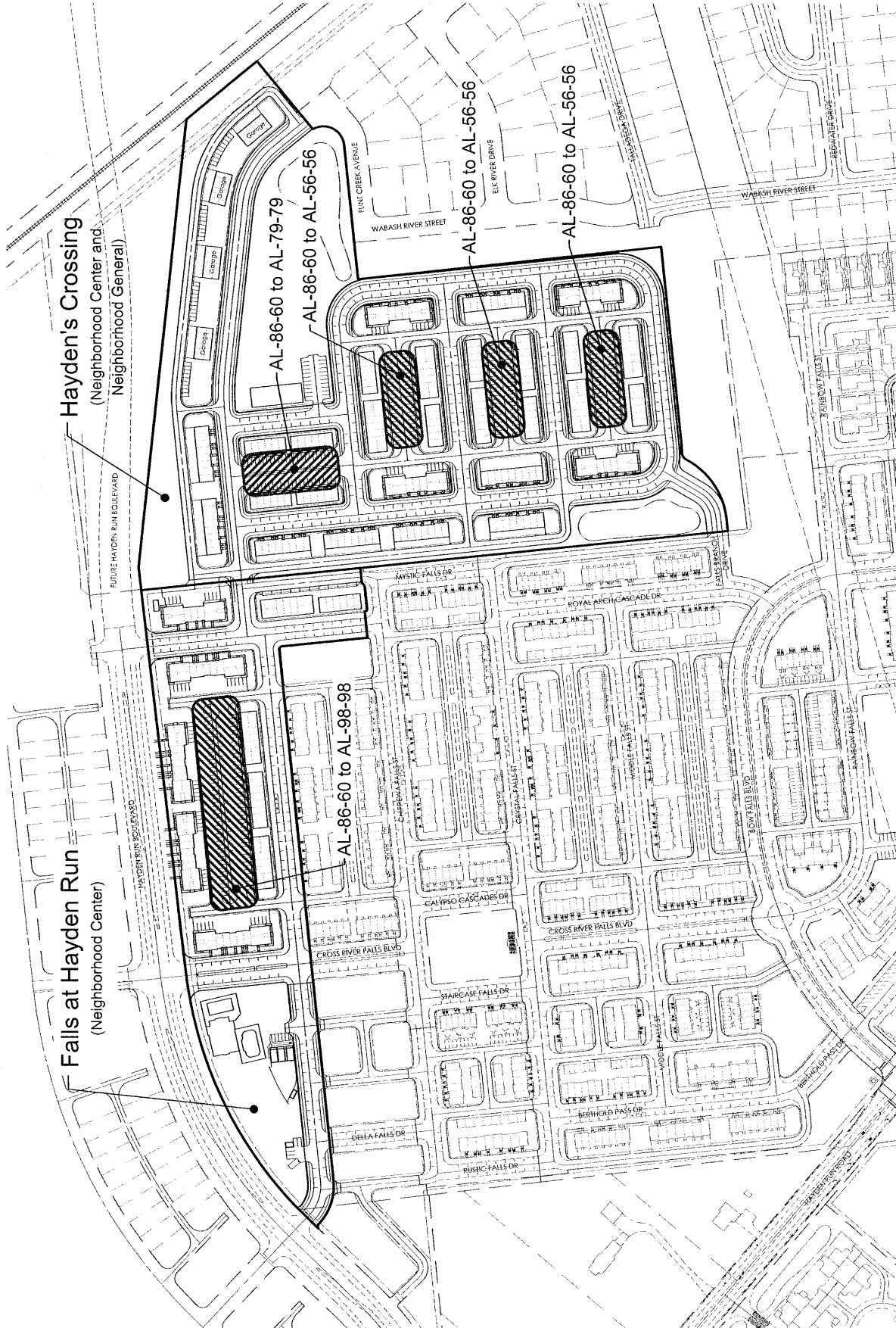
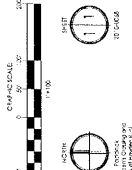
Paddock  
(Hayden's Crossing and  
Falls at Hayden Run)

Variance Exhibit

Lifestyle Communities  
212 New Street, Suite 200  
Columbus, OH 43215



DATE:	2/26/2013
PROJECT:	
LOCATION:	
PREPARED BY:	
REVIEWED BY:	
APPROVED BY:	



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5659 Silver Falls Street



Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

## 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

STATE OF OHIO  
COUNTY OF FRANKLIN

APPLICATION # \_\_\_\_\_

**10310-00025**  
**5659 Silver Falls Street**

Being first duly cautioned and sworn (NAME) David Hodge

of (COMPLETE ADDRESS) 37 W. Broad St., Suite 725, 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

Dominion Homes, Inc.

4900 Tuttle Crossing Blvd., Dublin, OH 43016

Falls at Hayden Run, Ltd.

230 West St., Suite 200, Columbus, OH 43215

SIGNATURE OF AFFIANT

David Hodge

Subscribed to me in my presence and before me this 15th day of FEBRUARY, in the year 2010

SIGNATURE OF NOTARY PUBLIC

Aaron Underhill

My Commission Expires: \_\_\_\_\_

Notary Seal Here



**AARON L. UNDERHILL**  
**ATTORNEY AT LAW**  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Section 147.03 R.C.