

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

**APPLICATION:** CV26-026  
**Location:** 7210 LONG RD. (43110), being 14.8± acres located at the northeast corner of Long Road and Abbie Trails Drive (530-137733 and 4 others; Greater South East Area Commission).  
**Pending Zoning:** L-AR-1, Limited Apartment Residential District.  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Metro Development LLC c/o Jeffrey L. Brown, Atty.; 172 East State Street, Suite 550; Columbus, OH 43215.  
**Property Owner(s):** James and Christine Beaty; 7210 Long Road; Canal Winchester, OH 43110; Tamara Carey and Robert Martin; 7200 Long Road; Canal Winchester, OH 43110; and James and Shanda DeLong; 7260 Long Road; Canal Winchester, OH 43110.  
**Planner:** Brandon Carpenter; 614-645-1574; [bmcarpenter@columbus.gov](mailto:bmcarpenter@columbus.gov)

**BACKGROUND:**

- The Applicant has received a recommendation of approval from Staff and from the Development Commission for a concurrent rezoning request (Z26-011) to the L-AR-1, Limited Apartment Residential District. The requested Council variance will allow a reduced building setback line from 40 feet to five feet along Long Road for a 288-unit apartment complex development.
- A Council variance is required because the proposed widening of Long Road to incorporate a multi-purpose trail increases the required building setback line, but the desired design element is to have buildings closer to the trail to encourage walkability.
- North, south and west of the site are undeveloped parcels in the PUD-6, Planned Unit Development District. East of the site is a multi-unit residential development in the PUD-6, Planned Unit Development District. West of the site is a single-unit dwelling in the PUD-6, Planned Unit Development 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 building setback variance as it allows desired site design elements including walkability in this area.

## Council Variance Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N. Front St., Columbus, Ohio 43215  
Phone: 614-645-4522 • [ZoningInfo@columbus.gov](mailto:ZoningInfo@columbus.gov) • [www.columbus.gov/bzs](http://www.columbus.gov/bzs)

### **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

The site can return a reasonable return without the variance.

2. Whether the variance is substantial.

Yes  No

40 feet to 5 feet.

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

There are existing multifamily developments to the east and west of the site. Long Road in this area is more of an access road which has a bump out near the south end of the road. The proposed buildings are at a various setbacks from Long Road. The closest building is at 5 foot setback. The essential character of the neighborhood would not be substantially altered nor would adjoining properties suffer a substantial detriment as a result of the variance.

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

Yes  No

Governmental services are already available to the site and the variance would not adversely affect the delivery of governmental service.

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

Yes  No

The applicant was aware of the existing road.

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

Yes  No

A variance is the only way to resolve this issue.

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

Yes  No

The proposed buildings along Long Road are at various setbacks. The closest building is at 5 feet. The variance request is from 40 to 5 feet. This part of Long Street is more of a service road. The variance allows the parking to be behind or to the side of the buildings. Granting the variance would observe the spirit and intent behind the zoning requirement and substantial justice would be done as a result.

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):**

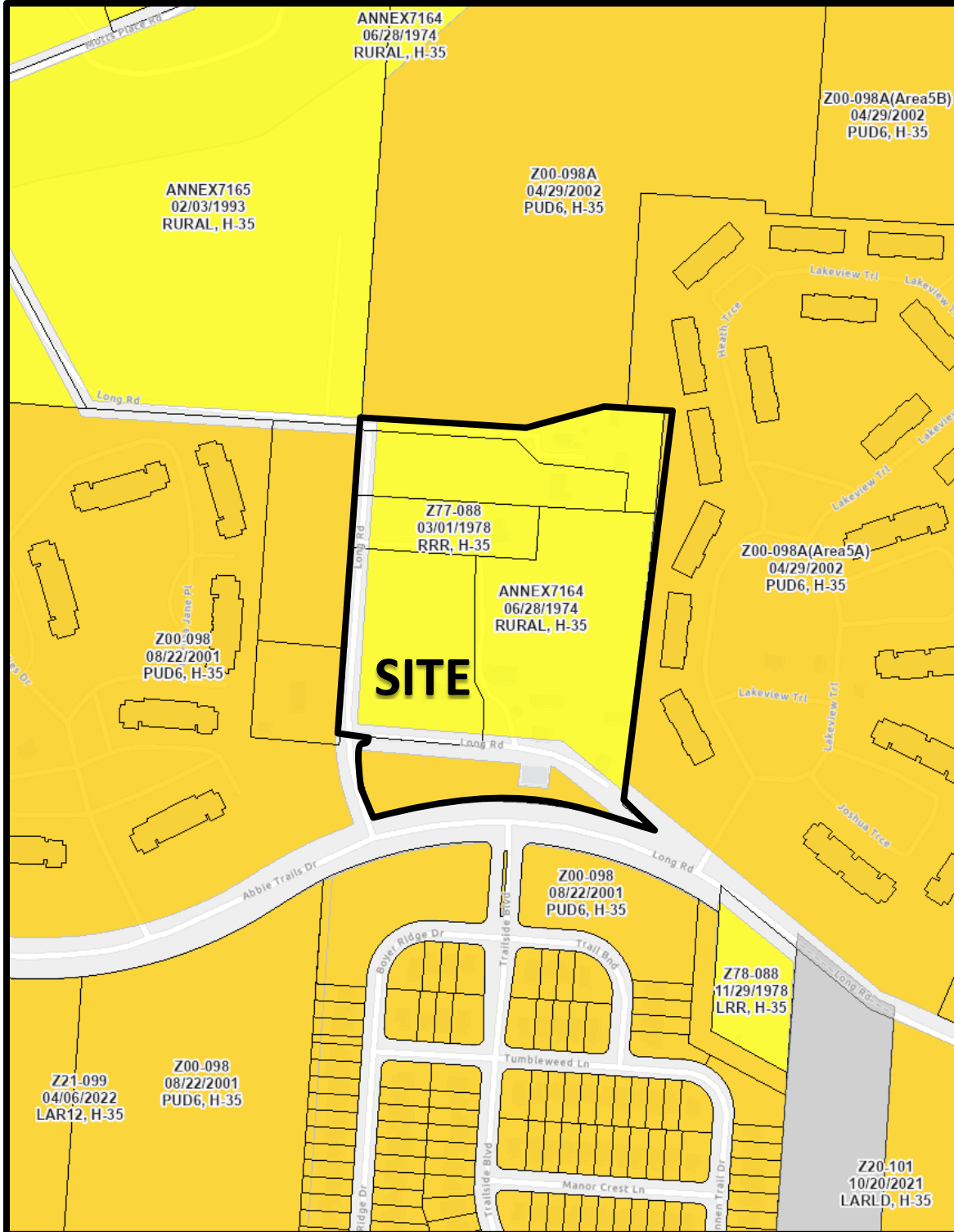
Based on the above analysis there is a necessary hardship to reduce the setback from 40 feet to 5 feet along Long Road. (Section 3333.18 Building line). The proposed buildings are at various setbacks from Long Road. The closest building is at 5 feet. The request will not alter the essential character of the neighborhood nor would adjoining properties suffer a substantial detriment as a result. Governmental services are available to the site. The proposed setback is sufficient for the type of traffic that is on this portion of Long Road.

Signature of Applicant

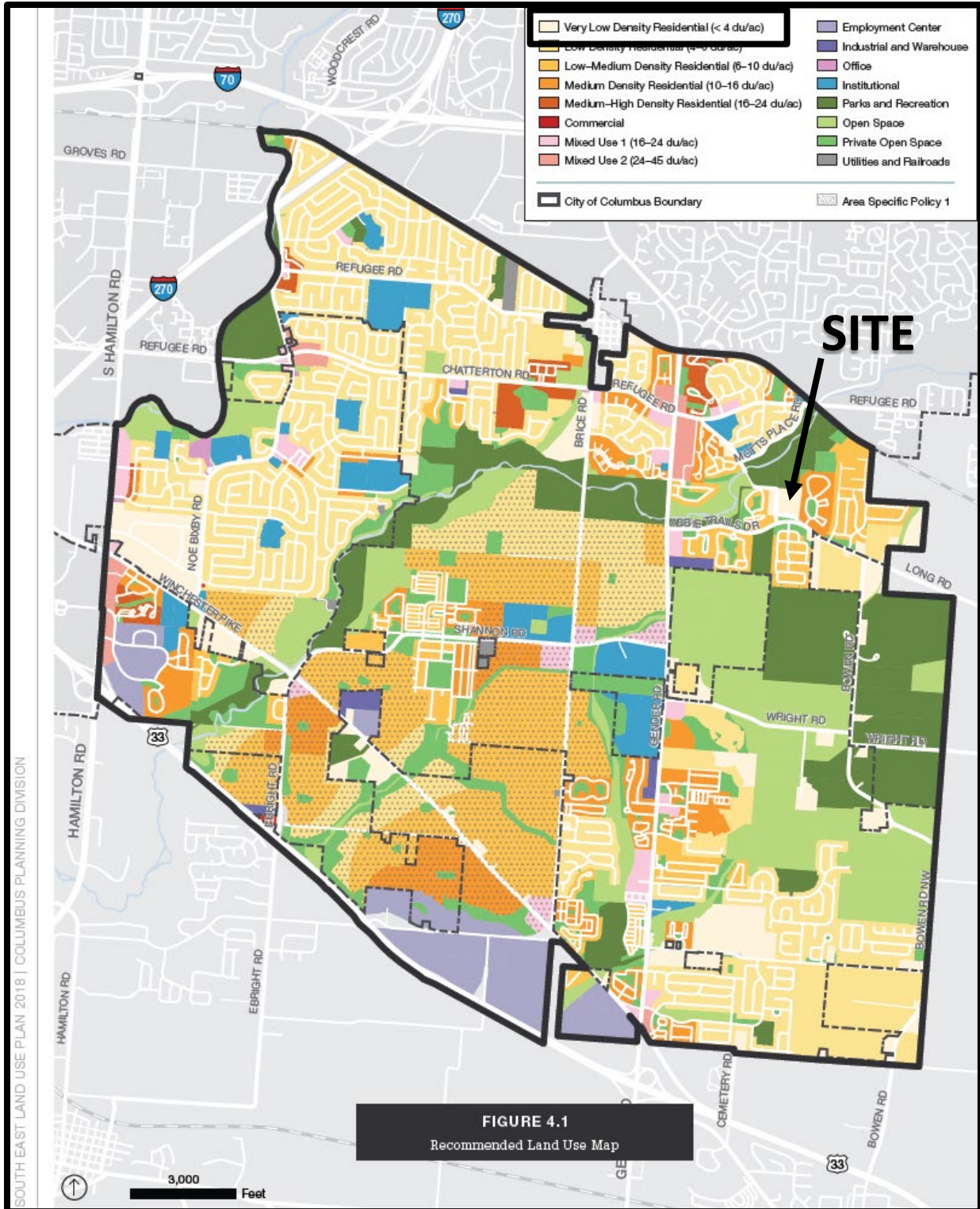


Date

5/14/26  
~~5-15-26~~



CV26-026  
7210 Long Rd.  
Approximately 14.8 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**  
(Check only one)      **Approval**  
   **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.

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**PROJECT DISCLOSURE STATEMENT**

APPLICATION #: CV26-026

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

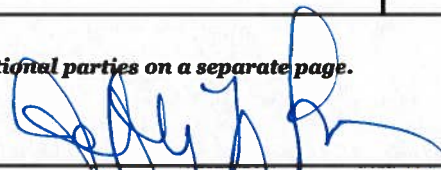
Being first duly cautioned and sworn (NAME) Jeffrey L. Brown  
of (COMPLETE ADDRESS) 172 East Street Street STE 550 Columbus, OH 43215  
deposes and states that they are the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations 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. Metro Development LLC. Joe Thomas 614-540-2400 470 Olde Worthington Road Westerville, OH 43082 87 Columbus based employees.</p> | <p>2. James W. + Christine Beaty 614-332-7248 7210 Long Road Canal Winchester, OH 43110 No Columbus based employees.</p>   |
| <p>3. Tamara Carey + Robert W. Martin 614-595-9413 7200 Long Road Canal Winchester, OH 43110 No Columbus based employees.</p>         | <p>4. James A. + Shandra M. DeLong 614-736-3722 7260 Long Road Canal Winchester, OH 43110 No Columbus based employees.</p> |

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT



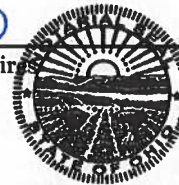
Sworn to before me and signed in my presence this 25<sup>th</sup> day of February, in the year 2020

SIGNATURE OF NOTARY PUBLIC



My Commission Expires

9/4/2030



Notary Seal Here

**Natalie C. Timmons**  
Notary Public, State of Ohio  
My Commission Expires 09-04-2030

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