

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

**APPLICATION:** CV24-097  
**Location:** 7642 HAYDEN RUN RD. (43026), being 104.85± acres located on the north side of Hayden Run Road 4,000± feet west of Cosgray Road (560-333701, 125-333697, 125-333698; Hayden Run West Civic Association).  
**Requested Zoning:** L-AR-1, Limited Apartment Residential District & CPD, Commercial Planned Development District (H-60).  
**Proposed Use:** Mixed-use development.  
**Applicant(s):** Abbasi Farms, Ltd. c/o Thomas L Hart, Atty.; 5029 Cemetery Road, Hilliard, OH 43026.  
**Property Owner(s):** Abassi Farms, Ltd.; 4875 Wellspring Court, Dublin, OH 43016.  
**Planner:** Phil Ashear; 614-645-1719; [PJAshear@Columbus.gov](mailto:PJAshear@Columbus.gov)

**BACKGROUND:**

- The 104.85± acre site is pending zoning to the L-AR-1, Limited Apartment Residential District and CPD, Commercial Planned Development District. The requested Council variance will allow modified development standards for lot width, lot area, side yards, building lines, required parking, fronting, garage height, and townhouse building units, for each of the five proposed residential subareas.
- The proposal includes commitments to front dwelling units on the Heritage Trail and/or open spaces, connectivity between subareas, activation of open space, screening of parking and placement of parking lots behind buildings, open space adjacent to Heritage Trail, building design, setbacks, and building orientation, all consistent with the Plan and C2P2 Design Guidelines.
- North and East of the site are the Heritage Trail, Heritage Trail Park, undeveloped land in the L-AR-12, Limited Apartment Residential District, and single-unit residential development in Brown Township. South of the site is single-unit residential development in Brown Township. West of the site is agricultural land in Washington and Brown Townships.
- The site is within the planning boundaries of the *Interim Hayden Run Corridor Plan* (2004), which recommends “Environmentally Sensitive Development” land uses at this location. The site is also subject to early adoption of *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Hayden Run West Civic Association, whose recommendation is for approval.
- Staff recognizes that there are practical difficulties with the variances included in the request.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval

The requested variances will allow development that fronts the Heritage Trail, creates interconnectivity between subareas, activates open space, provides screening of parking and placement of parking lots behind buildings, and provides open space adjacent to the Heritage Trail, all consistent with C2P2 Design Guidelines. The proposal is also consistent with the City's objective of creating more housing in all areas of the city.

**Hayden Run Road Site Development Franklin County Parcel Numbers:  
560-333701, 125-333697, and 125-333698**

**Council Variance Hardship Statement CV24-097, Filed with Rezoning Application  
Z24-038**

June 26, 2025

The applicant is requesting variances from road setbacks for building lines (Columbus Code 3332.21 and 3333.18), as well as for private garage height limitations (Columbus Code 3333.35 (G)), the number of town houses in a row and per building (Columbus Code 3333.02 (5)), the requirements for a town house to front a public road (Columbus Code 3333.41(h)), and variances to allow single-family lot widths of 40 feet, side yards of 4 feet, and to allow single-family platted lots of less than 5,000 square feet in area, as well as to include Accessory Dwelling Units (ADUs) on specified lots.

Variance One – Variance to Section 3333.18 Building lines is requested: The code section requires an 80-foot right-of-way and 40-foot setback from James Blvd. and a 120-foot right-of-way and 60-foot setback from Hayden Run Road. Code requires a setback of one-half the right-of-way distance. The applicant is requesting the following setback reductions:

- A reduction of setbacks from 40 feet to 30 feet along James Blvd. and from 60 feet to 30 feet from Hayden Run Road for residential subareas.
- A reduction of setbacks from 40 feet to 20 feet along James Blvd. and from 60 feet to 20 feet from Hayden Run Road for commercial subareas.

The applicant is proposing a mixed-use development combining single-family homes, apartments, multi-family and/or townhomes in various forms, along with significant commercial development under rezoning application Z24-038. This is an urban form of development with a vibrant mix of uses. The setback variances are sought in order to bring buildings closer to streets, and engage and relate travelers and pedestrians to buildings to create and support a more dynamic mixed-use design. Such proximity of buildings to streets and passersby is appropriate and in keeping with the density and type of urban form development proposed. Along Hayden Run Road, such proximity will also enable the location of parking behind buildings. These factors also support the Columbus C2P2 design standards. Larger setbacks along main streets within this development would result in an awkward disconnection of buildings from people and inconsistency with C2P2 design standards.

Variance Two – Variance to Section 3333.35 (G) Garages heights is requested to allow garage heights up to 20 feet within apartments or townhouse subareas.

It is important to mix and vary garage heights to create architectural interest and diversity and change appearances of structures throughout this mixed use development. The code

limitation of up 15 feet lacks flexibility and limits the ability to create diverse and interesting building and community designs.

Variance Three – Variance to Section 3333.02(5) town house development that allows no more than eight town houses in a row to allow up to twelve units in a row and per building.

Allowing town house/townhomes buildings that include up to twelve units per building, along with buildings with less than twelve townhome units, creates diversity of housing types, economies of scale and mixes designs to achieve a varied development pattern and greater interest.

Variance Four - Variance to Section 3333.41(h) To allow town houses to front on private streets rather than public streets.

Allowing town houses to front on private streets will support the road network configuration and community design as well as be more economical for the city as the private community will maintain such streets.

Variances Five - sections 3332.05(A)(4) to allow single-family lot widths of a minimum 40 feet at the 25 foot front building setback line;

Variance Six - section 3332.26 (c)(2), minimum side yards - to allow side yard setbacks of 4 feet each for single-family lots that are platted wider than 40 feet;

Variance Seven - section 3332.25, maximum side yard - to allow single-family lot side yards of 4 feet each for lots that are platted wider than 40 feet;

Variance Eight - section 3332.15, to allow single-family platted lots of less than 5,000 square feet in area for single-family dwellings;

Variances Five, Six, Seven and Eight and the variances relate to Accessory Dwelling Units (ADUs) (Variances Nine through Fifteen) all relate to adjusting allowable lot sizes and building envelopes to meet market requirements for more compact development, the saving of open spaces on the site and smaller lots that are accepted by market demands and conditions, facing homes on open spaces for better community design and support more affordable housing development.

List of Variances Franklin County Parcel Numbers: 120-000189, 120-000232, (7642

Hayden Run Road) 272-000206

1. 3333.18 Building lines - To reduce the building setback along the proposed James Boulevard and Hayden Run Road to 30 feet for residential subareas.
2. 3333.35 Private Garage heights - To allow garage heights in apartment, townhouse and single-family subareas of up to 20 feet.

3. 3333.02(5) Town houses in a row and per building – To allow up to twelve townhomes in a row and in one building.
4. 3333.41(h) To allow Town houses to front on private streets to vary the requirement for public street frontage.
- Requested variances from R-4 lot standards are requested as follows for conventional single-family lots:
  5. Variance from sections 3332.05(A)(4) to allow single-family lot widths of a minimum 40 feet at the 25 foot front building setback line;
  6. Variance from section 3332.26 (c)(2), minimum side yards - to allow side yard setbacks of 4 feet each for single-family lots that are platted wider than 40 feet;
  7. Variance from section 3332.25, maximum side yard - to allow single-family lot side yards of 4 feet each for lots that are platted wider than 40 feet;
- Requested variances from R-4 lot standards are requested as follows to allow both conventional single-family dwellings and **Accessory Dwelling Units (ADUs)** on lots 67 – 115:
  8. Variance from section 3332.15, Lot Size. To allow two one-unit dwellings on single family platted lots of less than 5,000 square feet and for such lots numbered 67 to 115 on the Site Plan dated 6/25/2025.
  9. Variance from section 3332.19 – (Each dwelling or principal building to front a public street.) This section is varied for lots 67 – 115 in order that both conventional single-family dwellings and/or ADUs may front open space in Sub-areas E-1 and E-2 so that the building fronts engage the Heritage Trail and/or open spaces in keeping with C2P2 design guidelines.
  10. Variance from section 3332.18 – to allow conventional single-family dwellings and ADUs when they are included on each of lots 67 -115 to occupy in combination up to 80% of the total lot area.
  11. Variance from section 3332.27 to allow rear yard setback of zero (0) percent of total lot area for lots 67 -115 where both a conventional single-family dwelling and an ADU are included in such lots.
  12. Variance from section 3332.21 to allow a front building line of ten (10) for lots 67 -115 where both a conventional a single-family dwelling and an ADU are included in such lots.

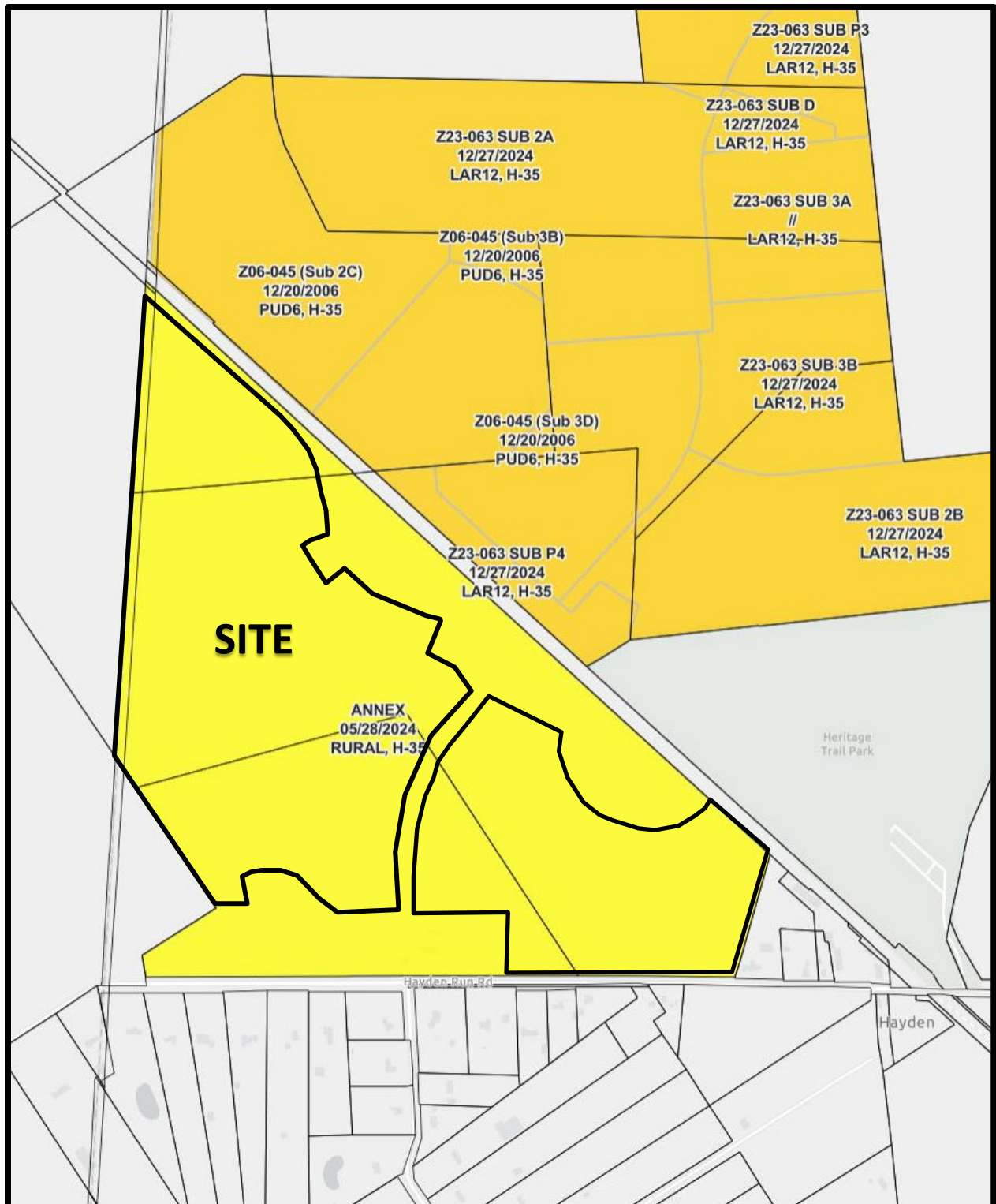
13. Variance from section 3312.49 so that parking requirements for lots 67 -115 where both a conventional a single-family dwelling and an ADU are included in such lots are reduced from two (2) per unit to one (1) per unit.

Variances listed Chronologically:

3312.49, Required Parking  
3332.05(A)(4), Area district lot width requirements  
3332.15, R-4 area district requirements  
3332.18, Basis of computing area  
3332.19, Fronting  
3332.21, Building lines  
3332.25, Maximum side yards required  
3332.26(C)(2), Minimum side yard permitted  
3332.27, Rear yard  
3333.02(5), AR-12, ARLD and AR-1 apartment residential district use  
3333.18, Building lines  
3333.35, Private garage  
3333.41(h), Standards

Overall: The requested variances relate to more internal site and building designs and will not seriously affect adjoining properties or the general welfare. The granting of these variances will not impair an adequate supply of light and air to the adjacent property, nor unreasonably increase the congestion of public streets, nor increase the danger of fires, nor endanger the public safety, nor unreasonably diminish or impair established property value within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city. A hardship would result from the limitations on development and building design standards without these variances.

*Thomas L. Hart, Attorney for the Applicant* Signature 6.26.25 Date



CV24-097  
7642 Hayden Run Rd.  
Approximately 104.85 acres









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7642 Hayden Run Rd.  
Approximately 104.85 acres



## 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 Z24-038 & CV24-097

Address 7642 Hayden Run Road

Group Name Hayden Run West Civic Association

Meeting Date November 26, 2024

Specify Case Type

☐ EZA Variance / Special Permit

☒ Council Variance

☒ Rezoning

☐ Graphics Variance / Plan / Special Permit

Recommendation (Check only one)

☒ Approval

☐ Disapproval

### LIST BASIS FOR RECOMMENDATION:

While we are generally in [approval] of the application as presented, we have concerns over some of the commercial uses discussed. Based on discussions with the developer and verbal commitments, we recommend the Limitation Text include the following stipulations:

- No stand-alone gas stations, to include only non-speaking gas pumps located to the rear of the building and not visible from Hayden Run Road

~~- Frontage of any commercial is to be accessed from service roads to the rear-~~

We found the developer to be receptive to meeting with the community as a good neighbor and incorporating additional suggestions.

AMENDED BY HRWCA VOTE 6/25/25: Frontage of any commercial should prioritize access from services roads to the rear, if at all possible

This proposed development aligns with the Columbus City vision of providing diversified housing for the expected increase in population: empty nesters, young professionals and families. This project compliments the adjacent, recently zoned Jamison Estates to the north. The extension of the proposed James Blvd. to Rings Road through this project will complete a roadway that will run parallel to Cosgray Road all the way to Route 161 when it meets Houchard Road. The developers have incorporated the Heritage Trail on the northern border of this project to make this a vibrant community. The property provides abundant green space along the trail. The layout of the community provides easy access by foot, bike or auto to all the residential and commercial amenities available. The developer has taken into consideration, with the design of the commercial section, the aesthetics and buffering facing Hayden Run Road and the residents who live there. The community is concerned about the lack of the City emergency services, and we recommend you consider increasing safety services located in this area as it grows.

*Amended Ann Gates 6/25/25 by vote 3-0*

Vote 3-0 for

Signature of Authorized Representative Ann Gates

Recommending Group Title Hayden Run West Civic Association

Daytime Phone Number 614-530-0653

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.



# Council Variance Application

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Phone: 614-645-4522 • [ZoningInfo@columbus.gov](mailto:ZoningInfo@columbus.gov) • [www.columbus.gov/bzs](http://www.columbus.gov/bzs)

## PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV24-097

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) Thomas L. Hart

of (COMPLETE ADDRESS) 5029 Cemetery Road, Hilliard, OH 43026

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. Abassi Farms Ltd. Khaled Farag, President 4875 Wellspring Ct., Dubin, OH 43016	2.
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

day of

June

, in the year

2025

Notary Seal Here

SIGNATURE OF NOTARY PUBLIC

LIZABETH A RUSSELL-PICKARD

NOTARY PUBLIC  
STATE OF OHIO

Comm. Expires

05-19-2027

Recorded in

Franklin County

My Commission Expires



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