



Northland Community Council
Development Committee

Report

August 26, 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 (17): Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Devonshire (DCA), Elevate Northland (EN), Forest Park (FPCA), Karmel/Woodward Park (KWPCA), Lee/Ulry (LUCA), Little Turtle (LTCA), Maize/Morse (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Savannah Estates (SECA), Trouville Manor (TMHOA).

Non-Voting (1): NCC VP Pat Hammel.

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- Case #1** Application #CV26-057 (Council variance from §34.E.20.100.A Community Activity Center District permitted uses, to permit the maintenance and permanent use of five steel shipping containers totaling 1440 SF for outdoor storage of automotive parts by a tenant on the parcel, Columbus Auto Service Center, in a CAC district.) Carpenter
- Mark Green/Jacqueline Downey
KM22 Investments LLC
4675 Karl Rd, 43229 (PID 010-087534)
- *The Committee approved (17–0) a motion (by KWPCA, second by FPCA) to **RECOMMEND DISAPPROVAL** of the application.¹*
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- Case #2** Application #GC26-033 (Graphics variances from §3376.09, §3377.08 and §3376.09(A)(1) to permit the installation of an electronic automatic changeable copy display cabinet on an oversize portion of a ground sign for a religious institution use in a residential (SR1) district.) Smedley
- Michael Green/Zoning Resources *and* Robert Baumann *representing*
St Josephine Bakhita Parish
6077 Sharon Woods Blvd, 43229 (PID 010-149382)
- *The Committee approved (17–0) a motion (by SWCA, second by KWPCA) to **RECOMMEND APPROVAL** of the application.²*
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Case #3

Application #BZA26-075 (BZA variance from §3312.49 to reduce the number of parking spaces to be provided from ~~551~~ 536 to 308 spaces (reduction of ~~56%~~ 42.5%) for a religious institution use in a C4 district.) Trimmer

Jim Tate/Tate Architectural Design representing
Muslim American Society, Columbus Chapter
4615 Northtowne Blvd, 43229 (PID 010-277813)

- *The Committee approved (17–0) a motion (by FPCA, second by SCA) to **TABLE** consideration of the application as discussed with the applicant.*³
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Executive Session

8:10 pm

Meeting Adjourned

8:40 pm

¹ The Committee found that the applicant did not establish the existence of a hardship that could not be economically and practically resolved by other means that did not require variance. The Committee found the applicant's assertion that the addition of 1440 SF of storage in the containers to supplement the 40,000 SF building containing 16 service bays was essential to the continuing operation of the business to not be credible. The Committee also found the applicant's primary assertion in support of the variance that the containers that are the subject of the variance could not be seen from adjoining streets unconvincing, as the primary reason for this is the generally overgrown condition of the portion of the property where the containers have been illegally installed for 12 or more years, and lack of visibility is not a justification for variance. The Committee felt that the granting of this variance would establish a dangerous precedent that, if replicated by other commercial property owners in the area, would contribute to an overall impression of blight and decay in this district.

The Committee found that the conditions on the site were essentially unchanged from those presented at the time of the previous application (CV23-016) attempting to legitimize the installation and use of the containers, and found no reason to reconsider its recommendation of disapproval of that application, which was subsequently withdrawn.

² The Committee recommended (but did not make a condition of its support) that the street number be moved to the eastern exterior elevation of the cabinet to comply with the requirement in C.C. §3376.01 for 4" tall numbers and to provide additional space in the upper (static) cabinet for clearer identification of the use.

³ The applicant agreed to table the application until the Parking Study required by the City of Columbus was completed later this year, as the outcome of that study is expected to significantly address concerns of the Committee about traffic impact on Northtowne Boulevard, and the coordination and movement of vehicles associated with non-simultaneous activities on the site that is at the heart of the applicant's argument in support of the variance. The Committee also suspected that the prospect of future rezoning of the site under the Zone-In initiative may at some point require either revision of the application or additional requests for variance to comply with Title 34, and encouraged the applicant to explore this with the assigned planner.