



Northland Community Council
Development Committee
Report

March 27, 2024 6:00 PM
Columbus Metropolitan Library/Rooms 1 and 2
5590 Karl Road (43229)

Meeting Called to Order: 6:00 pm by co-chairs **Dave Paul and Bill Logan**

Members represented:

Voting: (14): Asherton Grove (AGCA), Blendon Chase (BCCA), Clinton Estates (CECA), Devonshire (DCA), Forest Park (FPCA), Karmel Woodward Park (KWPCA), Lee/Ulry (LUCA), Maize Morse Tri-Area (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Westerwood (WRA).

Case #1* 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; *tabled February 28, 2024*)
Smedley

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

- The Committee approved (12-0 w/ 2 abstentions) a motion (by FPCA, second by CECA) to **RECOMMEND APPROVAL** of the application.

Case #2* Application #BZA24-030 (BZA variance from §3332.25(A) to reduce the maximum combined side yard requirement from 32 feet to 29 feet to accommodate parking space maneuverability)
Trimmer

Eric Zartman/Underhill & Hodge *representing*
Capitol City Baptist Church
5442 Sunbury Rd, 43230 (PID 600-317158)

- The Committee approved (13-0 w/ 1 abstention) a motion (by BCCA, second by FPCA) to **RECOMMEND APPROVAL** of the application.

Case #3* Application #BZA23-035 (BZA variance from §3367.15 to reduce the rear building setback from SR-161 from 50 feet to 20 feet to permit the construction of a new gymnasium for a charter school)
Smedley

Ali Alghothani/Star Consultants *representing*
Ernie Kirk/Horizon Educational Services of Columbus, Inc.
3592 Corporate Dr, 43231 (PID 600-213275)

- The Committee approved (14-0) a motion (by NABA, second by SCA) to **RECOMMEND APPROVAL** of the application.¹

Case #4 Application #BZA24-020 (BZA variance from §3312.27 to reduce the parking setback line from 25 feet to 7 feet to relocate the single required parking space due to existing conversion of attached garage to living space)
Trimmer

Brian Barrett
(Residence) 4540 Blue Largo Ct, 43230 (PID 520-197596)

- The Committee approved (13-0 w/ 1 abstention) a motion (by RRSOA, second by MMTACA) to **RECOMMEND APPROVAL** of the application. *See footnote.*²

Case #5

Application #CV24-016 (Council variances from §3332.029, §3332.19, §3332.10, §3332.27, §3332.29, §3312.49(C), and §3321.07(B) to allow two single-unit dwellings on one lot with reduced development standards in the SR residential district)

Rose

Ricardo Fajardo & Sheila Santos
(Residence) 4130 Leather Stocking Trl, 43230 (PID 600-171601)

- The Committee approved (14-0 w/ 1 abstention) a motion (by NA, second by CECA) to **TABLE** the application.³
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Executive Session

7:55 pm

Meeting Adjourned

8:30 pm

¹ The Committee recommended to the applicant’s representative that they revise the site plan included with the application to depict the number and locations of dedicated parking spaces, as the final number and locations of parking spaces could not be determined from the site plan presented. We relied on the applicant’s assurance that parking on the site will comply with the Code.

² During its executive session, the Committee realized that the subject site is not within NCC’s jurisdiction. (The site is south of Morse Road and east of I-270, so not in our service area or that of NEAC.) To our knowledge, this site is not currently within the jurisdiction of any area commission. Nevertheless, the Committee voted, since the applicant was directed by the City to meet with us for recommendation, to support the application.

³ After significant discussion with the applicant of their project and its objectives, the Committee recommended that the applicant make relatively minor changes to the project to allow it to be considered an addition (defined in §4101.02 “*Building*”, paragraph (a)) to the existing dwelling unit rather than the proposed accessory dwelling unit (ADU). In keeping with §3307.10, this will allow the applicant to alleviate the hardship and achieve the objective without need for any of the variances currently requested, nor any other variances obvious to the Committee, potentially at lower cost due to shared utilities, etc. By agreement with the applicant, the Committee tabled the application to give the applicant time to consider this alternative and to discuss it with the appropriate Building Services staff to determine its feasibility.