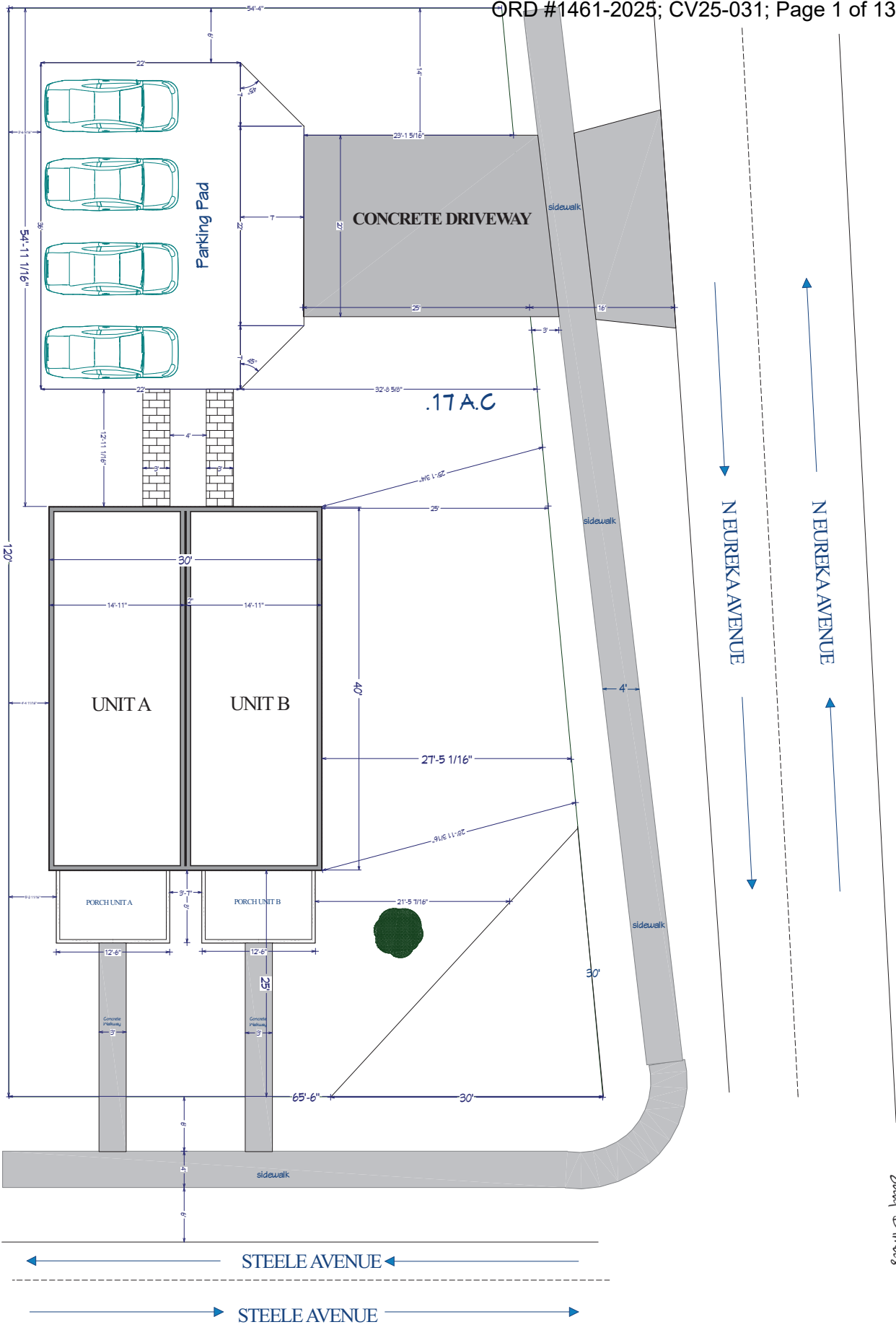


Final Site Plan Received 5.20.2025; CV25-031; Sheet 1 of 1



5/20/2025
Saul Dimas

5/20/2025

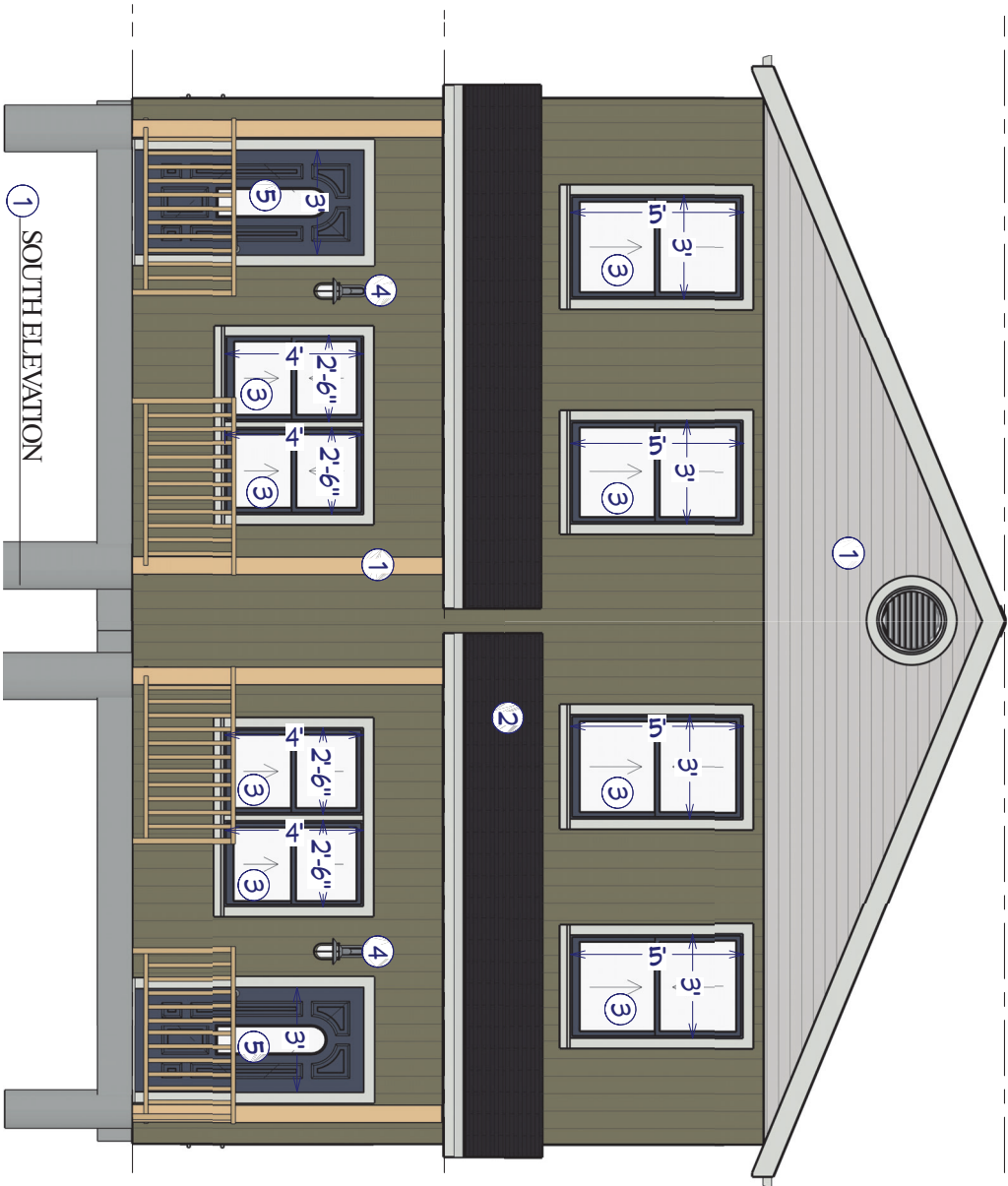
Saul Dimas

TOP OF ROOF
25' - 2"

TOP OF PLATE
18' - 0"

SECOND FLOOR
9' - 0"

FIRST FLOOR
0' - 0"



Elevation 1

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
ELEVATIONS

PROJECT DESCRIPTION:
2424 STEELE AVE
COLUMBUS, OHIO 43204
PARCEL ID: 010-020683-00

DRAWINGS PROVIDED BY:

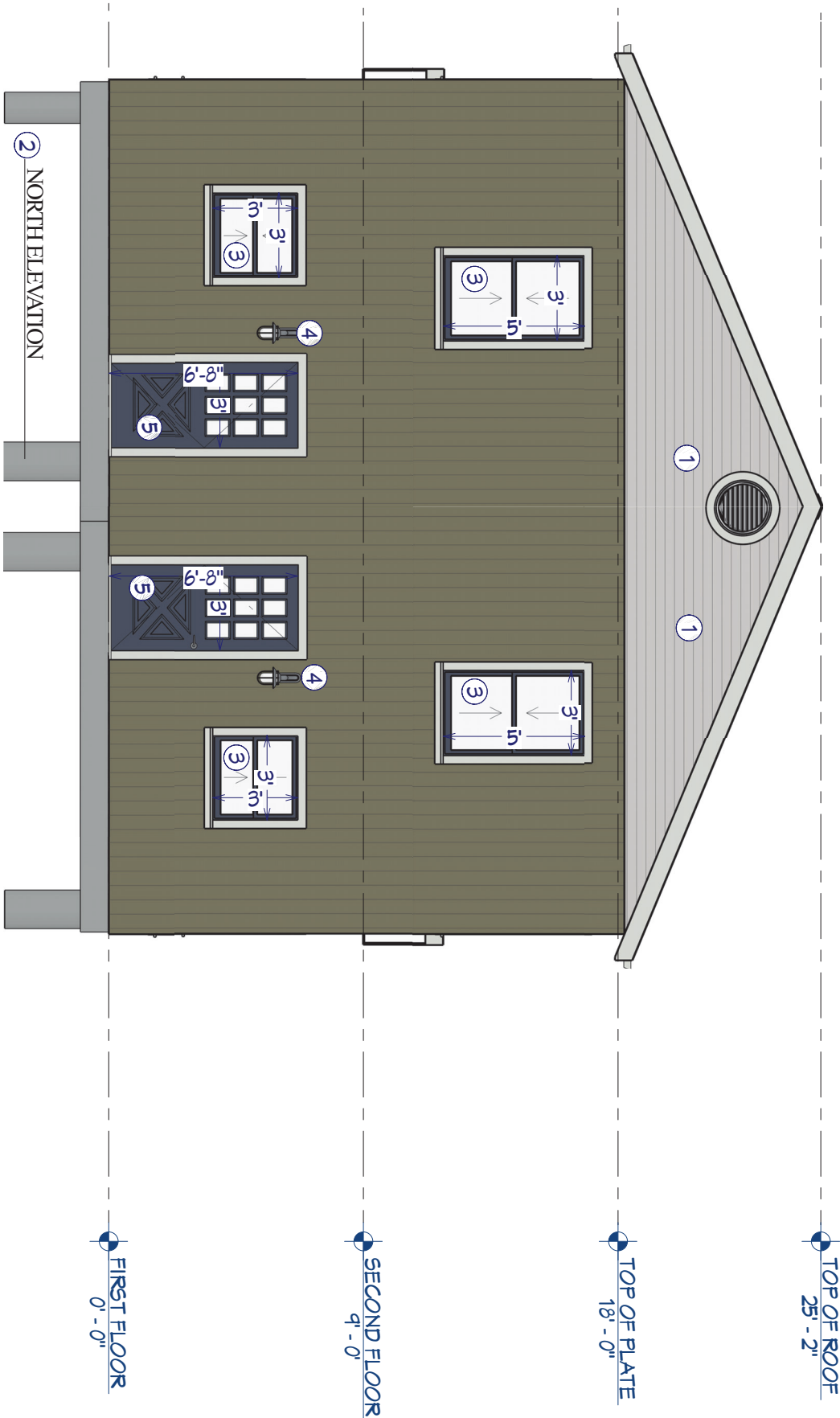
DATE:

SCALE:

SHEET:
A-2

5/20/2025

Saul Dimas



Final Elevations Received 5.20.2025; CV25-031; Sheet 2 of 4

Elevation 2

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
ELEVATIONS

PROJECT DESCRIPTION:
2424 STEELE AVE
COLUMBUS, OHIO 43204
PARCEL ID: 010-020683-00

DRAWINGS PROVIDED BY:

DATE:

SCALE:

SHEET:
A-3

5/20/2025

Saul Dimas



③ WEST ELEVATION

Elevation 3

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
ELEVATIONS

PROJECT DESCRIPTION:
2424 STEELE AVE
COLUMBUS, OHIO 43204
PARCEL ID: 010-020683-00

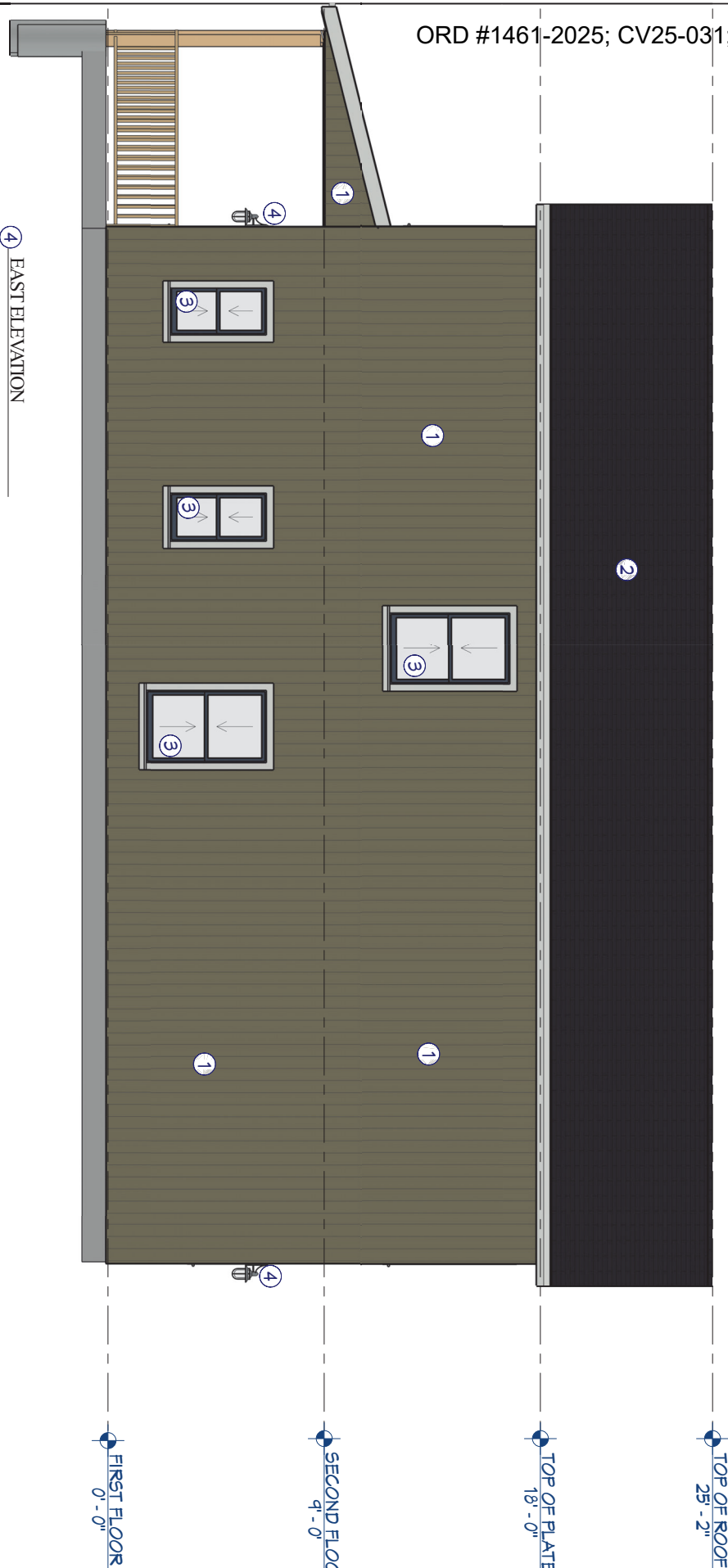
DRAWINGS PROVIDED BY:

DATE:

SCALE:

SHEET:
A-4

5/20/2025
Saul Dimas



④ EAST ELEVATION

Elevation 4

SHEET:
A-5

SCALE:

DATE:

DRAWINGS PROVIDED BY:

PROJECT DESCRIPTION:
2424 STEELE AVE
COLUMBUS, OHIO 43204
PARCEL ID: 010-020683-00

SHEET TITLE:
ELEVATIONS

NO.	DESCRIPTION	BY	DATE

**CITY COUNCIL – ZONING COMMITTEE
STAFF REPORT
COUNCIL VARIANCE**

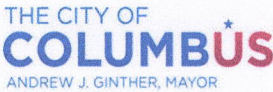
APPLICATION: CV25-031
Location: 2424 STEELE AVE. (43204), being 0.17± acres located at the northwest corner of Steele Avenue and North Eureka Avenue (010-020683; Greater Hilltop Area Commission).
Existing Zoning: R-3, Residential District.
Proposed Use: Two-unit dwelling.
Applicant(s): Saul Dimas Nonato; 6099 Spotted Tail Court; Dublin, OH 43017.
Owner(s): The Applicant.
Planner: Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

BACKGROUND:

- The requested Council variance will allow for a two-unit dwelling in the R-3, Residential District. A variance to reduce the minimum side yard from five feet to 4.33± feet along the western property line for the proposed dwelling has also been included in this request.
- A Council variance is required because the R-3, Residential District does not allow two-unit dwellings.
- South and east of the site are single-unit dwellings in the R-4, Residential District. North of the site are single-unit dwellings in the R-3, Residential District. West of the site is a two-unit dwelling in the R-3, Residential District.
- The site is within the planning area of the *Hilltop Land Use Plan* (2019), which recommends “Medium–High Density Residential (16-24 du/ac)” land uses for this location. Additionally, the Plan includes complete adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Greater Hilltop Area Commission, whose recommendation is for disapproval.
- Staff concurs with the applicant’s analysis of the seven practical difficulties in achieving this proposed development and support the variance for a reduced minimum side yard.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The request is consistent with both the *Hilltop Land Use Plan*’s land use recommendation of “Medium–High Density Residential (16-24 du/ac)”, and C2P2’s design guidelines which recommends new single and two-unit housing be oriented to the street, and that the design and character of new development be appropriate and based on the principal and nearby structures. The submitted site plan and building elevations are consistent with these recommendations.



Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A. Permit a variation in the yard, height or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B. Permit a use of the property not permitted by the zoning district established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the comprehensive plan.

Before authorizing any variance from the Zoning Code in a specific case, city council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

In granting a variance pursuant to this section, council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

The following factors shall be used in determining whether the applicant has encountered practical difficulties in the use of the property. Respond to the following statements:

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.

☐ Yes ☒ No

The property currently allows a single dwelling and due to the size of the lot we would ideally like to add a two-family dwelling. At the moment there used to be a single family but unfortunately was torn down and the property is just growing weeds, and we would like to remove the old basement that is in deplorable conditions to rebuild a two-family dwelling.

2. Whether the variance is substantial.

☒ Yes ☐ No

The variance we are requesting is to be able to add a two-family dwelling and reduce parking for each unit. Instead of two parking per unit we would like to add one parking per unit in a garage that will be added.

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

☐ Yes ☒ No

At the moment the property is an abandoned lot. The owner purchased the lot back in 2023 and had to do significant landscaping such as cutting trees and removing weeds. The property currently has a basement that the owner plans to remove to rebuild on. There is actually a two-story two-family dwelling right next to this property. This is only property that needs to be taken care of to make the neighborhood look good.

4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).

☐ Yes ☒ No

The property will not be blocking any governmental services.

5. Whether the property owner purchased the property with knowledge of the zoning restriction.

☐ Yes ☒ No

When the owner purchased the property he was told that he was able to build a two family dw

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.

☐ Yes ☒ No

Unfortunately, the owner would need this variance to be able to build a two family dwelling.

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

☒ Yes ☐ No

The owner is trying to add this new two family dwelling to the neighborhood and I could only s

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

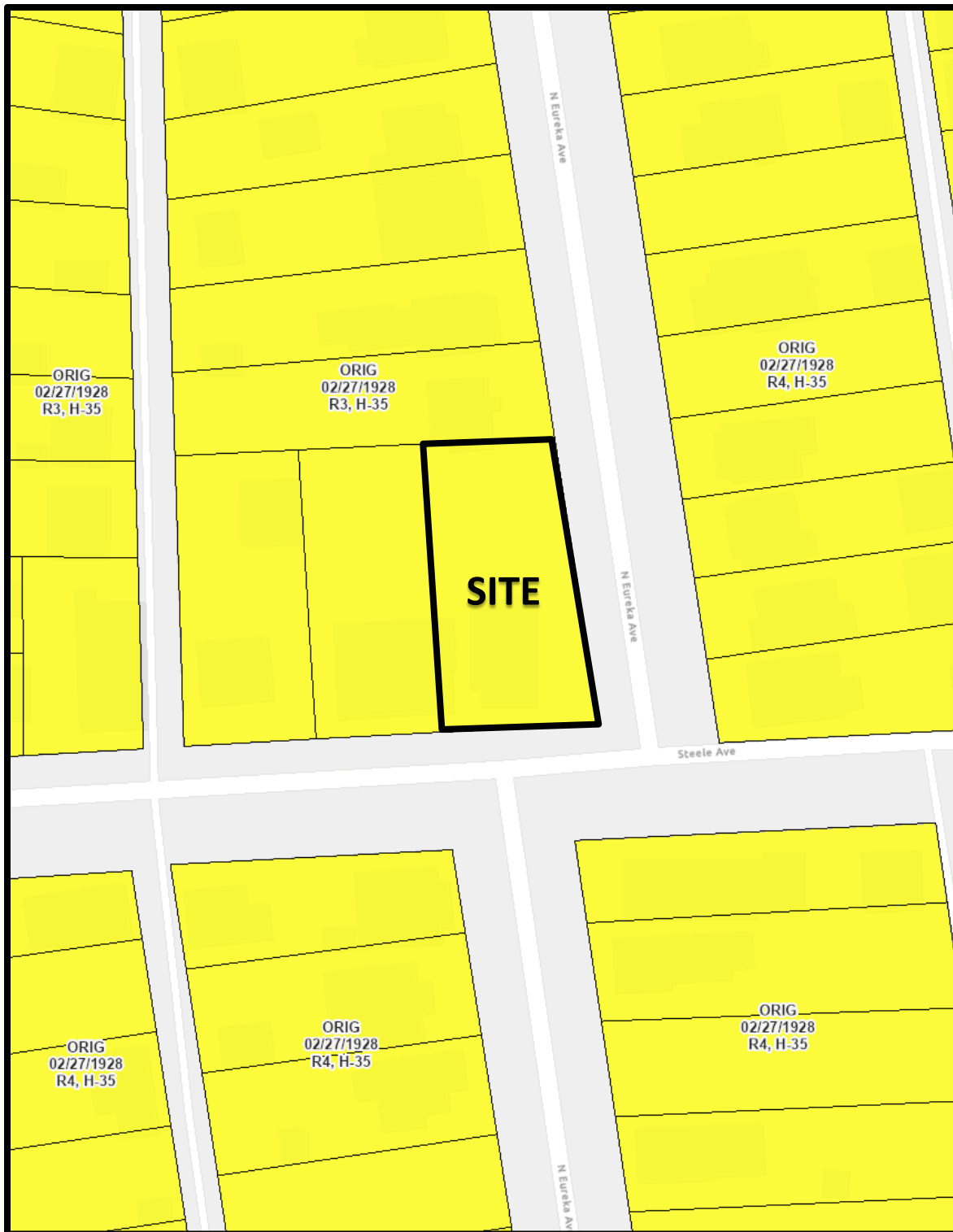
NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners, and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

I am writing this statement in hopes of reaching out to my neighbors, fellow friends, and community. I have read the foregoing and believe my application for relief from the requirement of the Zoning code contains the necessary hardship, will not adversely affect surrounding property owners, and will comply with the variances(s) requested as detailed below. The first Council Variance would be for section 3332.035 R-3 residential district; to allow a two-unit dwelling in the R-3 district. The second variance is section 3332.26 Minimum side yard, to reduce the required side yard for the dwelling from 5' to 4.33'. This being said I have seen many improvements on other properties, and I hope to bring my vision to light with building this property.

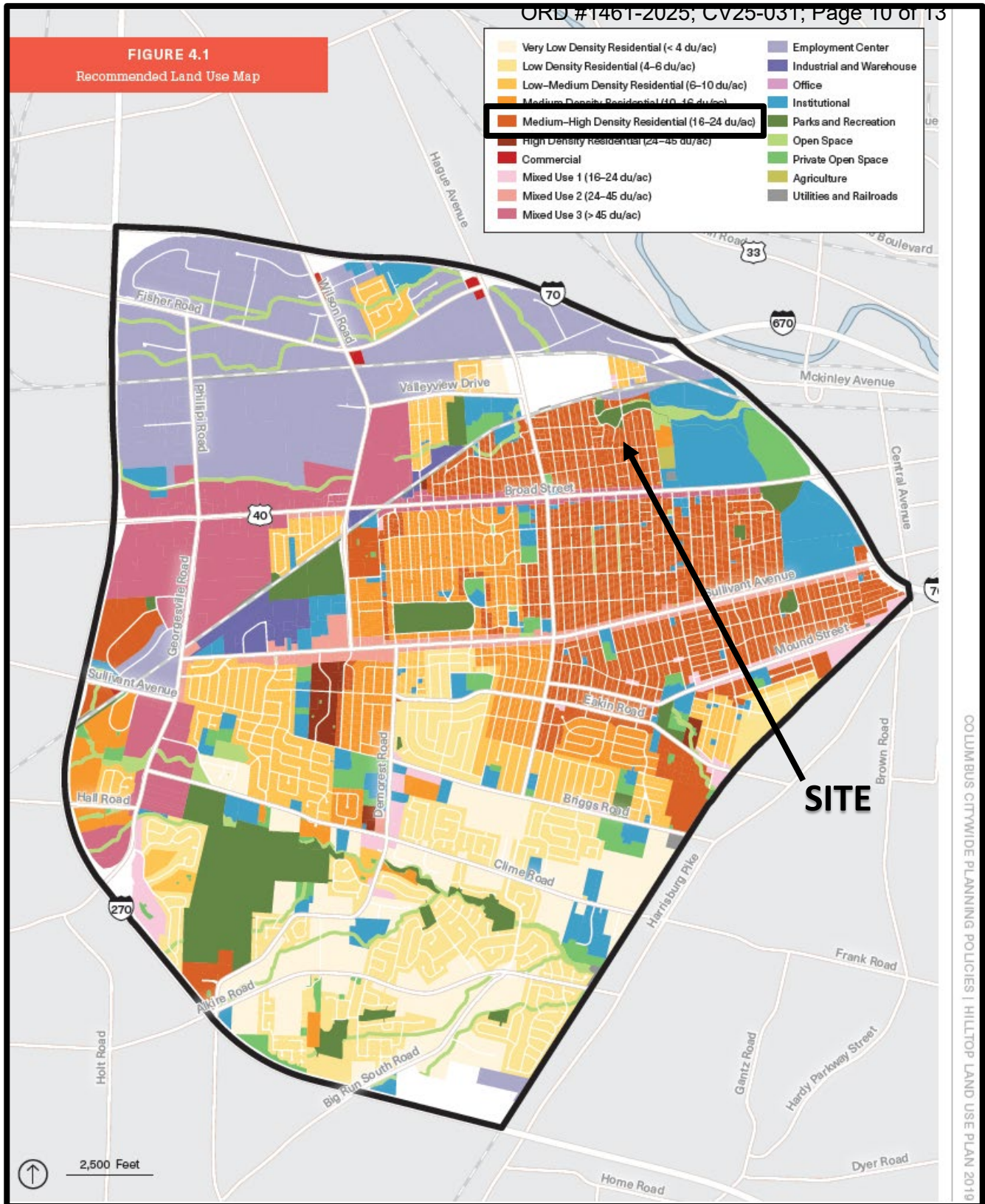
Signature of Applicant Saul Dimas

Date 03/14/2025

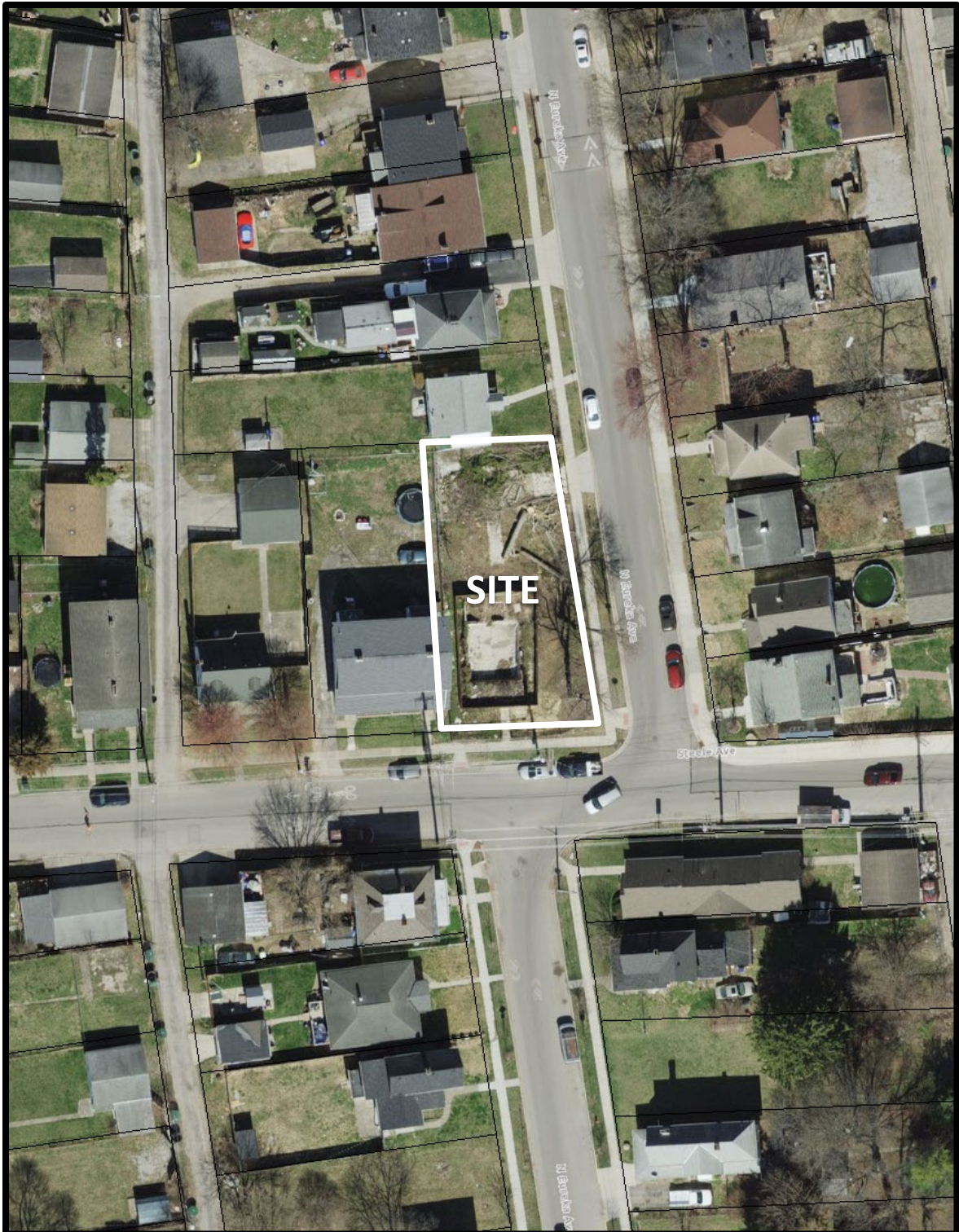


CV25-031
2424 Steele Ave.
Approximately 0.17 acres

FIGURE 4.1
Recommended Land Use Map



CV25-031
2424 Steele Ave.
Approximately 0.17 acres



CV25-031
2424 Steele Ave.
Approximately 0.17 acres

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number _____

Address _____

Group Name _____

Meeting Date _____

Specify Case Type **BZA Variance / Special Permit**
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation **Approval**
(Check only one) **Disapproval**

LIST BASIS FOR RECOMMENDATION:

Vote _____

Signature of Authorized Representative _____

Recommending Group Title _____

Daytime Phone Number _____

Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; OR **MAIL** to: Zoning, City of Columbus,
Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

Council Variance Application

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV25-031

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) SAUL DIMAS NONATO

of (COMPLETE ADDRESS) 2424 STEELE AVENUE COLUMBUS OHIO 43204

deposes and states that they are the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

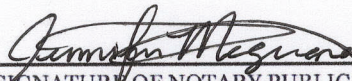
For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

1. SAUL DIMA NONATO 6099 SPOTTED TAIL CT DUBLIN OHIO 43017	2.
3.	4.

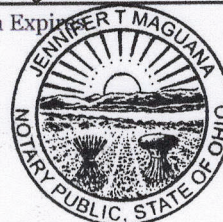
☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 17 day of March, in the year 2025


SIGNATURE OF NOTARY PUBLIC

05/15/2027
My Commission Expires



Notary Seal Here

Jennifer T Maguana

NOTARY PUBLIC
STATE OF OHIO

My Commission Expires
05/15/2027

This Project Disclosure Statement expires six (6) months after date of notarization.