Northland Community Council
Development Committee

Report

October 28, 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), Devonshire (DCA), Elevate Northland (EN), Forest Park (FPCA), Karmel/Woodward Park (KWPCA), Lee/Ulry (LUCA), North Village (NVHA), Northland Alliance (NA), Northland Area Business Association (NABA), Salem (SCA), Savannah Estates (SECA), Sharon Woods (SWCA), Trouville Manor (TMHOA), Westerwood (WRA).
Non-Voting (1): NCC VP Pat Hammel.

Case #1

Application #CV26-059 (Council variances from §3332.02, §3332.06, and ~~§3332.29~~ §3332.21 to permit the construction of two new 2-family (duplex) dwelling units on a 0.27 AC± lot in an R-Rural district post-annexation, and ~~to permit use of stacked spaces for required parking~~ to reduce front yard setback from 20′ to 4′ to accommodate the required ROW dedication.) Carpenter

Joshua Tomey/Side Street Studio LLC *representing*
Derek Herzog
6733 Maple Canyon Ave, 43229 (PID 252-000151 *et seq*)

- *The Committee approved (13–3) a motion (by DCA, second by SWCA) to* ***RECOMMEND APPROVAL*** *of the application.*

Case #2

Application #CV26-080 (Council use variance to permit the operation of a Type A daycare in an R-3 district.) Carpenter

Fatu Feemorlu Wion
Residence
3194 Valley Park Ave, 43231 (PID 600-150155)

- *The Committee approved (16–0) a motion (by SCA, second by SWCA) to* ***RECOMMEND APPROVAL WITH ONE (1) CONDITION.***
  - That the application be revised to specify that the variance from §3312.49 is to allow the applicant to provide only 1 required parking space rather than 2 for the proposed use. (The degree of variance is currently unspecified in the application.)

Case #3 Application #BZA26-079 (BZA variance from Title 34 E.20.090(G) to reduce parking setback from 30′ to 5′ to permit continued use of existing parking spaces, add 4 spaces, and maintain spaces between the structure and ROW, in an RAC district.) Kirk

Sam Saeed/Same LLC
2609 E Dublin-Granville Rd Svc Rd S, 43231 (PID 600-157956)

- *The Committee approved (16–0) a motion (by SWCA, second by FPCA) to **TABLE** the application as agreed with the applicant.*

Case #4 Application #BZA26-085 (BZA variance from §3312.27 to permit continued use of driveway expansions constructed without zoning clearance.) Ashear

Zakaria Nur *representing*
Halimo Abdirahman
Residence
2936 Ironstone Dr, 43231(PID 010-245282)

- *The Committee approved (16–0) a motion (by KWPCA, second by FPCA) to **RECOMMEND DISAPPROVAL** of the application.*

Case #5 Application #BZA26-122 (BZA variance from Title 34 G.20.040(1) to eliminate the requirement for a specific structure as an enclosure and to permit the existing chain link fencing on the site to remain, and from §3321.01 to allow trash dumpsters to remain unenclosed, in an RAC district.) Trimmer

Laura Comek/Comek Law *representing*
Northland 6 LLP
(*Raintree Plaza SC*) 2441 E Dublin Granville Rd, 43229 (PID 010-143778)

- *The Committee approved (16–0) a motion (by FPCA, second by APHA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***
  - *That the variance be tied to the existing site plan.*

Executive Session 8:30 pm

Meeting Adjourned 8:50 pm