

Development Plan Received 10.15.25 Sheet 1 of 1 CV25-054

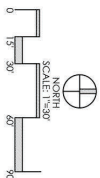


DEVELOPMENT PLAN

4518 HALL RD

PREPARED FOR HAYDEN MEYERS
DATE: 10.08.25

W. J. J. J. 10-15-25



Farris Planning & Design
LAND PLANNING
4575 Conestoga Road
P.O. Box 19184
www.farrisplanninganddesign.com
LANDSCAPE ARCHITECTURE
Nelson, NJ 08859

**CITY COUNCIL – ZONING COMMITTEE
STAFF REPORT
COUNCIL VARIANCE**

APPLICATION: CV25-054
Location: 1100 GEORGESVILLE GREEN DR. (43228), being 1.87± acres located at the northeast corner of Georgesville Green Drive and Hall Road (570-300141; Greater Hilltop Area Commission).
Requested Zoning: AR-1, Apartment Residential District (H-35).
Proposed Use: Apartment complex.
Applicant(s): HAMM Holdings, LLC, c/o Hayden Meyers, Agent; 6012 Placid Place; Lewis Center, OH 43035, and David Hodge, Atty.; 8000 Walton Parkway, Suite 120; New Albany, OH 43054.
Property Owner(s): Trembly Family Limited Partnership Two; 1315 Fountaine Drive; Columbus, OH 43035.
Planner: Alyssa Saltzman; 614-645-9625; ADSaltzman@columbus.gov

BACKGROUND:

- The Applicant has received a recommendation of approval from Staff and from the Development Commission for a concurrent rezoning request (Z25-028) to the AR-1, Apartment Residential District. The requested Council variance proposes a 48-unit apartment complex with a reduction to the building setback line from 50 feet to 25 feet along Hall Road, and allows A/C equipment, and utility enclosures or water vaults within the building setback lines.
- North and west of the site are single-unit dwellings in the R-2, Residential District. East of the site are undeveloped parcels in the L-C-3, Limited Commercial District. South of the site is multi-unit residential development in the L-ARLD, Limited Apartment Residential District.
- The site is within the planning boundaries of the *Hilltop Land Use Plan* (2003), which recommends “Low-Medium Density Residential” land uses at this location. The site is also subject to complete adoption of *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2019).
- The site is located within the boundaries of Greater Hilltop Area Commission whose recommendation is for disapproval.
- Staff recognizes that there are practical difficulties with the reduction in the building setback included in this request.

CITY DEPARTMENTS’ RECOMMENDATION: Approval

City staff support the requested variance to reduce the building setback, as the building placement and design contribute to a pedestrian-friendly streetscape. Additionally, the site plan commits to preserving existing trees in the stream corridor protection zone and notes mature tree preservation which are consistent with the *Hilltop Land Use Plan* and *Columbus Citywide Planning Policies* (C2P2) Design Guidelines.

STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A.** Permit a variation in the yard, height or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B.** Permit a use of the property not permitted by the zoning district established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the comprehensive plan.

Before authorizing any variance from the Zoning Code in a specific case, city council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

In granting a variance pursuant to this section, council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

The following factors shall be used in determining whether the applicant has encountered practical difficulties in the use of the property. Respond to the following statements:

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.

Yes No

2. Whether the variance is substantial.

Yes No

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.

Yes No

4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).

Yes No

5. Whether the property owner purchased the property with knowledge of the zoning restriction.

Yes No

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.

Yes No

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Yes No

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

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 contains the necessary hardship, will not adversely affect surrounding property owners, and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

Signature of Applicant

David Hodge

Date

STATEMENT IN SUPPORT OF VARIANCE

APPLICATION: CV25- 054
ADDRESS: 1100 Georgesville Green Drive
PARCEL: 570-300141
ZONING: LC3; Requested AR-1
APPLICANT: HAMM Holdings, LLC; 6012 Placid Place; Lewis Center, Ohio 43035
PROPERTY OWNER: Trembly Family Limited Partnership To; 1315 Fountain Drive; Columbus, Ohio 43221
ATTORNEY: Davin Hodge, Underhill and Hodge, LLC; 8000 Walton Parkway, Suite 120; New Albany, Ohio 43054
DATE: August 19, 2025
PLANNER: Alyssa Saltzman

The subject property, located at the northeast corner of Hall Road and Georgesville Green Drive, consists of approximately 1.865 acres. This site is currently vacant and wooded and is zoned LC-3 Commercial. The Applicant is seeking to rezone the property to AR-1 Apartment Residential District to accommodate the development of two three-story apartment buildings, which will collectively provide 48 new residential units. The proposed design includes a surface parking lot with 72 parking spaces situated to the rear of the buildings to minimize visual impact from the street.

In order to develop the property as proposed, the Applicant respectfully requests the following variance:

1. Section 3333.18 - Building lines. The Applicant requests a variance to reduce the minimum building line from Hall Road right-of-way from 50 feet to 25 feet and to allow water vault and/or hotbox within the front setback.

This request is essential to achieve a site layout that allows sufficient space for the proposed buildings, parking facilities, and the preservation of a 25-foot perimeter yard along the northern and eastern boundaries. These perimeter yards will incorporate existing trees where feasible and will be supplemented by new tree plantings to provide effective screening and ensure compatibility with neighboring properties.

The proposed development is well aligned with the goals and recommendations of the Hilltop Land Use Plan, adopted in 2019. The Hilltop Plan specifically emphasizes the importance of

promoting housing diversity and increasing the availability of multifamily housing options along key corridors and near commercial nodes.

The Hilltop Plan also encourages infill development and the revitalization of underutilized sites as a strategy to strengthen the surrounding neighborhood and support sustainable growth. This project will activate a long-vacant parcel with high-quality housing while enhancing the pedestrian environment along Hall Road. By positioning the buildings closer to the street, the development supports the Plan's call for creating walkable, street-oriented environments. The Applicant will further advance this goal by constructing a new sidewalk along Hall Road, which will connect to the existing sidewalk network along Georgesville Green Drive and improve pedestrian access throughout the area.

Importantly, the project is designed to be compatible with the surrounding neighborhood. While the reduced setback brings the buildings closer to Hall Road, the site retains a full 25-foot perimeter yard along the sides that adjoin existing single-family homes. This buffer will preserve existing vegetation where possible and will be enhanced with new landscaping, including a commitment to plant additional trees at a ratio of one tree per ten dwelling units and parking spaces. These measures will provide meaningful visual screening and ensure that the project integrates harmoniously with adjacent residential uses.

The unique geometry of the site presents a practical difficulty that justifies the requested variance. With a depth of only 155 feet from Georgesville Green Drive to the eastern property line, it is not physically feasible to accommodate the proposed building footprints, sufficient parking, and required perimeter yards while maintaining the standard 50-foot setback along Hall Road. A strict application of the zoning code would either significantly reduce the building size—compromising the economic viability of the project—or force the elimination of essential parking or buffering, which would detract from both the functionality of the site and the protection of neighboring residential areas.

The proposed setback reduction strikes an appropriate balance, allowing the development to proceed in a way that respects both the operational needs of the project and the character of the surrounding community. The variance will not diminish the quality of the development nor will it negatively impact adjacent properties. Rather, it enables the thoughtful redevelopment of a challenging site in a manner that advances the objectives of the Hilltop Land Use Plan.

The proposed setback adjustment will not adversely affect the essential character of the neighborhood or the delivery of public services. The surrounding context includes a multifamily condominium development located directly across Hall Road, as well as a mix of commercial and residential uses nearby. The scale and layout of the proposed buildings are consistent with this

development pattern and will contribute positively to the streetscape without imposing on adjacent single-family homes.

The reduced setback will not impede access to public utilities or emergency services, and no adverse impacts are anticipated with respect to water, sewer, refuse collection, or similar governmental functions. The development will be fully integrated into the existing infrastructure network and is not expected to generate service demands beyond what the system can accommodate.

The requested variance satisfies each of the seven criteria established by the Ohio Supreme Court in *Duncan v. Middlefield*.

Reasonable Return or Beneficial Use: Without the requested variance, the property cannot reasonably be developed for the proposed multifamily use due to its limited depth. The inability to accommodate both the building and required parking within the constraints of the current setback would render the project unviable. The variance is necessary to allow a reasonable and economically productive use of the property.

Substantiality of the Variance: While a reduction from 50 feet to 25 feet may appear significant numerically, the impact is not substantial in context. The variance aligns the building setback with adjacent residential and multifamily patterns along Hall Road and enhances the pedestrian experience by bringing buildings closer to the street.

Impact on Neighborhood Character or Adjacent Properties: The essential character of the neighborhood will not be altered by this variance, nor will adjacent properties suffer any detriment. The proposed development provides substantial perimeter buffers, tree preservation, and new landscaping to screen adjacent single-family homes and ensure compatibility with the surrounding area.

Impact on Governmental Services: The variance will not adversely affect the delivery of governmental services. The development will be fully served by existing water, sewer, refuse, and emergency services without any disruption or additional strain on these systems.

Knowledge of Zoning Restrictions: The Applicant was aware of the existing zoning conditions at the time of initiating the rezoning process. The variance request is being made in good faith as a necessary adjustment to enable development consistent with both zoning objectives and the Hilltop Land Use Plan.

Feasibility of Alternative Solutions: There are no reasonable alternatives that would allow for viable development on this shallow lot while meeting all setback requirements. The site's physical dimensions create an unavoidable constraint that cannot be resolved through design changes alone.

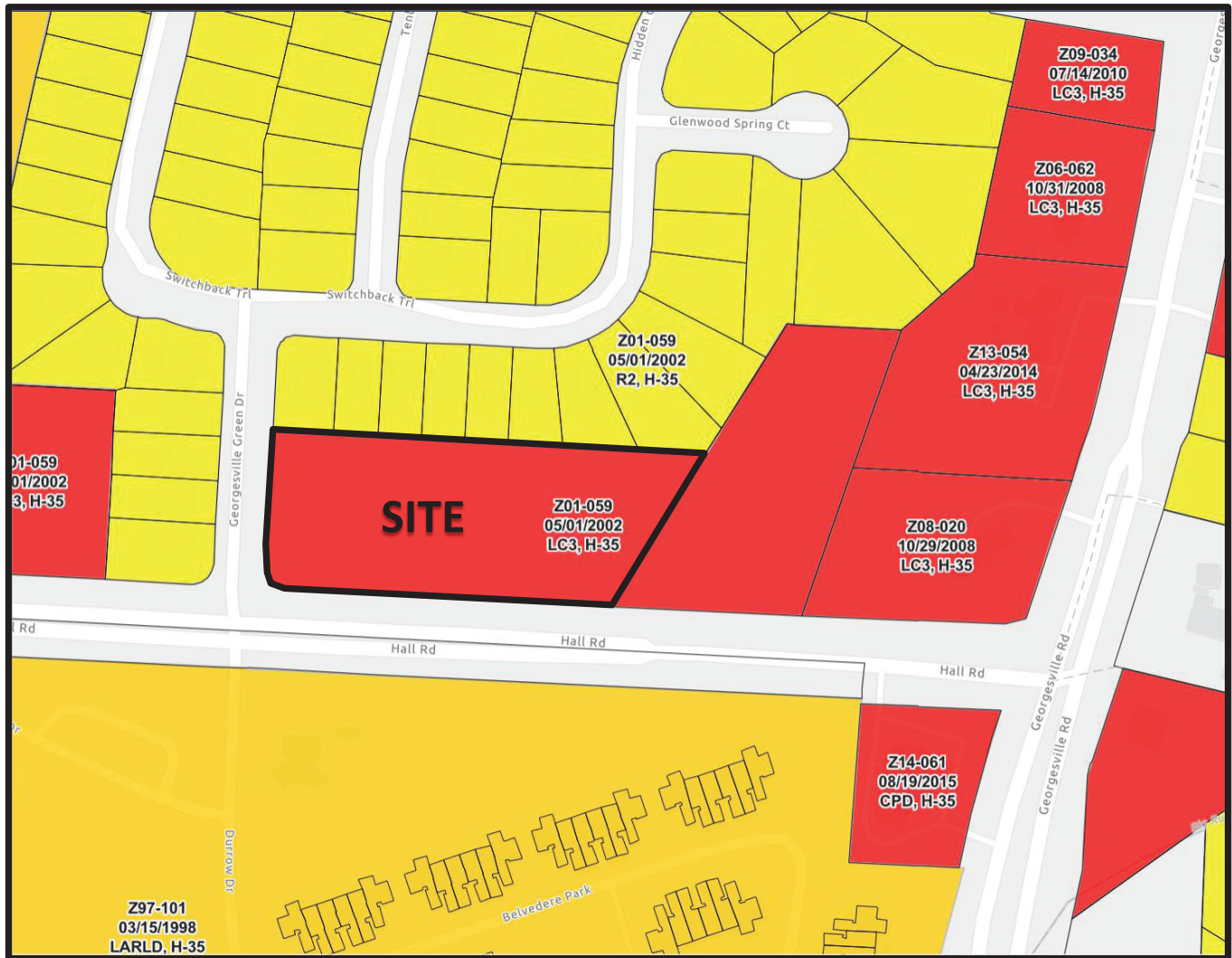
Spirit and Intent of the Zoning Code: Granting the variance would uphold the spirit and intent of the zoning code by allowing a thoughtful, context-sensitive development that enhances the area, preserves buffers, improves walkability, and provides much-needed multifamily housing consistent with the City's planning goals.

City Council may grant an area variance in conjunction with a rezoning application when unusual or practical difficulties prevent the strict application of zoning standards, provided the variance will not seriously affect adjoining properties or the general welfare. The shallow depth of the site constitutes a practical difficulty that makes it unfeasible to comply with the required building setback while accommodating the proposed apartment buildings, parking, and appropriate perimeter buffering.

The variance will not negatively impact neighboring properties or the broader community. Instead, it will facilitate the redevelopment of a vacant, underutilized parcel in a manner that aligns with the Hilltop Land Use Plan and supports the City's objectives for housing diversity, walkability, and neighborhood revitalization.

The requested variance to reduce the building setback from Hall Road from 50 feet to 25 feet is both reasonable and necessary to facilitate the development of this vacant site in a manner that is consistent with the City's planning policies and the specific objectives of the Hilltop Land Use Plan. The shallow depth of the property creates a legitimate practical difficulty that cannot be overcome without a variance, and the proposed solution carefully balances site functionality, neighborhood compatibility, and the creation of a pedestrian-friendly environment.

Approval of the variance will support the productive use of the property, contribute to the revitalization of the Hilltop area, and advance the City's goals for increasing housing diversity and walkability along key corridors. The Applicant respectfully requests favorable consideration of this variance in conjunction with the rezoning application.



CV25-054
1100 GEORGESVILLE GREEN DR.
(43228) Approximately 1.87 acres



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(43228) Approximately 1.87 acres



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Standardized Recommendation Form

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number Z25-028 & CV25-054

Address 1100 GEORGESVILLE GREEN DRIVE

Group Name GREATER HILLTOP AREA COMMISSION

Meeting Date October 7, 2025

Specify Case Type

☐ BZA Variance / Special Permit

☒ Council Variance

☒ Rezoning

☐ Graphics Variance / Plan / Special Permit

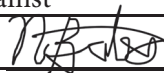
Recommendation ☐ Approval

(Check only one) ☒ Disapproval

LIST BASIS FOR RECOMMENDATION:

GHAC held two hearings on this application before a full vote by the commission. During the committee conversations, the primary concern from neighbors centered on traffic along Georgesville Green and Hall Rd. where there is a lack of traffic circles, stop signs, or other traffic slowing measures. Also, we do not believe this plan conforms with the Hilltop Land Use plan or the goals of Zone-In, because Hall Rd. (between Georgesville and Norton) is heavily saturated with apartments complexes already (therefore not contributing to diversity in Housing stock), creates more density than the Hilltop Land Use Plan recommends for this parcel, and does nothing to increase walkability of the neighborhood. Maintaining the current zoning of this parcel as commercial invites in potential employment, entertainment, and retail that would be able to serve the residents of the Hall Rd. communities. The addition of side walks and bike lanes is important, but walkability requires residents to have a place to walk to. Adding housing density without commercial activity is 20th century housing policy that segregates where we work, play, shop and live. The community appreciates the applicants addition of a small dog park and commitment to have staff monitor parking if this project moves forward.

Vote 0-11 against

Signature of Authorized Representative 

Recommending Group Title Greater Hilltop Area Commission

Daytime Phone Number 614-216-6306

Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Council Variance Application

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV25-054

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.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartman

of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 120, New Albany, Ohio 43054

deposes and states that they are 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 in the following format:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

1. Trembly Family Limited Partnership Two 1315 Fountaine Drive Columbus, OH 43221 (Zero Columbus-based employees)	2. HAMM Holdings, LLC c/o Hayden Meyers 6012 Placid Place Lewis Center, OH 43035 (Zero Columbus-based employees)
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 17 day of June, in the year 2025

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



ELIZABETH CARON
Notary Public, State of Ohio
My Commission Expires
January 26, 2030

This Project Disclosure Statement expires six (6) months after date of notarization.