



Northland Community Council  
Development Committee

Report

February 28, 2024 6:00 PM  
Columbus Metropolitan Library/Rooms 1 and 2  
5590 Karl Road (43229)

**Meeting Called to Order: 6:05 pm** by co-chair **Dave Paul**

Members represented:

*Voting: (17):* Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Clinton Estates (CECA), Devonshire (DCA), Elevate Northland (EN), Forest Park (FPCA), Karmel Woodward Park (KWPCA), Lee/Ulry (LUCA), Little Turtle (LTCA), Maize Morse Tri-Area (MMTACA), Minerva Park (MP), Northland Alliance (NA), Northland Area Business Association (NABA), Rolling Ridge (RRSHA), Salem (SCA), Westerwood (WRA).

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**Case #1** Application #CV23-093 (Council variance from §3333.02 to permit use of a 0.58 AC± property zoned AR-12 and existing structure for a shared living facility - *Tabled December 2023 and January 2024*) Rose

Ugo Nwoke/Aurtec Design LLC *representing*  
Next Step Recovery Center LLC  
2433 Teakwood Dr, 43229 (PID 010-196518)

- The Committee approved (14-2 w/ 1 abstention) a motion (by FPCA, second by WRA) to **RECOMMEND APPROVAL** of the application.<sup>1</sup>

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**Case #2** Application #BZA24-009 (BZA variance from §3332.27 to reduce the percentage of the 9440 SF total lot area dedicated to a rear yard from 25% to 8% (755 SF) to accommodate an existing deck in a PUD-8 district) Smedley

Nawar Hamandi  
(Residence) 3912 Cliff Ridge Ct, 43230 (PID 545-225933)

- The Committee approved (17-0) a motion (by EN, second by RRSHA) to **TABLE** the application as agreed with the applicant.<sup>2</sup>

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**Case #3** Application #BZA24-017 (Special permit to permit the location of a mobile pop-up store in a parking lot in a C-4 district) Trimmer

Marti Brenner/MB Consulting LLC *representing*  
DHL Express US  
2400 Corporate Exchange Dr, 43231 (PID 600-183730)

- The Committee approved (17-0) a motion (by FPCA, second by RRSHA) to **RECOMMEND APPROVAL** of the application.
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**Executive Session** 7:30 pm

**Meeting Adjourned** 7:55 pm

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<sup>1</sup> The Committee encouraged the applicant to contact nearby non-residential property owners to establish one or more shared parking agreements to address the very limited parking (4 spaces) available on the site to serve staff and 20+ residents for the requested use.

<sup>2</sup> The Committee was unable to determine from the application materials or from the applicant whether and how the existing condition provides a rear yard representing at least 8% of the total lot area per the variance being sought, and whether additional variances are needed (e.g., §3332.28); more information is needed from City staff, who provided the applicant with the language of the variance request.