

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 9, 2017**

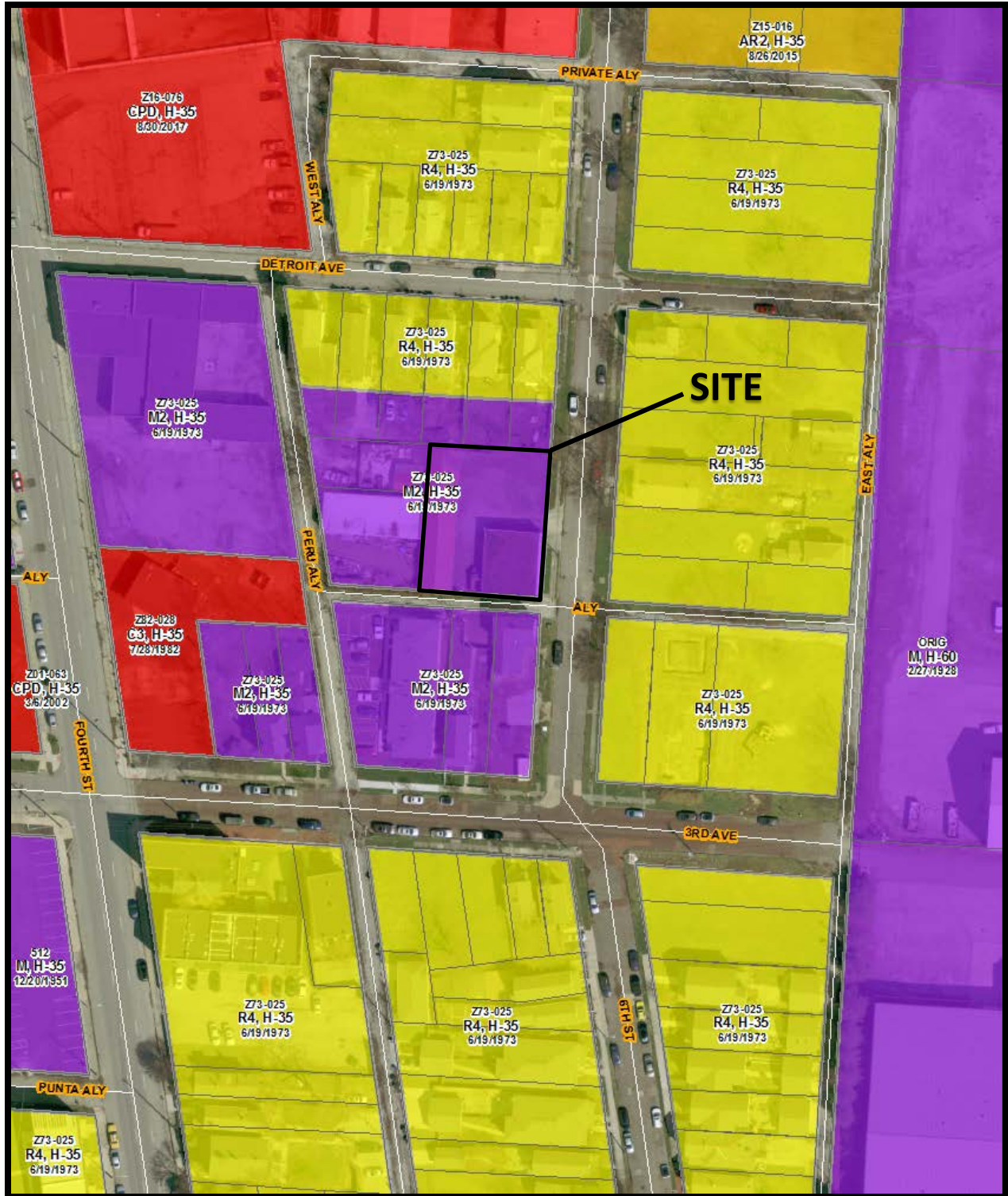
- 4. APPLICATION: Z17-031**
Location: **1023 NORTH SIXTH STREET (43201)**, being 0.22± acres located on the west side of North Sixth Street, 132± feet north of East Third Avenue (010-063590; Italian Village Commission).
Existing Zoning: M-2, Manufacturing District.
Request: R-4, Residential District.
Proposed Use: Single-unit dwelling.
Applicant(s): Jennifer McGann; 1023 North Sixth Street; Columbus, OH 43201.
Property Owner(s): Same as Applicant.
Planner: Michael Maret; 614-645-2749; mjmaretcolumbus.gov

BACKGROUND:

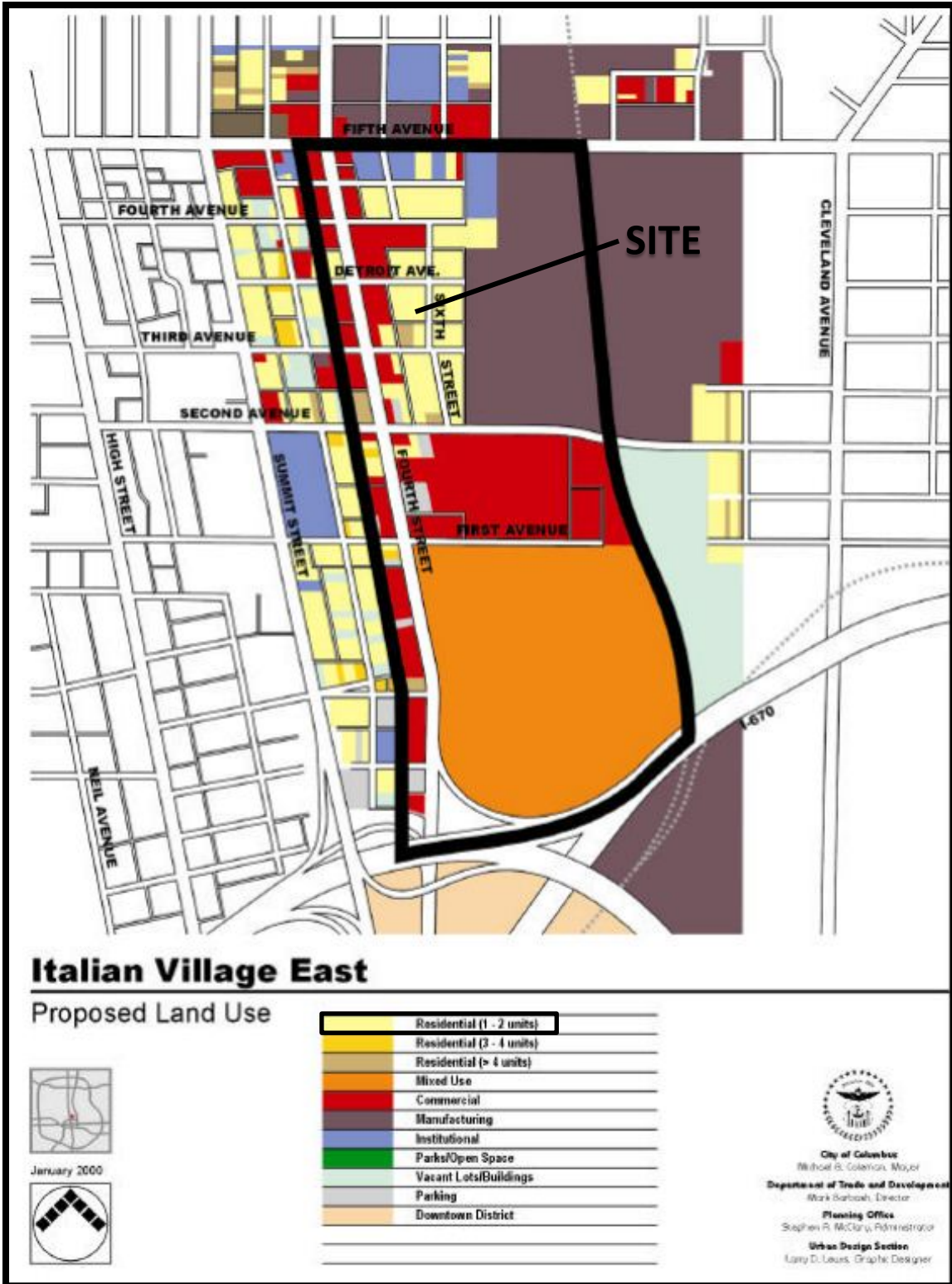
- The 0.22 acre site consists of a parcel developed with a single-unit dwelling in the M-2, Manufacturing District as permitted by CV15-014. The applicant proposes the R-4, Residential District to permit the single-unit dwelling on the site as required by a condition within CV15-014.
- The site is surrounded on all sides by single-unit dwellings in the R-4, Residential and M-2, Manufacturing districts.
- Companion CV17-055 has been filed to conform the existing conditions of the dwelling on the site. Variances are included to reduce building line, perimeter yard, lot coverage, and vision clearance requirements. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the boundaries of the *Italian Village East Redevelopment Plan (2000)*, which recommends “Residential (1-2 units)” uses for this location.
- The site is located within the boundaries of the Italian Village Commission, whose recommendation was not available at the time this report was finalized.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested R-4, Residential District is mandated by the previous Council variance issued on the site, CV15-014. The requested zoning district is consistent with the land use recommendations of the *Italian Village East Redevelopment Plan*, as well as the surrounding zoning and development patterns.



Z17-031
1023 North Sixth Street
Approximately 0.22 acres
M-2 to R-4



Z17-031
1023 North Sixth Street
Approximately 0.22 acres
M-2 to R-4



Z17-031
1023 North Sixth Street
Approximately 0.22 acres
M-2 to R-4

CERTIFICATE OF APPROPRIATENESS
ITALIAN 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 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 1023 N. Sixth St.

APPLICANT'S NAME: Jennifer McGann (Owner)

APPLICATION NO.: 17-11-8

STAFF APPROVAL: 11-14-17

EXPIRATION: 11-14-18

The Italian 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: Exterior alterations per APPROVED SPECIFICATIONS

Recommendation for Approval: Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

APPROVED SPECIFICATIONS:

Recommend approval of application 17-11-18, 1023 N. Sixth St., as submitted:

Variance Recommendation Request

- Rezone property from M-2, Manufacturing to R-4 Residential.
- 3332.25 - Maximum side yards required - The existing structures are located on the lot line. It would not be possible to meet this requirement without demolishing significant portions of the existing structures.
- 3332.26 - Minimum side yard permitted - The existing structures are located on the lot line. It would not be possible to meet this requirement without demolishing significant portions of the existing structures.
- 3332.27 - Rear yard - The existing structures are located on the lot line. It would not be possible to meet this requirement without demolishing significant portions of the existing structures.
- 3332.21 - Building lines - The existing structures are located on the lot line and within 15' of the front line. It would not be possible to meet this requirement without demolishing significant portions of the existing structures.
- 3332.18 - Basis of computing area - (D) The existing structures comprise approximately 52% of the lot.
- 3321.05 - Vision Clearance - (B) (1) The applicant seeks a hardship variance from the required vision clearance triangle of 10ft. since the existing building encroaches into the vision clearance triangle on both corners. The building has been in place for over 50 years without issue.

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.


Randy F. Black
Historic Preservation Officer





DEPARTMENT OF BUILDING AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

PROJECT DISCLOSURE STATEMENT

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.

APPLICATION # 217-031

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jennifer McGann
of (COMPLETE ADDRESS) 1023 North Sixth Street, Columbus, Ohio 43201

deposes and states that (he/she) is 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:

- Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

Table with 2 columns and 2 rows. Row 1: Jennifer McGann, 1023 North Sixth Street, Columbus, Ohio 43201, 614.270.8310. Row 2: JASON SLAGLE, 1023 N. 6TH ST, COLS OH 43201, 614-783-4663. Rows 3 and 4 are empty.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten signature]

Subscribed to me in my presence and before me this 28 day of August, in the year 2017

SIGNATURE OF NOTARY PUBLIC

[Handwritten signature]

My Commission Expires: 2-24-2018

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



PLEASE NOTE: incomplete information will result in the rejection of this submittal. Applications must be submitted by appointment. Call 614-645-4522 to schedule. Please make all checks payable to the Columbus City Treasurer