



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Wed May 25 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 2181 ALUM CREEK DR COLUMBUS, OH

Mailing Address: 2181 ALUM CREEK DR
COLUMBUS OH 43207-2204

Owner: COLUMBUS AUTO SHREDDING INC

Parcel Number: 010237396

ZONING INFORMATION

Zoning: 750, Manufacturing, M
effective 1/20/1958, Height District H-35

Historic District: N/A

Board of Zoning Adjustment (BZA): N/A

Historic Site: No

Commercial Overlay: N/A

Council Variance: N/A

Graphic Commission: N/A

Flood Zone: OUT

Area Commission: Columbus Southside Area Commission

Airport Overlay Environs: N/A

Planning Overlay: N/A

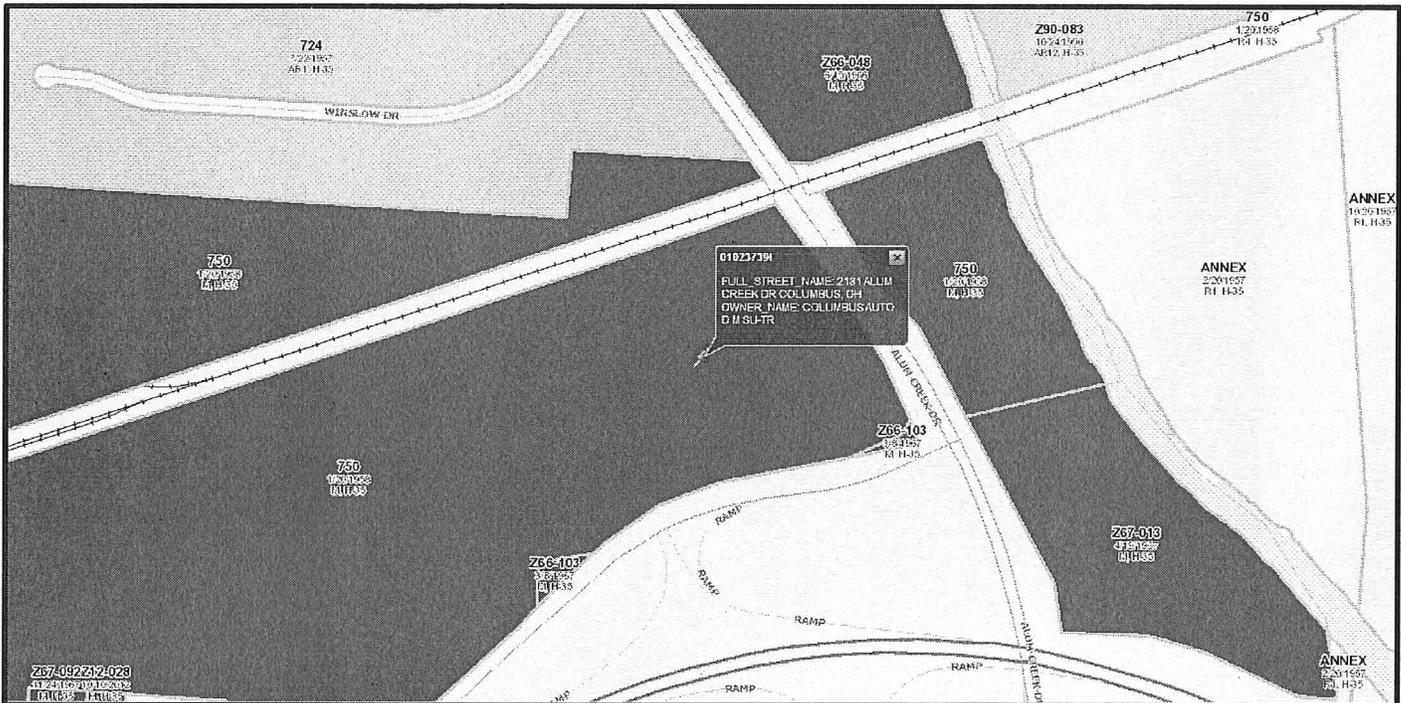
PENDING ZONING ACTION

Zoning: N/A

Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A





Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: BZA16-077 Date Received: 17 MAY 2016
Application Accepted by: [Signature] Fee: \$1900-
Commission/Civic: COLUMBUS OUTSIDE AC
Existing Zoning: M
Comments: 7/26/16

TYPE(S) OF ACTION REQUESTED (Check all that apply):

[X] Variance [X] Special Permit

Indicate what the proposal is and list applicable code sections:

See Exhibit 'B'

LOCATION

Certified Address: 2181 Alum Creek Drive / 2350 Refugee Road City: Columbus, Ohio Zip: 43207

Parcel Number (only one required): 010-237395, 010-237396

APPLICANT (If different from Owner):

Applicant Name: Columbus Auto Shredding, Inc. U Part It, LLC Phone Number: 614-443-2683 Ext.: -----
Address: c/o Randall Hall 2181 Alum Creek Drive City/State: Columbus, Ohio Zip: 43207
Email Address: RHall@cautoshred.com Fax Number: -----

PROPERTY OWNER(S) [X] Check here if listing additional property owners on a separate page

Name: Columbus Auto Shredding, Inc. c/o Randall Hall Phone Number: 614-443-2683 Ext.: -----
Address: 2181 Alum Creek Drive City/State: Columbus, Ohio Zip: 43207
Email Address: RHall@cautoshred.com Fax Number: -----

ATTORNEY / AGENT (Check one if applicable): [] Attorney [] Agent

Name: N/A Phone Number: ----- Ext.: -----
Address: ----- City/State: ----- Zip: -----

Email Address: ----- Fax Number: -----

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE Columbus Auto Shredding, Inc / U Part It LLC By [Signature]
PROPERTY OWNER SIGNATURE Columbus Auto Shredding, Inc / U Part It LLC By [Signature]
ATTORNEY / AGENT SIGNATURE

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 checks payable to the Columbus City Treasurer

THE CITY OF COLUMBUS ANDREW J. GANTHER, MAYOR

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224 Phone: 614-645-7433 • www.bzs.columbus.gov

AFFIDAVIT

STATE OF OHIO COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Randall Hall of (1) MAILING ADDRESS 2181 Alum Creek Drive, Columbus, Ohio 43207

deposes and states that (he/she) is the (applicant) agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 2181 Alum Creek Drive / 2350 Refugee Road

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3)

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

(4) Columbus Auto Shredding, Inc. / U Part It, LLC

AND MAILING ADDRESS

c/o Randall Hall

2181 Alum Creek Drive

Columbus, Ohio 43207

See Supplemental Property Owners List

APPLICANT'S NAME AND PHONE #

Columbus Auto Shredding, Inc. / U Part It, LLC

(same as listed on front application)

C/o Randall Hall (614) 443-2683

AREA COMMISSION OR CIVIC GROUP

(5) Columbus Southside Area Commission

AREA COMMISSION ZONING CHAIR

c/o Curtis Davis c/o Jim Griffin

OR CONTACT PERSON AND ADDRESS

584 E Moler St, Columbus, OH 43207 507 Sheldon Ave, Cols, OH 43207

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER NAME (6a) PROPERTY ADDRESS (6b) PROPERTY OWNER MAILING ADDRESS

See Exhibit 'B'

(7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 13th day of May, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC My Commission Expires 8-5-2020 Notary Seal Here

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DEBRA YUN NOTARY PUBLIC STATE OF OHIO My Commission Expires August 5, 2020

2181 Alum Creek Drive/2350 Refugee Road

EXHIBIT A, Public Notice
2181 Alum Creek Drive
2350 Refugee Road
BZA-_____
May 9, 2016

APPLICANT

Columbus Auto Shredding, Inc.
c/o Randall Hall
2181 Alum Creek Drive
Columbus, Ohio 43207

U Part It, LLC
c/o Randall Hall
2350 Refugee Road
Columbus, Ohio 43207

PROPERTY OWNER

Columbus Auto Shredding, Inc.
c/o Randall Hall
2181 Alum Creek Drive
Columbus, Ohio 43207

U Part It, LLC
c/o Randall Hall
2350 Refugee Road
Columbus, Ohio 43207

ATTORNEY

N/A

COMMUNITY GROUP:

Columbus Southside Area Commission
c/o Curtis Davis
584 E Moler Street
Columbus, Ohio 43207

Columbus Southside Area Commission
c/o Jim Griffin
507 Sheldon Avenue
Columbus, Ohio 43204

PROPERTY OWNERS WITHIN 125 FEET

US Bir, Inc.
6955 Sparrow Lane
Columbus, Ohio 43235

Inland Products, Inc.
PO Box 2228
Columbus, Ohio 43216-2228

Randall Hall
725 Basil Western Road
Canal Winchester, Ohio 43110

Norfolk Southern Corporation
c/o Solomon Jackson
8000 Ravines Edge Court, Suite 300-B
Columbus, OH 43235-5428

2298 Property, LLC
2298 Refugee Road
Columbus, Ohio 43207

ALSO NOTIFY

Al Bordelon
3958 Fairlington Drive
Columbus, Ohio 43220

2181 Alum Creek Drive
2350 Refugee Road
BZA-_____, May 9, 2016
Exhibit A, Public Notice
Page 1 of 1

BZA Application BZA16-_____
2181 Alum Creek Drive, Columbus, Ohio 43207
2350 Refugee Road, Columbus, Ohio 43207

SUPPLEMENTAL PROPERTY OWNER EXHIBIT

Columbus Auto Shredding, Inc.
c/o Randall Hall
2181 Alum Creek Drive
Columbus, Ohio 43207

U Part It, LLC
c/o Randall Hall
2350 Refugee Road
Columbus, Ohio 43207



Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

STATEMENT OF HARDSHIP

APPLICATION #

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code...
1. Special circumstances or conditions apply to the subject property that do not apply, generally, to other properties in the same zoning district.
2. The special circumstances or conditions are not the result of the actions of the property owner or applicant.
3. The special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
4. The grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard public safety and welfare.
C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

See Exhibit 'B'

Multiple horizontal lines provided for the applicant to describe how their application satisfies the criteria for a variance.

Signature of Applicant [Handwritten Signature] Date 5/15/16

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2181 Alum Creek Drive/2350 Refugee Road**EXHIBIT B****Request for Special Permit and Statement of Hardship (Variance)****2181 Alum Creek Drive, Columbus, OH 43207****And****2350 Refugee Road, Columbus, OH 43207****BZA: SP16/V16 - 077**

This application is made to modify existing Special Permit(s) and for variances related to two (2) contiguous tax parcels, as follows:

- 1) Columbus Auto Shredding, Inc.
2181 Alum Creek Drive, Columbus, OH 43207
PID: 010- 237396
BZA 00311-00002, April 25, 2000

- 2) U-Part-It, LLC
2350 Refugee Road, Columbus, OH 43207
PID: 010-237395
BZA 04311-00010, February 22, 2005

Both parcels are zoned M, Manufacturing and both are developed and operating with salvage uses as permitted by approved Special Permits, as noted. Both parcels are part of a much larger area zoned for manufacturing uses, abut a railroad line for shipping and abut a freeway/interchange for convenient truck access and over the road transport of materials. Both salvage facilities are existing. Applicant submits this application to modify the existing Special Permits for both facilities. Recycling of vehicles, other metals and car parts is consistent with public policy goals for recycling and diversion of recyclable materials from landfills.

Special Permit (SP):

By previously granting Special Permits for these two (2) salvage facilities, the Board of Zoning Adjustment (BZA) has determined the facilities met the criteria for granting a Special Permit based on the applications at the time of approval. Applicant requests new Special Permits (3389.07, Impound Lot, Junk Yard or Salvage Yard), for both sites to modify the existing Special Permits. The BZA has the authority to grant a Special Permit upon finding that the proposed Special Permit

“ ... can be granted without substantial detriment to the public good, without substantial impairment of the general purpose and intent of the zoning district in which the use is proposed to be located, and without significant incompatibility

with the general character of the neighborhood." (Section 3307.06 (A), Special Permits).

Applicant believes the Special Permit requests for both parcels meets the criteria of Section 3307.06 (A), in that the proposed modification of the existing Special Permits will not be detrimental to the public good, will not be detrimental to the general purpose and intent of the zoning district (M, Manufacturing) and is not incompatible with the general character of the neighborhood, in that the site is zoned M, Manufacturing, is in an area of extensive M, Manufacturing District zoning, and is located adjacent to State Route 104 (SR104), with ramps to SR 104 a short distance from the site.

The requested variances will not be injurious to neighboring property owners and will not be contrary to the public interest or the intent of the Zoning Code. Applicant has hardship and practical difficulty to comply with the referenced code sections to reasonably conduct the business as stated.

For purposes of this application, the parcels are contiguous and, therefore, included in one application, but the project explanation and citations are separated as follows:

Columbus Auto Shredding, Inc., 2181 Alum Creek Drive, Columbus, OH 43207

Applicant purchases and processes vehicles and other metals for processing in the car shredding facility. Materials to be shredded are stocked on the west side of the shredding facility (See site plan: "Materials to be Processed") in piles up to 23 feet high and brought into the shredder by conveyor belt. All shredding is done within the building to minimize noise and with a wet process to minimize dust. Shredded ferrous metal is piled in the shredding facility for loading on trucks or to be moved to the "Rail Finished Product" area north of the shredder building. Non-ferrous metals and by-product, such as plastics, exit the building on a conveyor belt to a short-term pile (See site plan: "Short-term Storage Pile of Non-Ferrous Product") for further processing in adjacent buildings to the west. The site includes accessory uses, including, but not limited to, trailer, sealand container, mill parts, equipment and other outside storage, and accessory parking, as noted on the Site Plan. All shredded product is removed from the premises by rail or truck. There is no processing of the shredded materials on the premises other than as related to sorting, piling, and movement of product on premise for shipping off-premise.

The outside area for sorting/piling shredded materials, west of the shredding facility, will extend onto the U-Part-It LLC parcel to the west. Required processing height of shredded materials is 23' for efficient use of the space and for logistical purposes with the use of conveyor belts and large loader equipment. Applicant previously built an eight (8) to ten (10) foot tall concrete wall along the Refugee Road side of both properties, as noted on the Site Plan. In consideration of the taller pile height, applicant will extend the height of the wall, within the limits shown on the site plan, to 25 feet tall, with the addition of pre-engineered panels on top of the ten (10) foot concrete wall.

2181 Alum Creek Drive/2350 Refugee Road

When the Special Permit was heard in 2000, the required 600 foot separation between salvage uses and residential zoning was measured from the actual location of the salvage use, the car shredding building in this case, to a residential district. The code was subsequently changed to measure the 600 foot separation from the property line of the salvage use to a residential district. Applicant has cited a variance to reduce the 600 foot separation standard due to the change in how the 600 feet is measured and also because of the accessory outside storage/processing component of the proposed use. The residential district to the north is separated from the site by the Norfolk and Southern railroad right of way and a parcel north of the Norfolk and Southern parcel zoned M, Manufacturing, but the closest point of the residential district to the property line of the Columbus Auto Shredding parcel is 175' +/-.

- A. Applicant requests a new Special Permit for the car shredding facility.
- B. Applicant requests the following variances for the car shredding facility:
 - 1). 3363.41(b), Storage, to reduce the 600 foot separation from an apartment residential district to the north to 175' (closest point) to the north property line; to not provide a 6', opaque screen along the north and west property line; and to reduce the setback for outside storage from 20 feet to zero (0) feet along and adjacent to the common internal adjacent property line of PID: 010- 237396 and PID: 010-237395 (the west property line of Columbus Auto Shredding, Inc. and the east property line of U-Part-It, LLC).

The rail spur is located along the north property line. Screening can't be provided along the north property line due to required access to the rail spur.

- 2). 3392.10(b), Performance Requirements, to increase the permitted pile height from 10' to 23'.

While the Zoning Code limits the height of materials to "... ten feet except for metals that are to be processed or reprocessed on site may be piled to a height necessary for the effective functioning of the processing or reprocessing equipment" and applicant believes the processing and reprocessing that occurs on-site meets the criteria of the pile height exception. Applicant, however, requests specific permission (variance) for the pile height of vehicles pending shredding to be 23' and for piles for non-ferrous metal recovery and "fluff" (waste product of shredded vehicles) to be 17'. Piles shall be located in the following areas, as designated on the Site Plan ("Material to be processed", "Rail finished products and handling support, equipment yard" and "Short-term storage pile non-ferrous product").

- 3). 3312.43, Required surface for parking, to permit existing unimproved surface (asphalt or concrete) areas within the existing area inside of the perimeter screen wall where motor vehicles to continue parking motor vehicles.

Condition of Approval:

All shredding shall be conducted in the building and a wet shredding process shall continue to be used.

U-Part-It, LLC, 2350 Refugee Road, Columbus, OH 43207

Applicant purchases salvage and junk vehicles for the removal and sale of parts by customers on the premises, as permitted by Special Permit (BZA 04311-00010, February 22, 2005).

Applicant will continue the existing business and also proposes to use part of the U-Part-It, LLC site in conjunction with the Columbus Auto Shredding, Inc. facility (2181 Alum Creek Drive, Columbus, OH 43207) adjacent to the east, as depicted on the submitted Site Plan. Specifically, the area labeled on the Site Plan as "Material to be Processed" includes part of the U-Part-It, LLC parcel. This area is part of the outside storage area in which vehicles and other metals are piled and stored prior to entering the shredding facility by conveyor belt for processing.

- A. Applicant requests a new Special Permit, to include both the existing use (parts removal from vehicles and salvage of vehicles after completion of removal of parts) and also the outside collection and storage of vehicle and other metals pending shredding in the shredding facility, as depicted on the Site Plan: "Materials to be Processed".

- B. Applicant requests the following variances for the car shredding facility:
 - 1). 3363.41(b), Storage, to reduce the 600 foot separation from an apartment residential district to the north to 200' (closest point) to the north property line; to not provide a 6', opaque screen along the north and east property lines; and to reduce the setback for outside storage from 20 feet to zero (0) feet along and adjacent to the common internal adjacent property line of PID: 010- 237396 and PID: 010-237395 (the west property line of Columbus Auto Shredding, Inc. and the east property line of U-Part-It, LLC).

 - 2). 3392.10(b), Performance Requirements, to increase the permitted pile height from 10' to 23'.

While the Zoning Code limits the height of materials to "... ten feet except for metals that are to be processed or reprocessed on site may be piled to a height necessary for the effective functioning of the processing or reprocessing equipment" and applicant believes the processing and reprocessing that occurs on-site meets the criteria of the pile height exception. Applicant, however, requests specific permission (variance) for the pile height of vehicles pending shredding to be 23' and for piles for non-ferrous metal recovery and "fluff" (waste product of shredded vehicles) to be 17'. Piles shall be located in the following areas, as designated on the Site Plan ("Material to be processed", "Rail finished products and handling support, equipment yard" and "Short-term storage pile non-ferrous product").

September 8, 2016

2181 Alum Creek Drive/2350 Refugee Road



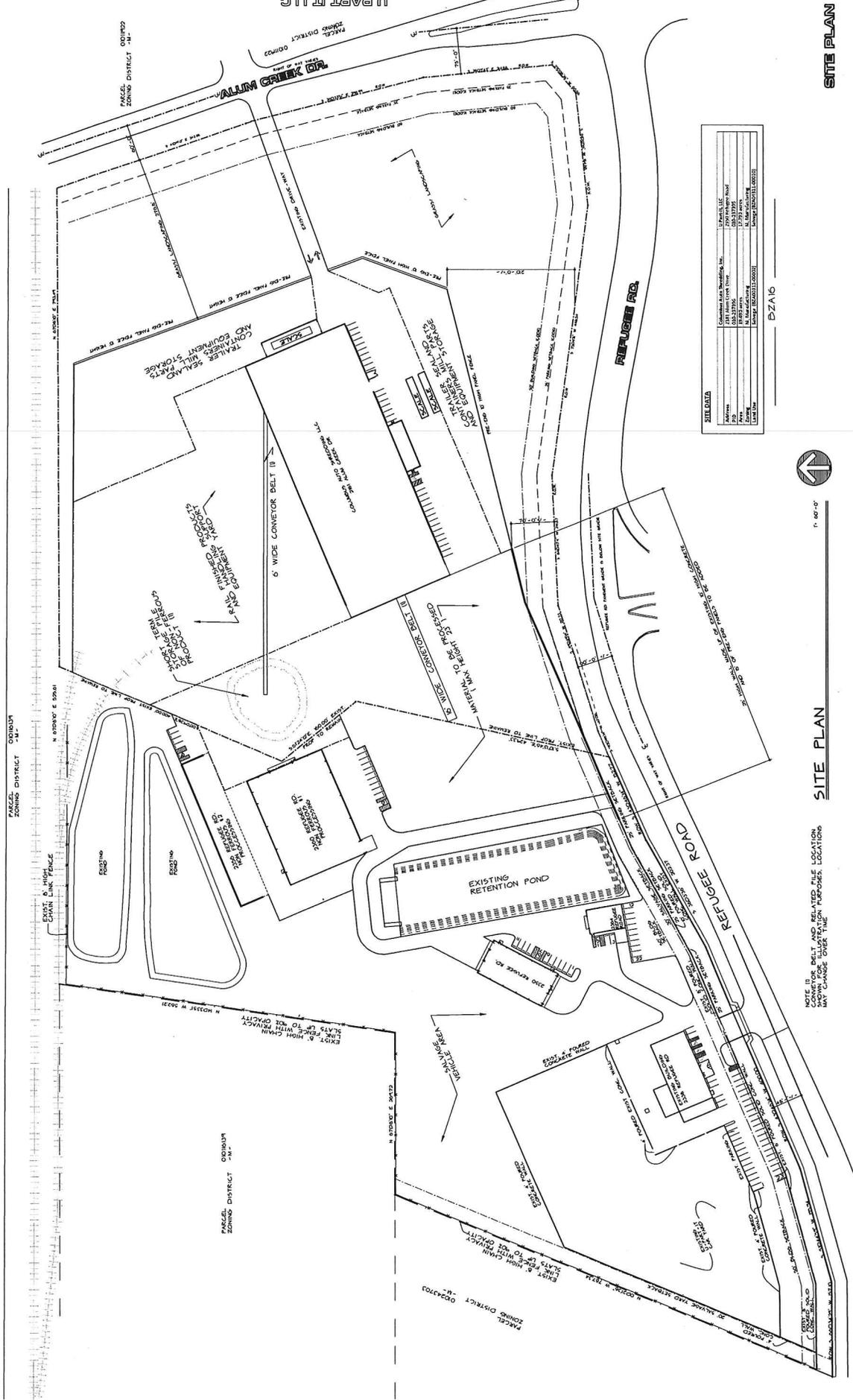
2350 REFUGEE ROAD
 COLUMBUS, OHIO 43207
 DONALD SCHOFIELD + ASSOCIATES, INC.
 1277 WORTHINGTON WOODS BLVD.
 COLUMBUS, OHIO 43240
 TEL: (614) 840-0986

U PART IT LLC
 2350 REFUGEE ROAD
 COLUMBUS, OHIO 43207
 COLUMBUS AUTO SHREDDING INC.
 2350 REFUGEE ROAD
 COLUMBUS, OHIO 43207

DONALD SCHOFIELD + ASSOCIATES, INC.
 1277 WORTHINGTON WOODS BLVD.
 COLUMBUS, OHIO 43240
 TEL: (614) 840-0986

DATE	06/15/16
SCALE	AS SHOWN
PROJECT	2181 ALUM CREEK DRIVE / 2350 REFUGEE ROAD
CLIENT	U PART IT LLC
DESIGNER	DR. DONALD SCHOFIELD
DATE	06/15/16

SITE PLAN



SITE DATA

Client	U PART IT LLC
Project	2181 ALUM CREEK DRIVE / 2350 REFUGEE ROAD
Site No.	160-13750
Parcel No.	160-13750-001
Map No.	160-13750-001
Scale	AS SHOWN
Date	06/15/16



1" = 60'-0"

SITE PLAN

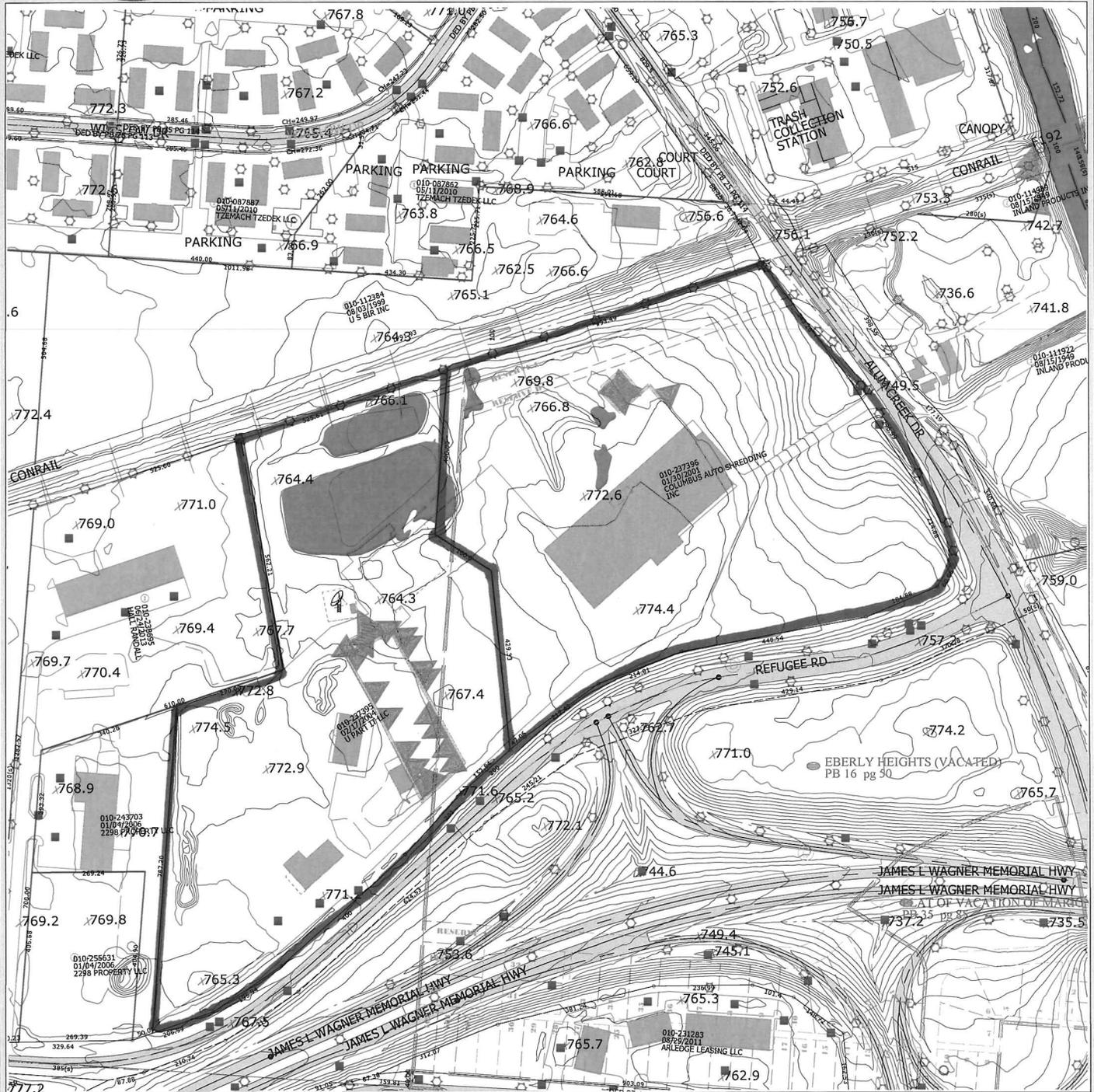
NOTE: BELT AND RELATED BELT LOCATION, CONCRETE BELT AND THE INDICATED LOCATION MAY CHANGE OVER TIME.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: N

DATE: 5/10/16



Disclaimer

Scale = 350



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.



BZA16-077

2181 Alum Creek Drive/2350 Refugee Road

City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010237395

Zoning Number: 2350

Street Name: REFUGEE RD

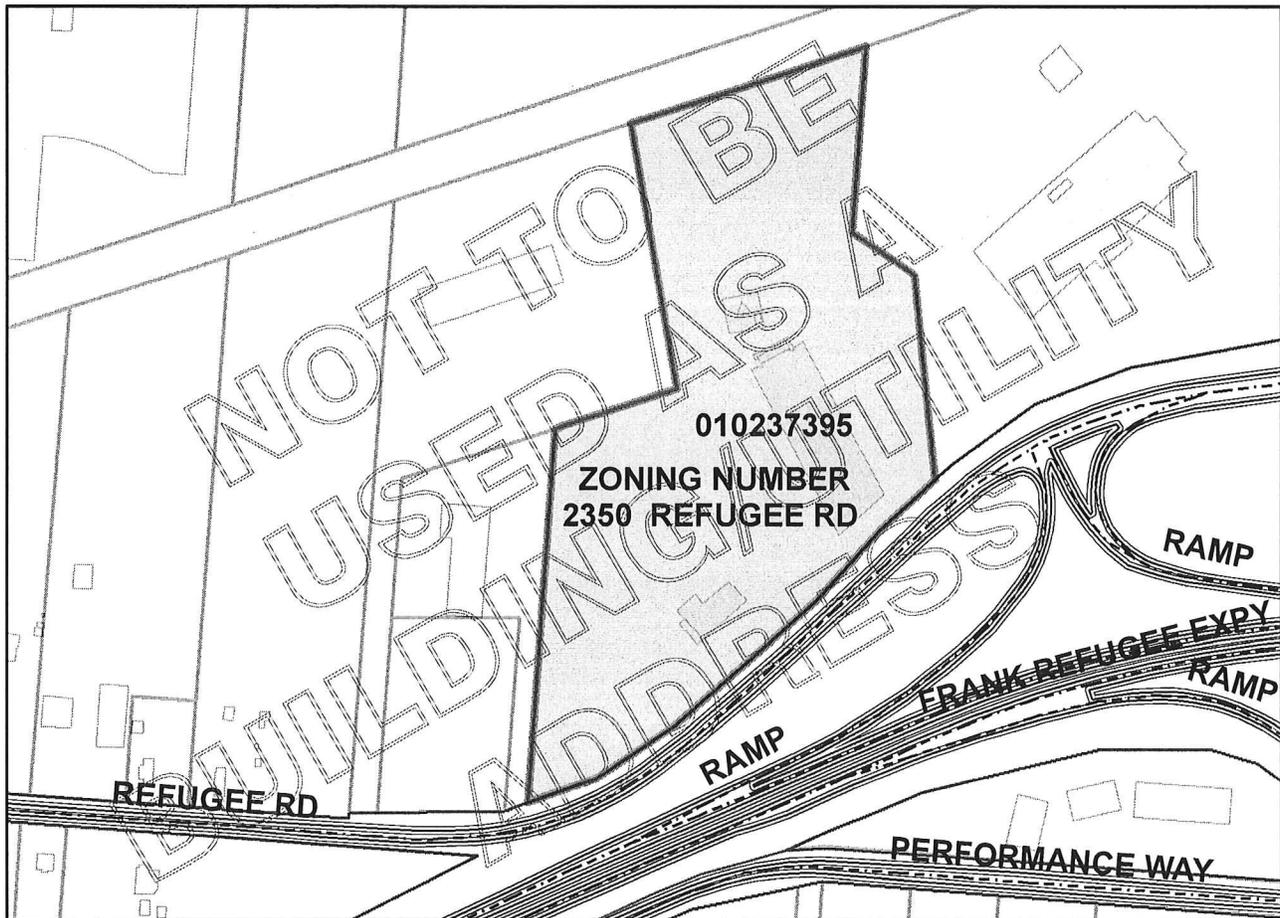
Lot Number: N/A

Subdivision: N/A

Requested By: DAVE PERRY COMPANY, INC. (DAVE PERRY)

Issued By: *Adyana Umariani*

Date: 5/11/2016



JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 400 feet

GIS FILE NUMBER: 64435



City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010237396

Zoning Number: 2181

Street Name: ALUM CREEK DR

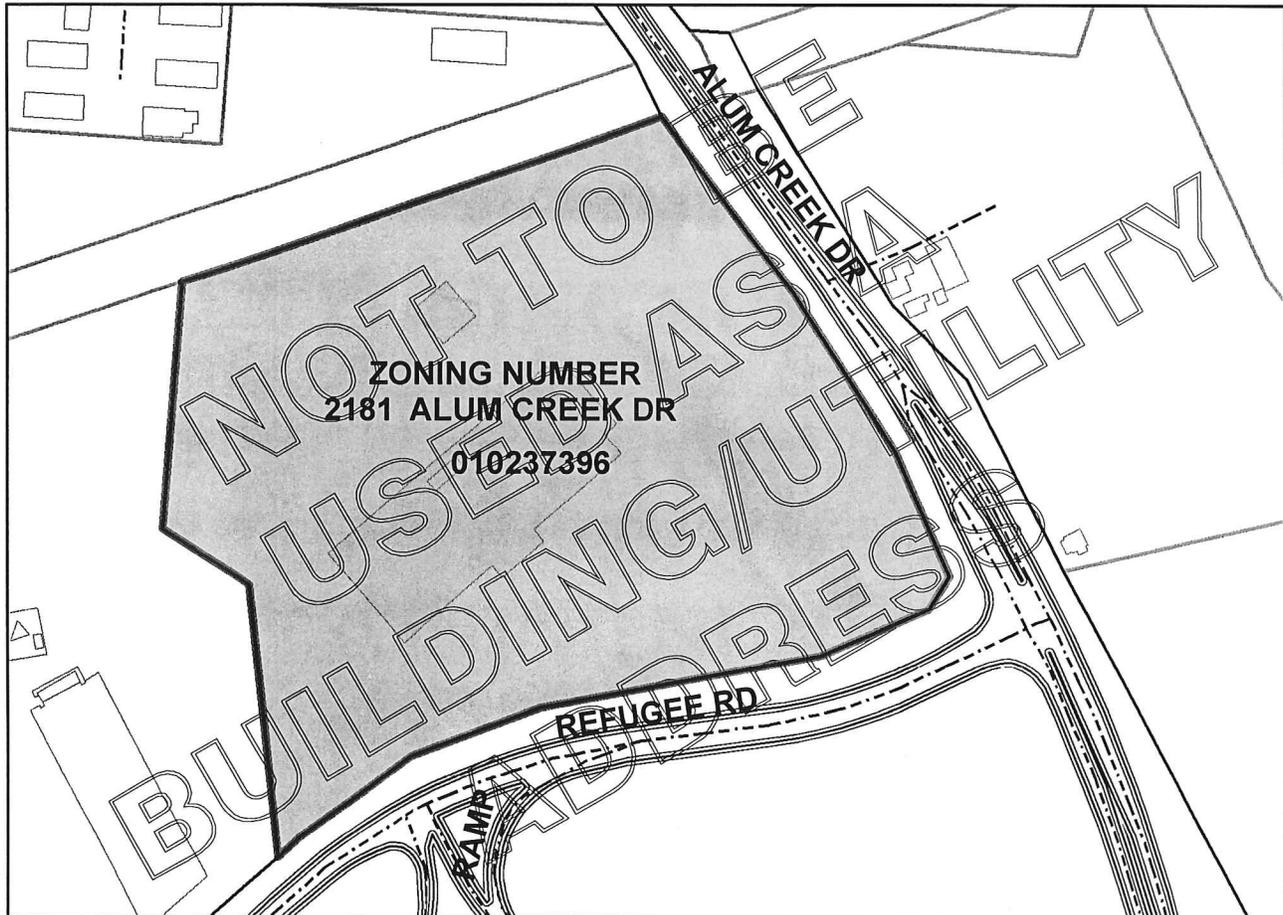
Lot Number: N/A

Subdivision: N/A

Requested By: DAVE PERRY COMPANY, INC. (DAVE PERRY)

Issued By: *Diana Amarian*

Date: 5/10/2016



JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 300 feet

GIS FILE NUMBER: 64121



THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.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 # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Randall Hall
of (COMPLETE ADDRESS) Columbus Auto Shredding, Inc., 2181 Alum Creek Drive, Columbus, Ohio 43207

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 and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
Columbus Auto Shredding, Inc. (Randall Hall)	2181 Alum Creek Drive Columbus, Ohio 43207
U Part It, LLC (Randall Hall)	2350 Refugee Road Columbus, Ohio 43207

SIGNATURE OF AFFIANT [Handwritten Signature]

Sworn to before me and signed in my presence this 13th day of May, in the year 2016

[Handwritten Signature] My Commission Expires 8-5-2020 Notary Seal Here

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DEBRA YUN
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires
August 5, 2020