

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

APPLICATION: CV25-123
Location: 7500 LONG RD. (43110), being 2.25± acres located on the north side of Long Road; 150± feet east of Winding Path Drive (530-138083 and 530-115547; Greater South East Area Commission).
Pending Zoning: L-ARLD, Limited Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Palmer Estates, LLC c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
Property Owner(s): Palmer Estates, LLC c/o Mukkala Murali; 6488 Potters Way; Powell, OH 43065.
Planner: Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

BACKGROUND:

- The Applicant has received a recommendation of approval from Staff and from the Development Commission for a concurrent rezoning request (Z25-065) to the L-ARLD, Limited Apartment Residential District. The requested Council variance will allow a 32-unit townhouse-style development, as shown on the submitted site plan.
- Variances to reduce the building setback from 40 to 30 feet along Long Road and to reduce the perimeter yard from 25 to nine feet along the east perimeter are included in this request.
- North, east, and west of the site are single-unit dwellings in the PUD-6, Planned Unit Development District. West of the site are two undeveloped parcels in the PUD-6, Planned Unit Development District. South of the site is a multi-unit residential development in the L-ARLD, Apartment Residential District.
- The site is within the planning area of the *South East Land Use Plan (2018)*, which recommends “Very Low Density Residential (<4 du/ac)” land uses for this location. Additionally, the site is subject to *Columbus Growth Strategy (CGS) Design Guidelines (2026)*.
- The site is located within the boundaries of the Greater South East Area Commission, whose recommendation is for approval.
- Staff concurs with the applicant’s analysis of the seven practical difficulties in achieving this proposed development.

CITY DEPARTMENTS' RECOMMENDATION: Approval

Staff supports the proposed variances to reduce the building setback and perimeter yard because Long Road will be widened and will include a future multi-purpose trail along the southern boundary of the site, encouraging a more pedestrian-friendly site design in this area with buildings located closer to the trail. The proposed variance also allow a better site design with centralized open space and tree preservation.

Council Variance Application Online

Address: 111 N. Front St., Columbus, Ohio 43215

Email: zoninginfo@columbus.gov

Website: www.columbus.gov/bzs

Phone: 614-645-4522

THE CITY OF
COLUMBUS

ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

While the property can be used for the existing single family dwelling or the existing single family dwelling could be razed to build a new single family dwelling, neither are the highest and best use. Substantial development has occurred in the area.

2. Whether the variance is substantial. Yes No

Perimeter Yard substitutes for individual side and rear yard calculation on multiple building developments. The proposed west and north Perimeter Yards meet code required width with housing to the north and west. The east perimeter yard is next to a storm detention basin. Reduction on the east isn't substantial given the purpose of Perimeter Yard.

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

~~Reduction of the east Perimeter Yard won't alter the essential character of the neighborhood nor will adjoining properties suffer substantial detriment. The east Perimeter Yard is adjacent to a storm detention area of the subdivision to the east.~~

4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service). Yes No
The variances will have no effect on the delivery of government services.

5. Whether the property owner purchased the property with knowledge of the zoning restriction.
 Yes No

~~The property owner didn't have knowledge of the zoning restrictions. The need to reduce the east perimeter yard was determined with site planning and due diligence after the property was purchased. The Long Road building setback variance is due to City request for Long Road ROW exceeding the Columbus Thoroughfare Plan designation.~~

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance. Yes No

~~The purpose of Perimeter Yard is to buffer adjacent property. The north and west Perimeter Yards comply. The east Perimeter Yard abuts a storm detention basin where there is less need for buffering. The Long Road building setback variance is due to City request for ROW exceeding the Columbus Thoroughfare Plan designation.~~

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance. Yes No

~~The spirit and intent is observed and substantial justice done by granting the variance. The east Perimeter Yard is adjacent to a storm detention basin. The Long Road setback variance will provide additional ROW for City widening and multi use path.~~

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):

~~The 2.25 +/- ac site is located on the north side of Refugee Road, 155 +/- feet east of Winding Path Drive. The site is zoned R, Rural from annexation (1974). Applicant proposes to rezone (Z25-065) the site to the L ARLD district for development of 32 townhome condominiums, as depicted on the Site Plan. Applicant requests the following variances: 1) Section 3333.18, Building Lines, to reduce the Long Road building setback line from 40' to 30' to provide an additional 10' of Long Road ROW to City of Columbus for a multi use path, 2) Section 3333.25, Perimeter Yard, to reduce the east Perimeter Yard from 25' to 9'.~~

Signature of Applicant Long Road Townhomes LLC by David B. Peno, Agent Date 05/28/2026
Signature of Attorney Donald Plank Date 05/28/2026

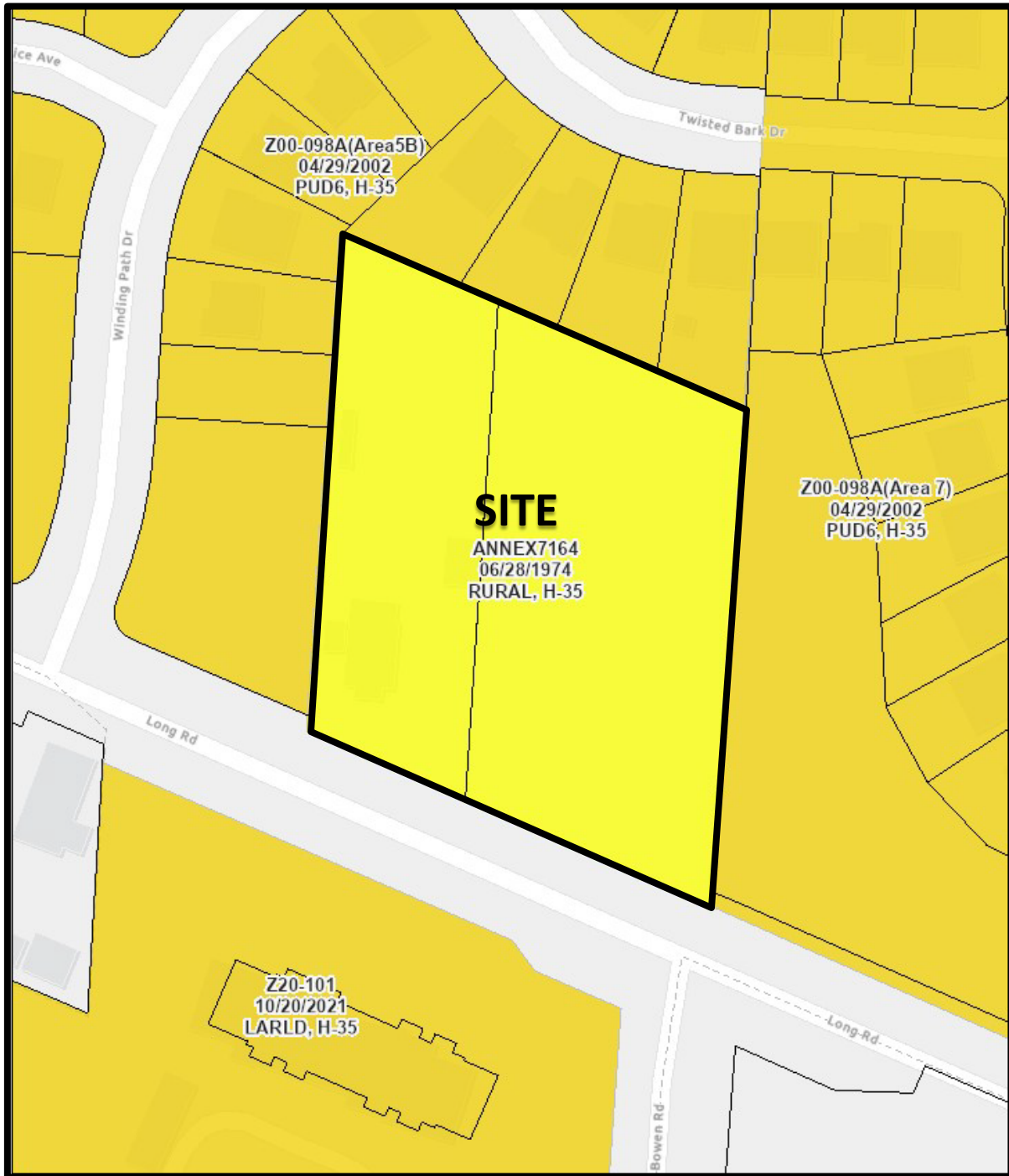
7500 LONG ROAD

CV25-123

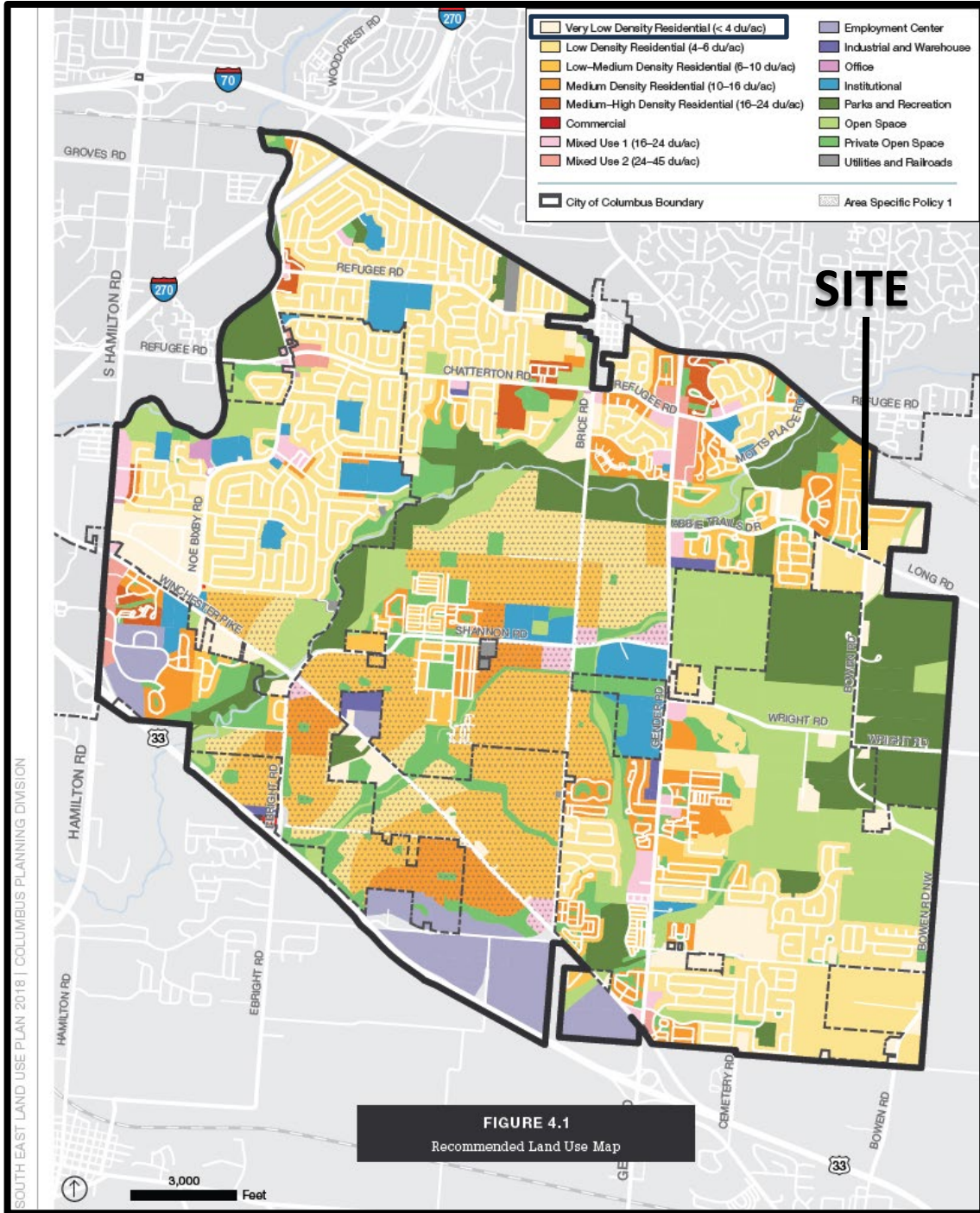
Variances

- 1). Section 3333.18, Building Lines, to reduce the Long Road building setback line from 40' to 30' to provide an additional 10' of Long Road right of way to the City of Columbus for a multi-use path.

- 2). Section 3333.255, Perimeter Yard, to reduce the east perimeter yard from 25' to 9'.



CV25-123
7500 Long Rd.
Approximately 2.25 acres



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Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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 _____

Address _____

Group Name _____

Meeting Date _____

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:

Vote _____

Signature of Authorized Representative  _____

Recommending Group Title _____

Daytime Phone Number _____

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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DEPARTMENT OF BUILDING
AND ZONING SERVICES

Application # CV25-123

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.

STATE OF OHIO, COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)

Donald Plank

of (COMPLETE ADDRESS) Plank Law Firm; 411 East Town Street, Fl. 2, Columbus, OH 43215

deposes and states that he 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 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. Long Road Townhomes, LLC; 2861 Basil Drive, Delaware, OH 43015 Number of Columbus-based employees: Zero (0) Contact: Manoj Pokala, (614) 668-8313</p>	<p>2.</p> <p>-----</p>
<p>3.</p> <p>-----</p>	<p>4.</p> <p>-----</p>

Check here if listing additional parties on a separate page.

Signature of Affiant

Donald Plank

Sworn to before me and signed in the presence this 6th day of May, in the year 2026

Signature of Notary Public:

MaryAlice Wolf

My Commission Expires: _____



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires:
October 24, 2028

Notary Seal Here

This affidavit expires six (6) months after date of notarization.