



## Legislation Text

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**File #:** 0050-2018, **Version:** 1

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### **Rezoning Application: Z17-031**

**APPLICANT:** Jennifer McGann; 1023 North Sixth Street; Columbus, OH 43201.

**PROPOSED USE:** Single-unit dwelling.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (6-0) on November 9, 2017.

**ITALIAN VILLAGE COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site consists of a parcel developed with a single-unit dwelling in the M-2, Manufacturing District as permitted by Council Variance CV15-014 (Ordinance # 1419-2015). The applicant proposes the R-4, Residential District as required by a condition of CV15-014. The site is within the boundaries of the *Italian Village East Redevelopment Plan* (2000), which recommends "Residential (1-2 units)" for this location. Staff supports the requested zoning district which is consistent with the land use recommendations of the *Italian Village East Redevelopment Plan*, as well as the surrounding zoning and development patterns. The Applicant has filed a concurrent Council variance (Ordinance # 0051-2018; CV17-055) to conform existing site conditions for vision clearance, lot coverage, building line, and yard requirements.

To rezone **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, **From:** M-2, Manufacturing District, **To:** R-4, Residential District (Rezoning # Z17-031).

**WHEREAS**, application # Z17-031 is on file with the Department of Building and Zoning Services requesting rezoning of 0.22± acres from the M-2, Manufacturing District, to the R-4, Residential District; and

**WHEREAS**, the Development Commission recommends approval of said zoning change; and

**WHEREAS**, the Italian Village Commission recommends approval of said zoning change; and

**WHEREAS**, the City Departments recommend approval of said zoning change as it was mandated by Ordinance # 1419-2015 (CV15-014). The requested R-4, Residential District is consistent with the land use recommendations of the *Italian Village East Redevelopment Plan*, as well as the surrounding zoning and development patterns; now, therefore:

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

**SECTION 1.** That the Official Zoning Map of the City of Columbus, as adopted by Ordinance # 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property 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

**To Rezone From:** M-2, Manufacturing District

**To:** R-4, Residential District

**SECTION 2.** That a Height District of thirty-five (35) feet is hereby established on the R-4, Residential District on this property.

**SECTION 3.** That the Director of the Department of Building and Zoning Services be, and is hereby authorized and directed to make the said changes on the said original zoning map in the office of the Department of Building and Zoning Services.

**SECTION 4.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.