



SITE DATA	
TOTAL ACRES	+/- 4.59 ACRES
TOTAL UNITS	112
TOTAL PARKING	212
SURFACE PARKING	177
GARAGE PARKING	35

CV25-088 FINAL RECEIVED 3/5/2026 PAGE 1 OF 2

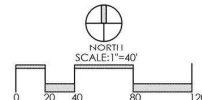
2.2.2026 3-5-26

SITE PLAN

HARD AND SMOKEY ROW

PREPARED FOR PREFERRED REAL ESTATE

DATE: 3.3.2026



Faris Planning & Design

LAND PLANNING • LANDSCAPE ARCHITECTURE
4874 Cammerly Road Hillsd., OH 43026
p (614) 487-1944 www.farisplanninganddesign.com

By York 3/5/26



ARCHITECTURE EXHIBIT

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

APPLICATION: CV25-088
Location: 2100 HARD RD. (43123), being 5.00± acres located on the north side of Hard Road, 150± feet west of Stoneford Drive (610-157048 and 610-189635; Far Northwest Coalition).
Requested Zoning: AR-1, Apartment Residential District (H-35).
Proposed Use: Apartment complex.
Applicant(s): Preferred Living, c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 120, New Albany, OH 43054.
Property Owner(s): Phillip and Deborah Agriesti; 2100 Hard Road, Columbus, OH 43235.
Planner: Joe Rose; 614-645-3526; JMRose@Columbus.gov

BACKGROUND:

- The site consists of two parcels both developed with a single-unit dwelling in the L-RR, Limited Rural Residential District. The requested Council variance will allow a 112-unit apartment complex with reduced development standards.
- Variances for required building and parking setbacks, and reduced perimeter yard are included in the request.
- To the north and south of the site are single-unit dwellings in the SR, Suburban Residential District. To the west are single-unit dwellings in the L-R-1, Limited Residential District. To the east is a multi-unit residential development in the L-AR-12, Limited Apartment Residential District.
- The site is located within the planning boundaries of the *The Northwest Plan* (2016), which recommends “Medium Density Residential” land uses at this location.
- The site is located within the boundaries of the Far Northwest Coalition, whose recommendation is for disapproval.
- Staff concurs with the applicant’s analysis of the seven practical difficulties in achieving the proposed development with regards to the reduction in required building and parking setbacks, and reduced perimeter yard.

CITY DEPARTMENTS’ RECOMMENDATION: Approval

The requested variances will allow a multi-unit residential development that is compatible with the residential character of the neighborhood and nearby multi-unit residential developments. The proposal is also consistent with *The Northwest Plan’s* recommendation for “Medium Density Residential” land uses. Additionally, the proposal also meets the City’s objectives for providing more housing to the area.

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 VARIANCES

Application: CV25-088

Location: 2100 and 2074 Hard Road (43235), being 5 ± acres located on the north side of Hard Road, west of Smoky Row Road (Parcels 610-246404 and 610-246405; Far Northwest Coalition).

Existing Zoning: LLR (Rural).

Requested Zoning: AR-1 (Apartment Residential District).

Request: The Applicant proposes development of the site with an apartment complex. The Applicant requests certain companion area variances to allow development of the site with multi-unit residential uses.

Applicant(s): Preferred Living, c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 120; New Albany, OH 43054.

Property Owner(s): Phillip and Deborah Agriesti; 2100 Hard Road; Columbus, OH 43235.

Planner: Joseph Rose

Date: February 27, 2026

This statement is submitted in support of the Applicant's request for companion area variances to reduce the minimum building line and the minimum east perimeter yard. The third variance is proposed to increase the west perimeter yard and preserve mature trees along the west property line, consistent with feedback from the Division of Planning Management. By reducing the east perimeter yard, the Applicant can expand the west perimeter yard from 25 feet to 35 feet. The additional width provides space to retain mature trees and maintain a stronger natural buffer for neighbors.

The subject property consists of two adjoining parcels addressed as 2100 and 2074 Hard Road on the north side of Hard Road in the Far Northwest area of Columbus. The combined site contains approximately 5 acres and has historically been occupied by single-family dwellings in a rural pattern with deep setbacks and irregular frontage. The site is currently zoned LLR, a district that reflects the area's legacy low-density character and auto-oriented frontage geometry. The surrounding corridor is transitional, with a mix of single-family neighborhoods, churches, and multifamily communities that signal continued residential investment along Hard Road. The property is proximate to schools, employment, shopping, and community services, with direct access to the collector-level Hard Road and connections to Smoky Row Road and Sawmill Road.

The Northwest Plan supports context-sensitive infill that places primary building entries toward public streets, organizes parking to the side or rear, and strengthens the pedestrian realm with continuous sidewalks, landscaping, and street trees. Those policies are directly advanced by this project. The Applicant seeks AR-1 zoning and proposes several multifamily buildings with a clubhouse and resident amenities. Buildings will be oriented to Hard Road with short, direct pedestrian connections; parking will be located to the side and rear and screened; and the frontage will be improved with sidewalk continuity and landscape buffering. These features implement the Plan's street-oriented

design guidance while delivering additional homes in a location already served by infrastructure.

In order to permit development of the property in light of these practical difficulties, the Applicant respectfully requests the following variances:

1. Section 3333.18 - Building Line. Reduction of the minimum building line from 60 feet to five feet.
2. Section 3333.255 – Perimeter Yard. Reduction of the east perimeter yard from 25 feet to 15 feet.

The requested variances are justified under the well-established Duncan factors. Each factor supports relief in this case, as explained in detail below.

1. Whether the property will yield a reasonable return or whether there can be any beneficial use without the variance.

Strict application of a 60-foot building line forces buildings deep into the lot and compels either front-loaded parking or inefficient internal drives that contradict the Northwest Plan’s street-facing design objectives. Enforcing a full 25-foot east perimeter yard would also remove the flexibility needed to expand the west yard for tree preservation. The Division of Planning Management emphasized the importance of preserving mature trees along the west edge as a visual and ecological buffer. Without the requested variances, the property cannot be developed in a manner that satisfies both City design policy and tree preservation goals. Granting the variances allows a balanced layout that maximizes beneficial use while protecting natural assets.

2. Whether the variance is substantial.

The numerical reductions are measured in context and balanced by clear design and environmental benefits. The 10-foot reduction to the east yard is modest and is the necessary counterpart to a 10-foot increase on the west, which produces a net environmental benefit. The additional west yard width provides space to retain and protect the mature tree line identified in coordination with Planning Management staff. In this context, the variances are not substantial; they are purposeful and beneficial.

3. Whether the essential character of the neighborhood would be substantially altered or adjoining properties suffer a substantial detriment.

The configuration strengthens the corridor’s residential character and improves compatibility with neighboring uses. Increasing the west yard enhances the existing natural buffer to adjacent residential lots, while the east yard reduction occurs adjacent to compatible conditions and does not diminish privacy or safety. The overall effect is an improved visual transition with a stronger tree line and a more cohesive site edge.

4. Whether governmental services would be adversely affected.

The variances will not impair fire access, sight distances, or public utilities. Adjusting the east and west yards does not interfere with drainage or service corridors. The expanded west yard improves stormwater absorption and canopy coverage. Water, sewer, refuse collection, and emergency services remain unaffected.

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

While the Applicant was aware of existing standards, the request was developed collaboratively with Planning Management to achieve the dual objectives of sound urban design and tree preservation. The modifications reconcile current zoning metrics with contemporary planning goals and staff recommendations.

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

Alternative site designs that maintain a 25-foot yard on both sides would require removal of mature trees along the west perimeter and would compromise the Plan's design guidance. No other feasible design preserves this tree line while maintaining building efficiency and circulation. Relief through variance is the only practical method to achieve the environmental outcome requested by staff.

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

The spirit of yard and setback standards is to ensure attractive, functional, and environmentally responsible development. Granting these variances advances that intent by placing buildings to frame the street, screening parking, and directly preserving mature trees along the west property line through the increased west yard. This solution achieves urban design, environmental, and community compatibility objectives and provides substantial justice.

City Council may permit a variation in yard, height, or parking requirements only in conjunction with a rezoning where there are unusual and practical difficulties in carrying out zoning provisions due to lot conditions, provided the variance will not seriously affect adjoining property or the general welfare. In this case, the unusual difficulty arises from balancing strict setback metrics with modern planning objectives and staff direction to preserve existing trees. Reducing the east yard by 10 feet is the necessary counterpart to expanding the west yard by 10 feet. This approach creates space for meaningful preservation of mature trees, enhances the site's natural screening, and reflects coordinated planning with the City.

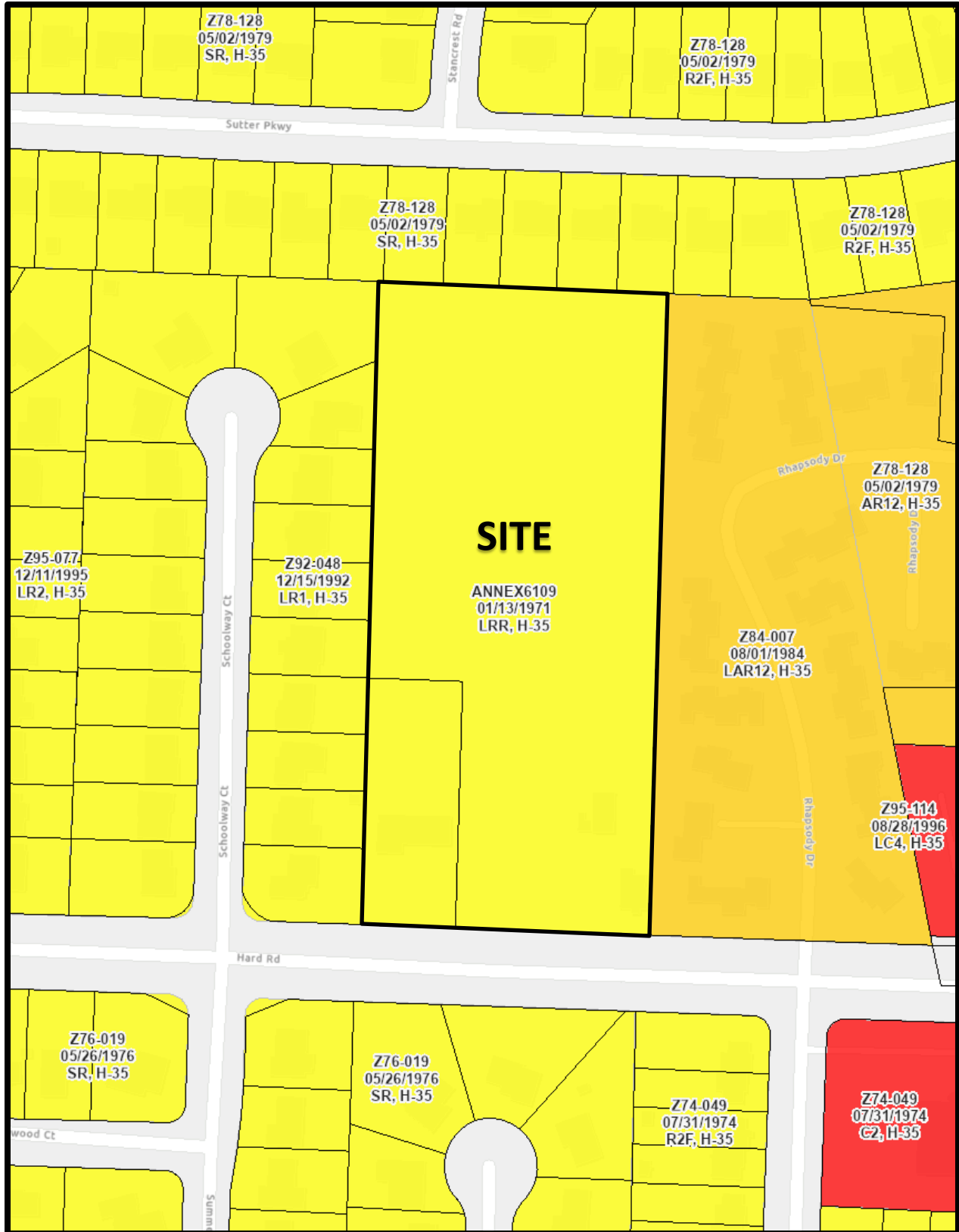
The proposed development respects the spirit and intent of zoning by promoting efficient land use, protecting natural features, and improving neighborhood compatibility. The requested variances yield environmental, visual, and functional benefits without

negative impacts. Approval will alleviate practical difficulties, preserve mature vegetation, and ensure the project contributes positively to neighborhood character and to the City's long-term planning goals.

Respectfully submitted,



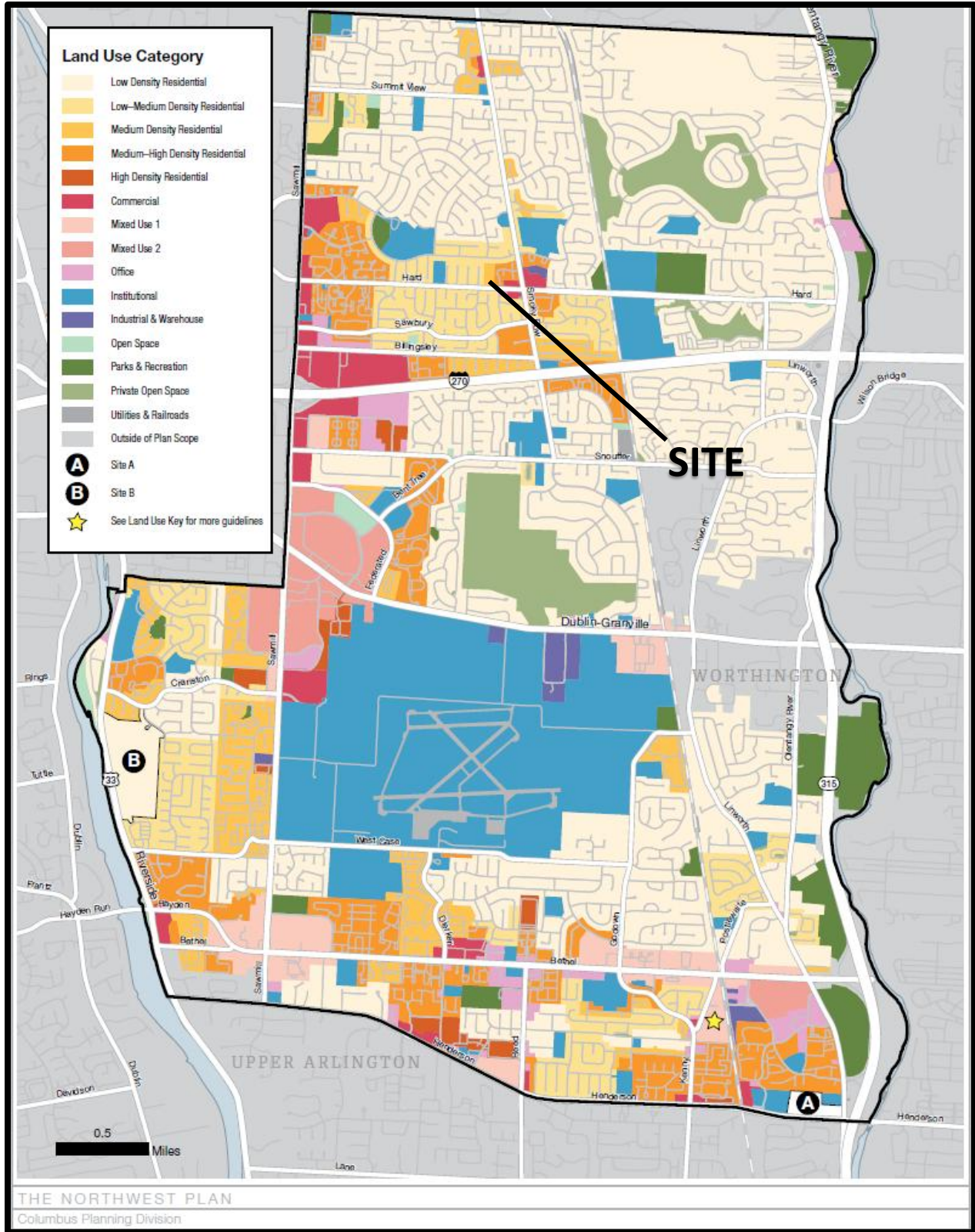
David Hodge



CV25-088
2100 Hard Rd.
Approximately 5.00 Acres



CV25-088
2100 Hard Rd.
Approximately 5.00 Acres



CV25-088
2100 Hard Rd.
Approximately 5.00 Acres

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: Z25-044
Address: 2100 HARD ROAD
Group Name: FAR NORTHWEST COALITION OF COLUMBUS
Meeting Date: NOVEMBER 20, 2025

Specify Case Type:

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation:

(Check only one and list basis for recommendation below)

- Approval
- Disapproval

NOTES:

BASED ON THE APPLICATION, THE APPLICANT'S PRESENTATION AT THE PUBLIC HEARINGS, AND INPUT FROM NEIGHBORS AND SURROUNDING PROPERTY OWNERS, THE BOARD OF THE FAR NORTHWEST COALITION RECOMMENDS DISAPPROVAL OF THE APPLICATION.

Vote: 0 TO APPROVE - 4 TO DISAPPROVE

Signature of Authorized Representative:  A. NEUMANN
SIGNATURE

PRESIDENT
RECOMMENDING GROUP TITLE

202-631-3370
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV25-088

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

<p>1. Phillip and Deborah Agriesti 2100 Hard Road Columbus, Ohio 43235 (Zero Columbus-based employees)</p>	<p>2. Preferred Living 750 Communications Parkway, Suite 200 Columbus, Ohio 43214 (70 Columbus-based employees)</p>
<p>3.</p>	<p>4.</p>

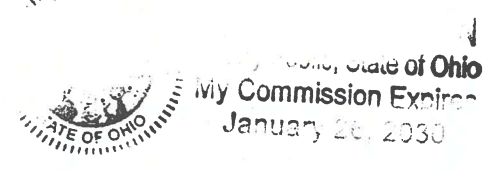
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 11 day of Sep, in the year 2025


SIGNATURE OF NOTARY PUBLIC

1-26-30 Notary Seal Here
My Commission Expires



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