



## Legislation Text

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**File #:** 1419-2015, **Version:** 1

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**Council Variance Application: CV15-014**

**APPLICANT:** Jason Slagle; 1051 Hamlet Street; Columbus, OH 43201.

**PROPOSED USE:** Single-unit dwelling with reduced development standards.

**ITALIAN VILLAGE COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site is comprised of three contiguous parcels developed with an industrial structure and carport/storage building zoned in the M-2, Manufacturing District. The requested Council variance will permit the conversion and expansion of the existing structure into a single-unit dwelling, with variances to conform the existing structure, including vision clearance, building lines, and M-2 Manufacturing district special provisions. The site is located within the planning area of the *Italian Village East Redevelopment Plan* (2000), which recommends residential development for this location. Staff supports this proposal conditioned on the applicant rezoning to an appropriate zoning district within one year of the passage of this Council variance.

To grant a Variance from the provisions of Sections 3367.01, M-2, Manufacturing uses; 3321.05(A), Vision clearance; and 3367.15, M-2 Manufacturing district special provisions, of the Columbus City Codes; for the property located at **1023 NORTH SIXTH STREET (43201)**, to permit a single-unit dwelling with reduced development standards in the M-2, Manufacturing District (Council Variance # CV15-014). **(REPEALED BY ORD. 0051-2018; PASSED 1/22/2018)**

**WHEREAS**, by application No. CV15-014, the owner of property at **1023 NORTH SIXTH STREET (43201)**, is requesting a Council variance to permit a single-unit dwelling with reduced development standards in the M-2, Manufacturing District; and

**WHEREAS**, Section 3367.01, M-2, Manufacturing District, only permits offices and specified industrial uses, while the applicant proposes a single-unit dwelling; and

**WHEREAS**, Section 3321.05(B)(1), Vision clearance, requires a ten-foot clear vision triangle between the elevations of two and one-half to ten feet above the alley grade at the intersection of an alley and a street, while the applicant proposes to maintain an existing building within clear vision triangle; and

**WHEREAS**, Section 3367.15, M-2 Manufacturing district special provisions, requires that any building or structure of any type shall be located not less than fifty (50) feet from the street line, while the applicant proposes to maintain the existing non-conforming building setback of three (3) feet, to maintain the existing fence line along the North Sixth Street with a setback of 2.5± feet, and to construct a privacy fence along the north property line that extends to North Sixth Street at a setback of zero (0) feet; and

**WHEREAS**, the Italian Village Commission recommends approval; and

**WHEREAS**, City Departments recommend approval of this request given the industrial zoning designation, re-use of the existing building, and consistency with the *Italian Village East Redevelopment Plan* recommendation; and

**WHEREAS**, said ordinance requires separate submission for all applicable permits for the proposed use; and

**WHEREAS**, said variance will not adversely affect the surrounding property or surrounding neighborhood; and

**WHEREAS**, the granting of said variance will not impair an adequate supply of light and air to adjacent properties or unreasonably increase the congestion of public streets, or unreasonably diminish or impair established property values within the surrounding area, or otherwise impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus; and

**WHEREAS**, the granting of said variance will alleviate the difficulties encountered by the owner of the property located at **1023 NORTH SIXTH STREET (43201)**, in using said property as desired; now, therefore:

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:**

**SECTION 1.** That a variance from the provisions of Sections 3367.01, M-2, Manufacturing uses; 3321.05(A), Vision clearance; and 3367.15, M-2 Manufacturing district special provisions, of the Columbus City Codes; is hereby granted for the property located at **1023 NORTH SIXTH STREET (43201)**, insofar as said sections prohibit a single-unit dwelling, with encroachment of the existing building within the clear vision triangle at the intersection of North Sixth Street with the south alley, and reduced building setbacks of 2.5± feet for the existing fence, three (3) feet for the existing building, and zero (0) feet for a proposed privacy fence where fifty (50) feet is required; said property being more particularly described as follows:

**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, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin and City of Columbus:

Being 89.50 feet off the entire east end of Lots Number Nineteen (19), Twenty (20) and Twenty-One (21) of Rickley & Graham's Addition to the City of Columbus, being a subdivision of Lots 21, 22, 23 and 24 of Wm. G. Deshler's Addition to Wm. Phelan's Mt. Pleasant Addition and Lot 67 and part OF Lots 64, 65 and 66 of said Phelan's Addition, the latter lots having been heretofore subdivided by O. P. Tong, Attorney for E. Sorin, as said Lots 19, 20 and 21, are numbered and delineated upon the recorded plat thereof, of record in Plat Book 2, Page 158, Recorder's Office, Franklin County, Ohio.

Being Parcel Nos. 010-063590, 010-013642, and 010-013884  
Addressed As: 1023 North Sixth Street, Columbus, Ohio 43201

**SECTION 2.** That this ordinance is conditioned on and shall remain in effect only for so long as said property is used for a single-unit dwelling, including an expansion of 1,615± square feet including a two-car garage, or those uses in the M-2, Manufacturing District.

**SECTION 3.** That this ordinance is further conditioned on the applicant obtaining all applicable permits and Certificates of Occupancy for the proposed use.

**SECTION 4.** That this ordinance is further conditioned on the applicant combining tax parcels 010-063590, 010-013642, and 010-013884 into one parcel prior to site compliance review.

**SECTION 5.** That this ordinance is conditioned on the applicant or owner filing an application to rezone this property to an appropriate residential district along with a concurrent Council variance for reduced development standards within one

year of the effective date of this ordinance.

**SECTION 6.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.