



Northland Community Council
Development Committee

Report

March 25, 2026 6:00 PM
Columbus Metropolitan Library
5590 Karl Road (43229)

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

Members represented:

Voting (16): 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), Northland Alliance (NA), Northland Area Business Association (NABA), Salem (SCA), Savannah Estates (SECA), Trouville Manor (TMHOA).

Case #1 Application #BZA26-023-(BZA variance from §3353.09 to reduce the required setback line from 60 feet to 33.68 feet to permit commercial development in a C-2 district for ~~food service, including a drive through, and~~ healthcare uses; *tabled February 2026*) Carpenter

Victor Nduaguba, P.E. *representing*
Shirwa Farhiya
4873 Cleveland Ave, 43231 (PID 101-138823)

- *The Committee approved 15-0 (w/ 1 abstention) a motion (by FPCA, second by SCA) to **RECOMMEND APPROVAL** of the application.*

Case #2 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; *tabled December 2025*) Trimmer

Andrew Vogel/Edifice1 Architecture *representing*
Buckeye State Auto Sales Co.
6125 Cleveland Ave, 43231 (PID 600-202557)

- *The Committee approved 16-0 a motion (by KWPCA, second by LTCA) to **RECOMMEND APPROVAL WITH FOUR (4) CONDITIONS:***
 - That the applicant will install and maintain the landscape and screening improvements committed to on the site plan associated with the 2016 rezoning of the property (Z15-056).
 - That the variance from G.20.030.A will be amended to vary only from subsection (A)(1) requiring 70% of the area between the façade and front parcel line to be landscaped, and that other requirements of that section will be complied;
 - That the marked pedestrian access sidewalk from ROW will be shown in the site plan and constructed to fully connect with the main entrance door of the primary structure; and
 - That the lighting fixtures installed on the roof of the primary structure, which are currently non-compliant, will either be removed or be realigned to contain illumination within the parcel boundaries.

Case #3 Application #CV25-046 (Council use variance to permit use of a site zoned CPD permitting only an automobile car wash facility to be used as an automotive sales lot, ~~including variance from §3361.03 and from §3312.21(D) and §3312.21(B)(4) regarding headlight screening on the south and east parcel boundaries~~; *tabled June 2025*) Carpenter

Jack Reynolds/Smith & Hale *representing*
 Luxury Worldwide LLC
 5799 Spring Run Dr, 43229 (PID 010-101491/010-300064)

- *The Committee approved 15-1 a motion (by FPCA, second by SCA) to **RECOMMEND DISAPPROVAL** of the application.*¹

Case #4 Application #CV24-057 (Council variance to permit residential uses on the first floor, a new site plan and building elevations, and a driveway split by a parcel line in an existing 3.3 AC± CPD district; *tabled July 2024*) Saltzman

Jeff Brown/Smith & Hale *representing*
 Radius Hospitality/RHD New Albany LLC
 5785 N Hamilton Rd, 43230 (PID 545-300112)

- *The Committee approved 9-7 a motion (by APHA, second by CECA) to **RECOMMEND DISAPPROVAL** of the application.*²

Case #5 Application #CV26-018 (Council variances to permit a residential care facility, permit a building height of 50 feet, and reduce required parking from 90 to 70 spaces in an existing CPD district) Carpenter

Aaron Underhill/Underhill & Hodge *representing*
 Evergreen Real Estate Group/Jared Isenthal
 4991 E Dublin Granville Rd, 43054 (PID 545-294042)

- *The Committee approved 15-1 a motion (by APHA, second by FPCA) to **RECOMMEND APPROVAL** of the application.*

Executive Session 8:00 pm
Meeting Adjourned 8:50 pm

¹ The Committee noted that a saturation of auto-oriented uses already exists on this and adjacent parcels, and does not believe that a conversion from the car wash use permitted under the CPD zoning to an even higher intensity automotive sales use adjacent to residential uses is appropriate for this site.

² The Committee was troubled by the virtual lack of any green space or other outdoor amenities (other than parking lot islands) proposed in conjunction with the requested variance to permit 100% residential use of the structure, even, and perhaps especially, in light of the applicant’s intention to construct the facility as a deed-restricted “55+ community” in accordance with the “HOPA Exemption” of the Fair Housing Act.