

**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; [mjmaret@columbus.gov](mailto:mjmaret@columbus.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.

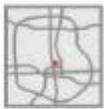


Z17-031  
1023 North Sixth Street  
Approximately 0.22 acres  
M-2 to R-4



## Italian Village East

### Proposed Land Use



January 2000



	Residential (1 - 2 units)
	Residential (3 - 4 units)
	Residential (> 4 units)
	Mixed Use
	Commercial
	Manufacturing
	Institutional
	Parks/Open Space
	Vacant Lots/Buildings
	Parking
	Downtown District



City of Columbus  
 Michael B. Coleman, Mayor  
 Department of Trade and Development  
 Mark Barboza, Director  
 Planning Office  
 Stephen R. McGary, Administrator  
 Urban Design Section  
 Larry D. Lewis, Graphic Designer

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

