



Northland Community Council
Development Committee

Report

September 30, 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 (14): Albany Park (APHA), Blendon Chase (BCCA), Clinton Estates (CECA), Forest Park (FPCA), Karmel/Woodward Park (KWPCA), Lee/Ulry (LUCA), Maize/Morse (MMTACA), North Village (NVHA), Northland Alliance (NA), Northland Area Business Association (NABA), Rolling Ridge (RRSHA), Salem (SCA), Savannah Estates (SECA), Trouville Manor (TMHOA).

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

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| Case #1 | <p>Application #BZA26-094 (BZA variance from §3332.21 to reduce the front (north) building setback from 25' to 21' to accommodate an enclosed porch.) Kirk</p> <p>Mike Chekanoff, Exterior Living Co. <i>representing</i>
Mark & Cheryl Struble
<i>Residence</i>
2257 Ashley Dr, 43224 (PID 010-102568)</p> <ul style="list-style-type: none">• <i>The Committee approved (14–0) a motion (by FPCA, second by APHA) to RECOMMEND APPROVAL of the application.</i> |
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| Case #2 | <p>Application #BZA26-098 (BZA variances from Title 34 §E20.080.G to permit the continued use of existing parking spaces between the structure and the right-of-way in a CAC district, and from §3312.57 to waive the requirement for EV charging spaces on the site.) Trimmer</p> <p>Kehn Yeung/New Avenue <i>representing</i>
Orlando Garcia/ Columbus Auto Repair
827 E Dublin-Granville Rd, 43229 (PID 010-109449)</p> <ul style="list-style-type: none">• <i>The Committee approved (13–1) a motion (by SCA, second by SECA) to RECOMMEND APPROVAL of the application.¹</i> |
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| Case #3 | <p>Application #BZA26-100 (BZA variance from §3312.49(C) to reduce parking from 4 to the existing 2 spaces to permit a Type A daycare in a PC-Planned Community district.) Kirk</p> <p>Doua Mohammad
<i>Residence</i>
5520 Longrifle Rd, 43081 (PID 600-206016)</p> <ul style="list-style-type: none">• <i>The Committee approved (13–0 w/ 1 abstention) a motion (by LUCA, second by APHA) to RECOMMEND APPROVAL of the application.</i> |
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Executive Session

7:35 pm

Meeting Adjourned

8:00 pm

¹ The Committee, in reviewing the site plan with the applicant's agent and contractor, recommended that the applicant consider swapping the arrangement of the new opaque fencing to be installed along the north property line and the landscaping shown behind it and directed to the interior of the site. The Committee felt (and suspected that it was City staff's intention) that the landscaping be visible from the adjacent right of way, on the outside of the fence, rather than behind it.

Though the Committee had concerns about the elimination of all required EV charging spaces from the site, it noted that the number of parking spaces on the site overall barely exceeded the threshold below which the requirement would automatically be waived under §3312.57, and that the vast majority of the spaces on the site as a whole are in fact not employee or customer parking *per se* but used to stage vehicles for repair. Consequently, it agreed that the practical and financial hardship of installing EV capable and/or EV ready spaces was greater than the potential benefit to customers or the community.