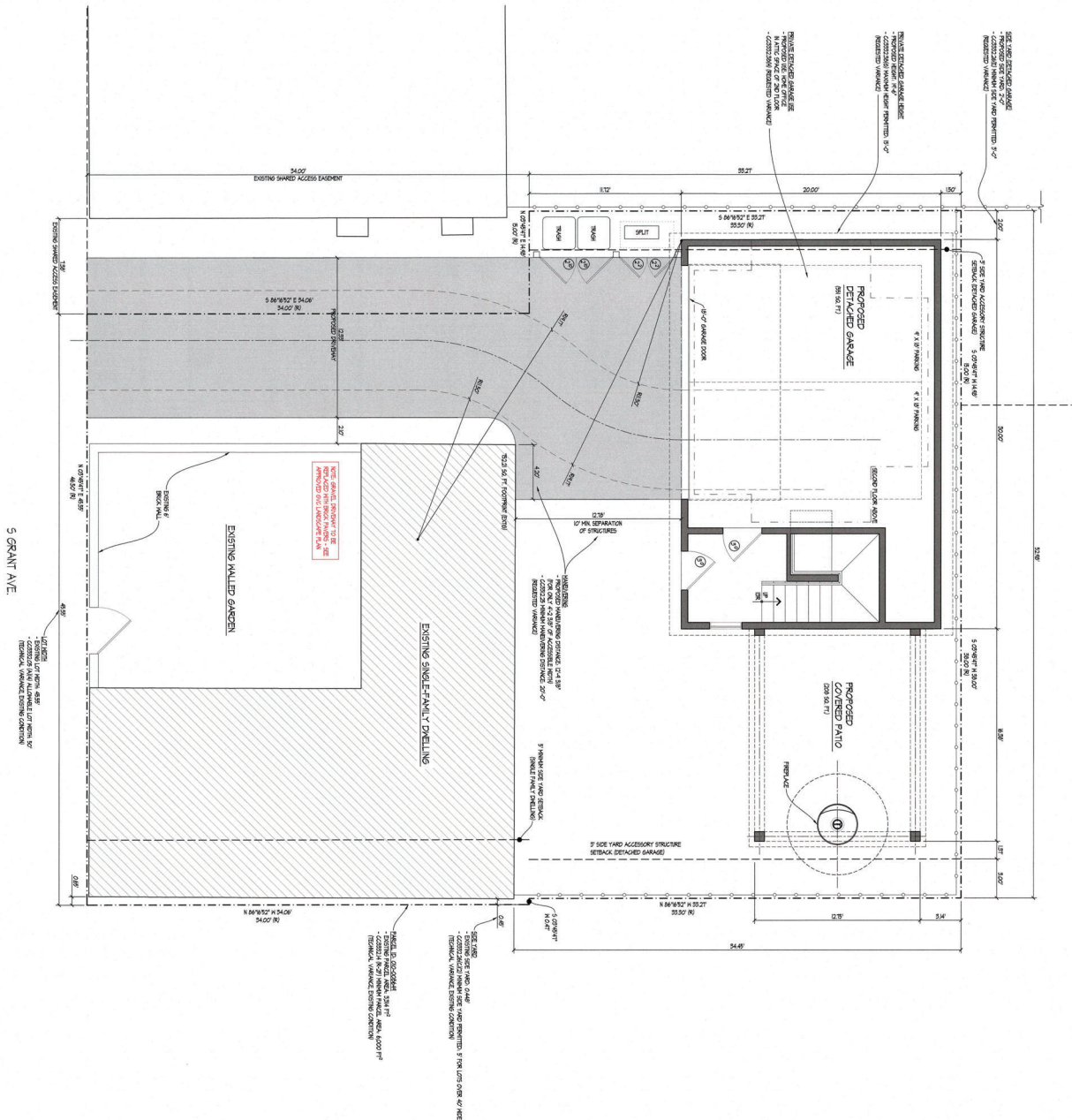


FINAL SITE PLAN RECEIVED 6.2.25 SHEET 1 OF 1 CV25-017

SITE PLAN
SCALE: 1/8" = 1'-0"



PROPOSED SITE PLAN FOR THE
SHAH-NADADSY RESIDENCE
354 S GRANT AVE
COLUMBUS, OHIO 43215
06/25/2025
62.15

BEHAL SAMPSON DIETZ
1450 WEST THIRD AVE
COLUMBUS, OHIO 43212

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

APPLICATION: CV25-017
Location: 554 S. GRANT AVE. (43206), being 0.08± acres on the east side of South Grant Avenue, 160± feet south of East Livingston Avenue (010-008649; German Village Commission).
Existing Zoning: R-2F, Residential District.
Proposed Use: Habitable space within a detached garage.
Applicant(s): Nathan Sampson; 990 West Third Avenue; Columbus, OH 43212.
Property Owner(s): Krisztina Nadasdy and Brandon M. Shaw; 554 South Grant Avenue; Columbus, OH 43206.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

- The site consists of one parcel developed with a single-unit dwelling in the R-2F, Residential District. The requested Council variance will allow habitable space within a new detached garage. A small portion of the property is zoned in the C-4, Commercial District as a result of an alley vacation in 2021.
- A Council variance is required because the R-2F, Residential District does not allow habitable space within a detached garage. Variances for reduced lot width, lot area, side yards, and maneuvering area, and increased garage height are also included in the request.
- North of the site are single-unit dwellings and an office building in the UCT, Urban Town Center District. South, east and west of the site are single-unit dwellings in the R-2F, Residential District.
- The site is located within the boundaries of the German Village Commission, whose recommendation is for approval.
- Staff recognizes that there are practical difficulties in achieving the proposed development.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested Council variance will allow a newly constructed detached garage containing habitable space in the R-2F, Residential District. Variances for lot width, lot area, side yards, maneuvering, and garage height are also included in the request. Staff supports the proposed variances as the request is consistent with similar proposals in the neighborhood, and will require a Certificate of Appropriateness for final building design from the German Village Commission.

Council Variance Application

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

2. Whether the variance is substantial.

Yes No

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

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

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

☐ Yes ☐ No

Refer to Exhibit B

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

☐ Yes ☐ No

Refer to Exhibit B

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

☐ Yes ☐ No

Refer to Exhibit B

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

☐ Yes ☐ No

Refer to Exhibit B

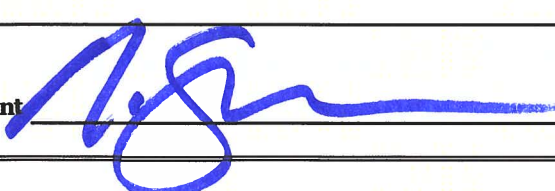
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

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):

Refer to Exhibits A & B

Signature of Applicant



Date

2.25.25



BEHAL | SAMPSON | DIETZ
ARCHITECTURE & CONSTRUCTION

EXHIBIT A

February 25, 2025
(revised March 21, 2025 per staff comments)
(revised April 10, 2025 per site survey)

City Council Variance Application

For
554 South Grant Ave.
German Village, Ohio 43206

Outline of Requested Variances to the Columbus Zoning Code

Zoning Summary for 554 South Grant Ave

Parcel ID: 010-008649
Zoning: **R2F - Residential, Z72-055, 6/21/1972**
Historic District: **German Village**
Height District: **H-35**
Frontage: **S. Grant Ave (66')**
Lot Type: **Interior**
Lot Area: **3,314 sq.ft. (0.076 acre)**
Flood Zone: **Out**

Primary Structure – Single Family Dwelling

- **CC3332.05(A)(4) - Area district lot width requirements (measured at the front lot line)**
 - Required lot width: **50'**
 - Existing lot width: **45.55' (Existing non-conforming)**
 - Proposed lot width: **45.55' (No change)**
- **CC3332.14 - R-2F Area district requirements**
 - Minimum lot area: **6,000 sq.ft.**
 - Existing lot area: **3,314 sq.ft. (Existing non-conforming)**
 - Proposed lot area: **3,314 sq.ft. (No change)**
- **CC3332.26(C)(2) Minimum side yard permitted (single-family dwelling)**
 - Permitted minimum side yard: **5.0'** (for lots greater than 40' wide)
 - Existing minimum side yard: **0.5' (Existing non-conforming)**
 - Proposed minimum side yard: **0.5' (No change)**
- **CC3332.26(E) Minimum side yard permitted (detached garage)**
 - Permitted minimum side yard: **3.0'**
 - Proposed minimum side yard: **2.0' (Variance required)**

- **CC3332.38(G) Private detached garage height**
 - Maximum Height permitted: **15'-0"**
 - Unless deemed appropriate by the GVC to be higher, based on appropriate roof slope (matching primary structure)
 - Proposed ridge height of detached garage: **19'-8" (Variance Required)**
 - *Proposed roof slope to match primary structure*
- **CC3332.38(H) Private detached garage use**
Variance Required
 - ***To permit habitable space in the second story of a detached garage***
- **CC3312.25 Maneuvering**
 - Minimum maneuvering distance from garage door: **20'-0"** (per CC3312.09)
 - Proposed maneuvering distance: **12'-9 3/8" (Variance Required), only applicable for 4'-2 3/8" of the proposed garage opening width**



BEHAL | SAMPSON | DIETZ
ARCHITECTURE & CONSTRUCTION

EXHIBIT B

February 25, 2025

**Columbus Board of Zoning Adjustments
Application**

For
554 South Grant Ave.
German Village, Ohio 43206

Statement of Hardship

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 - (Y/N)

No. In the current configuration the detached garage is tucked behind the house, requiring a large and open auto court to access. This location also precludes the property from having any rear yard.

To capture the value of the additional purchased parcel (vacated alley), the proposed construction of a new detached garage allows better utilization of the combined parcels and provides a more practical use of the exterior spaces on the property.

2. Whether the variance is substantial - (Y/N)

No. The variances requested are a combination of technical variances to legitimize the existing location of the primary structure on the parcel and non-technical variances required to locate the detached garage in a way that allows for reasonable access to off-street parking.

The zoning variances related to the proposed detached garage setbacks are improvements (increased setbacks) from the existing conditions, and the height variance requested will allow the proposed detached garage to reflect the same roof pitch as the primary structure. This coordination of architectural details has allowed for an occupiable space on the second floor, which we are requesting to finish for use as habitable space for the owners, only containing a small home office and bathroom. By finishing the area under the garage roof, we can utilize an available space to meet their needs without having to consider an additional intervention to the house, such as an addition, etc., which would be more impactful to the property.

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 - (Y/N)

No. Detached garage structures are a common element in German Village. Our proposed location for the new detached garage reinforces the traditional neighborhood character, while also providing critical parking, storage, and a home office function, in one appropriately scaled structure on the property.

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

No. The proposed detached garage and site plan will not impede, impact, or adversely affect the delivery of governmental services to this parcel, or neighboring parcels.

5. Whether the property owner purchased the property with knowledge of the zoning restrictions - (Y/N)

No. When the property was purchased, the owners did not have knowledge of these specific variances from which we are requesting minor relief.

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance - (Y/N)

No. Due to the lot size, configuration, and the acquired (and combined) parcel (vacated alley) in 2021- the proposed detached garage location is the result of a comprehensive site study for off-street parking and maneuverability, influenced by a preservationist approach to the historically relevant primary structure- leaving it unaltered. There are also considerations for maintaining a rear yard space, as a common factor of the property value, while at the same time complying with GVC architectural guidelines.

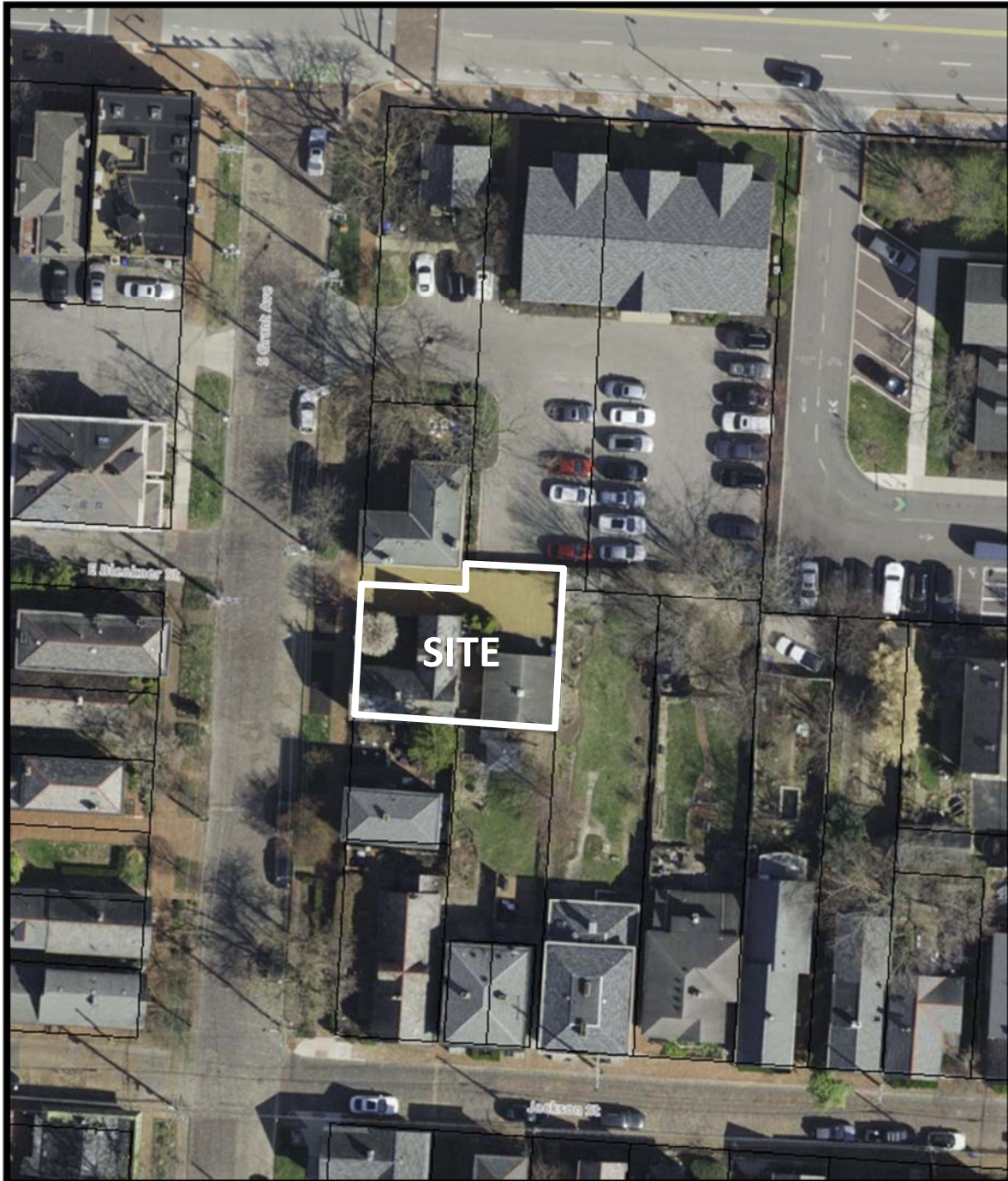
7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance- (Y/N)

Yes. When considering the entirety of the proposed design, site plan, and landscaping, we are proposing a limited number of variances (many of them technical in nature), that do not impact life safety or the character of the neighborhood, nor do they create conditions foreign to the village fabric.

Additionally, our use variance request (second floor habitable space) does not force undue impact on the site or the neighbors. By design, it merely makes use of the otherwise empty attic space of the proposed detached garage in a meaningful way for the homeowners. This thoughtful solution reflects their respect and passion for preserving one of the few remaining cottages in the village, which has maintained a complete historical footprint and shell, without significant alterations over time.



CV25-017
554 S. Grant Ave.
Approximately 0.08 acres



CV25-017
554 S. Grant Ave.
Approximately 0.08 acres

Certificate of Appropriateness
German Village Commission

This Certificate of Appropriateness is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 111 N. Front Street) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 554 S. Grant Ave.

APPLICANT'S NAME: Behal Sampson Dietz and Outdoor Space Design (Applicant)/ Krisztina Ndasdy (Owner)

APPLICATION NO.: COA2500110C

MEETING DATE: 05-07-25 **EXPIRATION:** 05-07-26

The German Village Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3319 and the architectural guidelines:

- ☐ **Approved: Commission** ☐ or **Staff** ☐ Exterior alterations per APPROVED SPECIFICATIONS
☐ **Recommendation for Approval:** Requested re-zoning/variance per APPROVED SPECIFICATIONS
☒ **Recommended** or ☐ **Not Recommended**

Recommend approval application COA2500110C, 554 S. Grant Ave., as submitted:
Variance Recommendation

- CC3332.02(A)(4): Area district lot width requirements: To allow a lot width of 45.55' when 50' is required. (existing condition)
- CC3332.05(C): Area district lot width requirements: To allow a lot width of 45.55' when 50' is required. (existing condition)
- CC3332.14: R-2F Area district requirements: To allow a lot area of 3,314 square feet when 6,000 square feet is required. (existing condition)
- CC3332.26(C)(2) Minimum Side Yard (single-family dwelling): To allow a side yard setback of .5' when 5' is required (existing condition).
- CC3332.26(E) Minimum Side Yard (detached garage): To allow a side of 2.0' when 3.0' is required. (variance required)
- CC3332.38(G) Private Garage, to allow for a height of detached garage to be 19' 8" when 15' is the maximum height permitted. (variance required)
- CC3332.38(H) Private Garage, to allow for a habitable space in the second story of a detached garage. (variance required)
- CC3312.25 Private Detached Garage Maneuvering, to allow for a maneuverability distance of 12' – 9 3/8" when 20' is required. (variance required)

MOTION: Shutlz/Durst (4-0-1) [Hartke] RECOMMENDED.

☒ **Drawings Required**

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission, and shall accompany plans submitted for zoning clearance and/or building permits.


James A. Goodman, M.S.
Historic Preservation Officer



Staff Notes:

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 #: CV25-017

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) NATHAN SAMPSON

of (COMPLETE ADDRESS) 990 W. 3RD AVENUE, COLUMBUS, OH 43212

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. KRISZTINA NADASDY BRANDON M. SHAW 554 S. GRANT AVENUE COLUMBUS, OH 43206	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 25th day of February, in the year 2025


SIGNATURE OF NOTARY PUBLIC

01-01-2030
My Commission Expires



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