



Northland Community Council  
Development Committee

Report

December 3, 2025 6:00 PM  
Columbus Metropolitan Library  
5590 Karl Road (43229)

**Meeting Called to Order: 6:05 pm** by co-chairs **Dave Paul and Bill Logan**

Members represented:

*Voting (15):* 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), Maize-Morse Tri-Area (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Salem (SCA), Trouville Manor (TMHOA)

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**Case #1** Application #BZA25-122 (BZA variances to permit a 1090 SF addition to existing structure not conforming to the Title 34 CAC District: E.20.080 Building Setback, Façade Zone, Transparency; G.20.030.A Landscaping; F.30 Frontage Type Standards) Trimmer  
Andrew Vogel/Edifice1 Architecture *representing*  
Buckeye State Auto Sales Co.  
6125 Cleveland Ave, 43231 (PID 600-202557)

- *The Committee approved 15-0 a motion (by DCA, second by SCA) to **TABLE** the application with the agreement of the applicant.*

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**Case #2** Application #CV25-102 (Council variance from §3332.02 and §3332.06 to permit construction of 6 duplex dwelling units on 6 0.14 AC± adjacent parcels in an R-Rural district; and from §3332.26 to reduce the minimum side yard for one parcel *and additional variances enumerated below*) Johnson  
Joshua Tomey/Side Street Studio LLC *representing*  
Derek Herzog/TGD Property Group LLC  
2210 Jewett Dr (also 2216, 2222, 2228, 2236, 2242), 43231 (PID 010-227834 *et al*)

- **§3332.02, §3332.06, §3332.26, §3332.22:** *The Committee approved (15-0) a motion (by PCA, second by FPCA) to **RECOMMEND APPROVAL** of the application with regard to these variances only.*
- **§3312.27, §3321.05(B)(2):** *The Committee approved (15-0) a motion (by FPCA, second by PCA) to **RECOMMEND DISAPPROVAL** of these variances only.<sup>1</sup>*

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**Executive Session** 7:50 pm

**Meeting Adjourned** 8:20 pm

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<sup>1</sup> The Committee shared the applicant's consternation that the applicant did not receive City staff's recommendations concerning the application until the day of our meeting. Those recommendations included several

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additional variances (from §3312.27, §3321.05(B)(2), and §3332.22) with regard to the project's proximity to Jewett Drive east of Maple Canyon Avenue. However, Jewett Drive at this location is literally a dead-end dirt road, lacking any of the improvements required of City streets. No commitment to make these improvements by the City is known to the applicant or the Committee.

The applicant described to the Committee an alternative proposal to develop the site. This would include a) the construction of a private drive extending along the north property line of each of the parcels; b) the movement of all required parking spaces from the south to the north of each structure, to be connected to and be served by the private drive; and c) the movement of each of the structures on all six parcels 10 feet to the south to accommodate (a) and (b). The applicant believes that this would obviate the need for variances other than those from §3332.02, §3332.06, §3332.22, and §3332.26. However, site plans that reflect this alternative were not available at the time of our meeting.

Consequently, and in keeping with the factors contained in §3307.10, particularly factor #6, motions were made and approved to a) recommend approval of only those variances believed to be required to construct the project using this alternative proposal, and b) to recommend disapproval of variances not required to construct the project using this alternative proposal, which were predicated on an uncertain commitment by the City to improve Jewett Drive at this location.