



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Wed Aug 24 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 2932 BRICE RD REYNOLDSBURG OH 43068

Mailing Address: PO BOX 162

SUMMIT STATION OH 43073-0162

Owner: MAJOR CONTRACTING CO

Parcel Number: 530166431

ZONING INFORMATION

Zoning: Z14-035, Manufacturing, LM
effective 5/11/2016, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Far East Area Commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

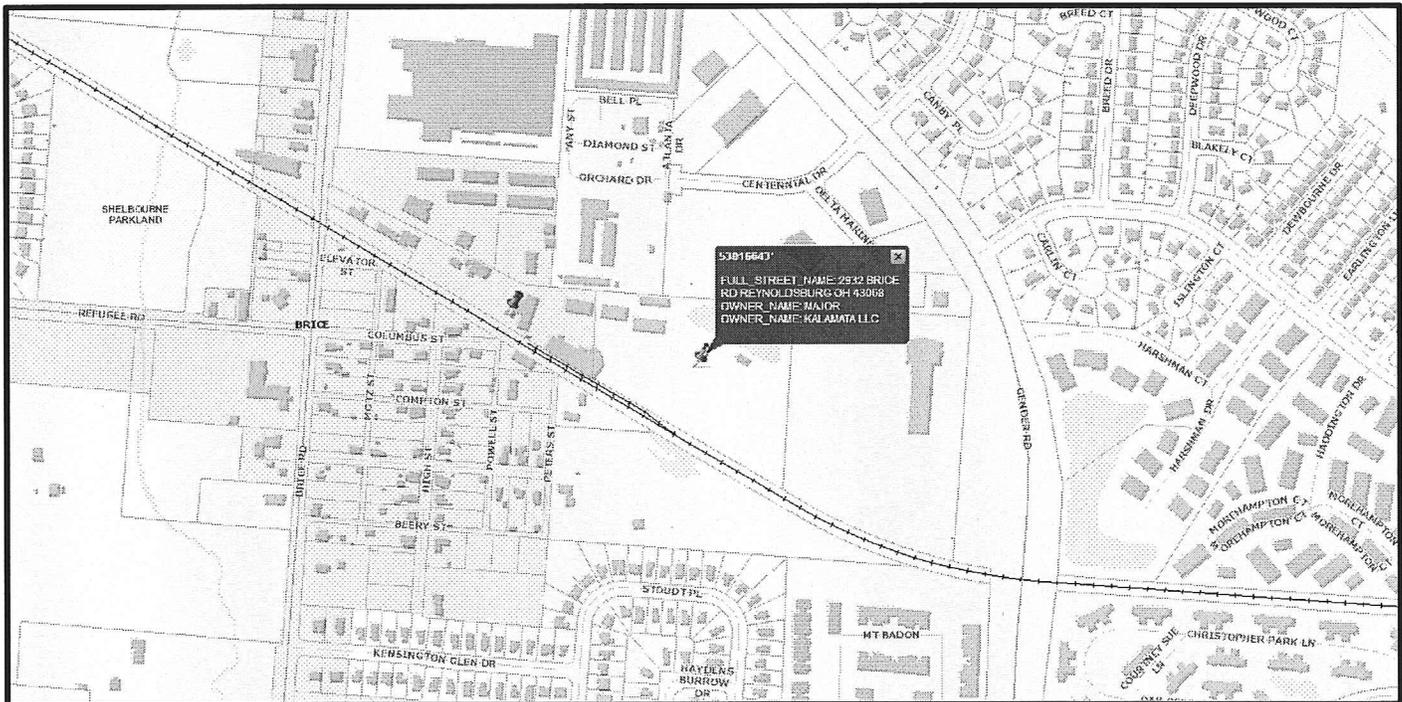
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: 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: BZA16-112 Date Received: 5 Aug 2016
 Application Accepted by: [Signature] Fee: \$1900
 Commission/Civic: FAR EAST AC
 Existing Zoning: LM
 Comments: 10/25/16

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

- Variance
- Special Permit

Indicate what the proposal is and list applicable code sections:

3389.07 - Impound Lot, Junk or Salvage Yd

LOCATION

Certified Address: 2932 Brice Rd City: Columbus Zip: 43109

Parcel Number (only one required): 530166431

APPLICANT (If different from Owner):

Applicant Name: _____ Phone Number: _____ Ext.: _____
 Address: _____ City/State: _____ Zip: _____
 Email Address: _____ Fax Number: _____

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

Name: James Cotugno Phone Number: 6142061848 Ext.: _____
 Address: 4750 Blacklick Ea RD NW City/State: Baltimore Zip: 43105
 Email Address: green-earth-recycling@hotmail.com Fax Number: _____

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

Name: Julia Cotugno Phone Number: 6145611384 Ext.: _____
 Address: 4750 Blacklick Ea RD NW City/State: Baltimore Zip: 43105
 Email Address: julia.cotugno@gmail.com Fax Number: _____

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

APPLICANT SIGNATURE [Signature]
 PROPERTY OWNER SIGNATURE [Signature]
 ATTORNEY / AGENT SIGNATURE [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

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 Solia Cotugno
of (1) MAILING ADDRESS 4750 Blacklick Rd NW Baltimore 43105

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 2932 Brice Rd 43109

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) James Cotugno
AND MAILING ADDRESS 4750 Blacklick Rd NW
Baltimore OH 43105

APPLICANT'S NAME AND PHONE # _____
(same as listed on front application)

AREA COMMISSION OR CIVIC GROUP (5) Far East Area Commission
AREA COMMISSION ZONING CHAIR _____
OR CONTACT PERSON AND ADDRESS _____

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 |
|-------------------------|-----------------------|-------------------------------------|
| <u>See attached</u> | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

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

(8) SIGNATURE OF AFFIANT Solia Cotugno

Sworn to before me and signed in my presence this 22nd day of July, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC _____
My Commission Expires April 21, 2020
Notary Seal Here



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Please make checks payable to the Columbus City Treasurer

Applicant

Green Earth Recycling LLC
2932 Brice Rd
P.O. Box 251
Brice, OH 43105

Community Group

Far East Area Commission
Larry Marshall
2500 Park Cresnet Drive
Columbus, OH 43232

Far East Area Commission
c/o Jennifer Chamberlain
696 Cedar Run Dr
Blacklick oh 43004

Surrounding Property Owners

Derek M & Karen J. Cranstoun
3050 Peters Street
PO Box 12
Brice, OH 43109

James B. & Louise S. Albers
88 N. Fifth Street
Columbus, OH 43215

Michael Moras
2895 Brice Rd
PO Box 598
Brice, OH 43109

Randall Webber
11705 Saylor Rd
Pickerington, OH 43147

Pennsylvania Lines LLC
c/o Norfolk Southern Railway
110 Franklin Road SE
Roanoke, VA 24042-0028

Thomas Murray
212 Reinhard Ave.
Columbus, OH 43206

Murray T K Corp
212 Reinhard Ave.
Columbus, OH 43206

Tonya Beaver
PO Box 352
Brice, OH 43109

Delta Marine Inc
208 Ash Run Rd
Louisville KY 40245

Village of Brice
5990 Columbus St
PO Box 65
Brice, Oh 43109

Ohio Bell Telephone CO
Room 36-M-01
1 SBC Center
ST Louis, MO 63101

ADAMS STEPHEN J
PO BOX 338
BRICE OH 43109

DREMA & DAVID PYLES
6002 COLUMBUS ST
PO Box 34
BRICE OH 43109

CLAVIN N FANCHER
2986 HIGH ST
PO Box 7
BRICE OH 43109

LORRAINE S HAGUE
PO BOX 400
BRICE OH 43109

Statement of Hardship

We wish to be granted a variance for this parcel due to certain special circumstances. On this parcel there will only be the storage of material; post-consumer asphalt shingles and wood waste. We want to increase the heights requirement (sec 3392.10) from 10ft to 30ft due to the fact we have a railroad embankment on our residential side. This allows the storage area to sit in a valley of sorts. This railroad spur onto our property causes us not to be able to put a fence all along that wall (sec 3392.10). There is a 12 ft board on board fence along the southern side of property before the rail spur. Past the rail spur there is a wooded wetland area on the south side of the railroad embankment. We would also need a variance for hard surface parking and access corridors. We do have fire lanes between the piles of material but they are only paved with ground shingles and gravel, we do have some trailers parked in our back lot.

All recycling and processing is done within the Village of Brice and indoors, other than the grinding of shingles, we wish to place the grinder under roof within the next few years. We do have 110 ft. of railroad track and then a no build zone along our southern boundary; this is shorter than what is required (sec 3392.12). We do not believe granting this variance would be injurious to our southern residential neighbors because the railroad along our southern side causes us to be in a type of depression that water run-off will run into our own retention pond. Our limitation text for zoning has already cleared us for the processing of shingles and does have limitations on times we can grind due to the noise level of the grinder.



RE-ZONING EXHIBIT FOR 2932 BRICE RD.

DAVID DONLEY
P.L.D. 530-166429

THE OHIO BELL TELEPHONE CO.
5.446 ACRES
D.B. 3470, PG. 26
P.L.D. 530-166356

GERALD L. AND
ANGEL
0.989 ACRES
O.R. 7232 I-03
P.L.D. 284-000089

MAJOR CONTRACTING CO.
10 ACRES, PG. 104
D.B. 3045, PG. 252
P.L.D. 284-000066

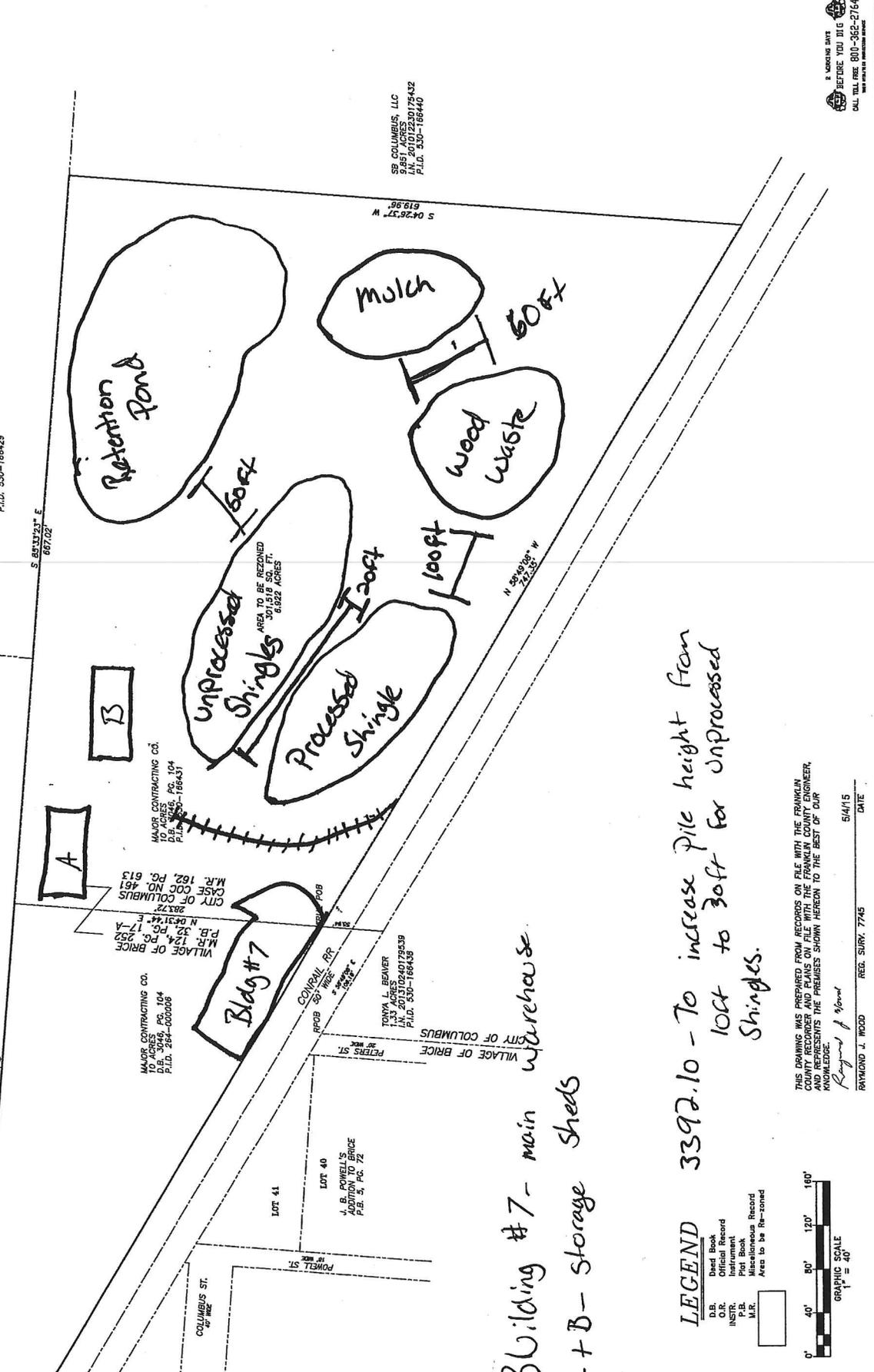
TONYA L. BEAVER
1.33 ACRES
P.L.D. 530-166438

SB COLUMBUS, LLC
9.857 ACRES
P.L.D. 530-166440

RE-ZONING EXHIBIT FOR 2932 BRICE RD.

J. & J. SURVEYING SERVICES, INC.
7509 E. MAIN ST., SUITE 104
REYNOLDSBURG, OHIO 43084
PH: (614) 865-9150
FAX: (614) 865-9150
J. & J. SURVEYING SERVICES, INC.

15-28

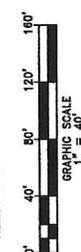


Site Plan

Building #7 - main warehouse
A + B - storage sheds

3392.10 - To increase pile height from 10ft to 30ft for Unprocessed Shingles.

LEGEND
D.B. Dead Book
O.R. Official Record
INST. Instrument
M.R. Miscellaneous Record
Area to be Re-zoned



THIS DRAWING WAS PREPARED FROM RECORDS ON FILE WITH THE FRANKLIN COUNTY RECORDER AND PLANS ON FILE WITH THE FRANKLIN COUNTY ENGINEER. KNOWLEDGE OF THESE RECORDS IS THE BASIS OF THE INFORMATION HEREON.
Raymond J. Wood
RAYMOND J. WOOD REG. SURV. 7745 5/4/15 DATE

RE-ZONING EXHIBIT FOR 2932 BRICE RD.



| | |
|---------|-------------------|
| DATE | 11/13 |
| BY | J & J SURVEYING |
| FOR | RE-ZONING EXHIBIT |
| PROJECT | 2932 BRICE RD. |
| SCALE | 1" = 40' |

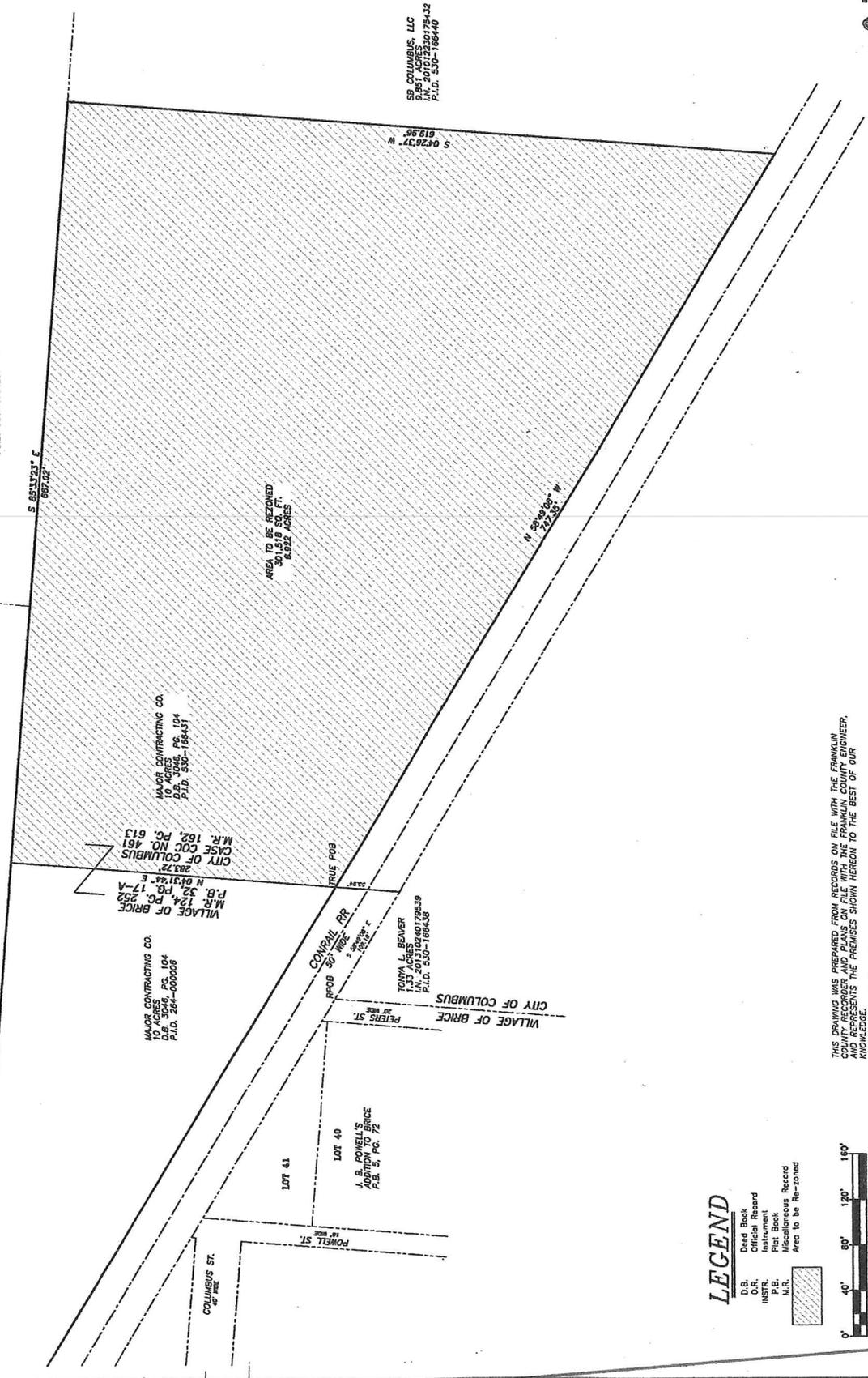
J & J SURVEYING SERVICES, INC. 7509 E. MAIN ST., SUITE 104 REYNOLDSBURG, OHIO 43068 PH# (614) 866-9158 FAX# (614) 866-9158 JJSURVEYING@GMAIL.COM

2015 J & J SURVEYING SERVICES, INC. 15-28

DAVID DONLEY 0.222 ACRES P.I.D. 530-186429

THE CHS BELL TELEPHONE CO. 4.846 ACRES P.C. 26 D.B. 3470 P.I.D. 530-109550

GERALD L. AND TOMM L. ECKINGER 0.8 ACRES O.R. 733-1-03 P.I.D. 284-000089



S 85°13'23" E 697.02'

N 29°28'08" W 172.30'

S 04°26'37" W 619.96'

N 04°08'08" W 172.30'

N 04°31'44" E 171.14'

M.R. 124, P.C. 252

M.R. 102, P.C. 613

M.R. 32, P.C. 171-A

M.R. 134, P.C. 252

M.R. 102, P.C. 613

M.R. 124, P.C. 252

M.R. 32, P.C. 171-A

M.R. 102, P.C. 613

AREA TO BE REZONED 301,518 SQ. FT. 6.922 ACRES

MADE CONTRACTING CO. 10.406 ACRES P.C. 104 D.B. 3046 P.I.D. 284-000006

VILLAGE OF BRICE CITY OF COLUMBUS M.R. 102, P.C. 613

TONYA L. BEAVER 1.37 ACRES P.I. 201310249178339 P.I.D. 530-186438

J. B. POWELL'S ADDITION TO BRICE P.B. 5, P.C. 72

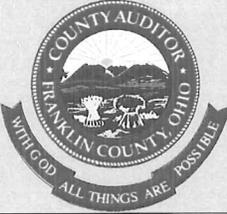
SS COLUMBUS, LLC 9.851 ACRES P.I.D. 530-186440

- LEGEND**
- D.B. Deed Book
 - O.R. Official Record
 - INSTR. Instrument
 - M.C.R. Miscellaneous Record
 - M.R. Miscellaneous Record
 - Area to be Re-zoned



THIS DRAWING WAS PREPARED FROM RECORDS ON FILE WITH THE FRANKLIN COUNTY RECORDER AND PLANS ON FILE WITH THE FRANKLIN COUNTY ENGINEER. I HEREBY CERTIFY THAT THE PREMISES SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE.

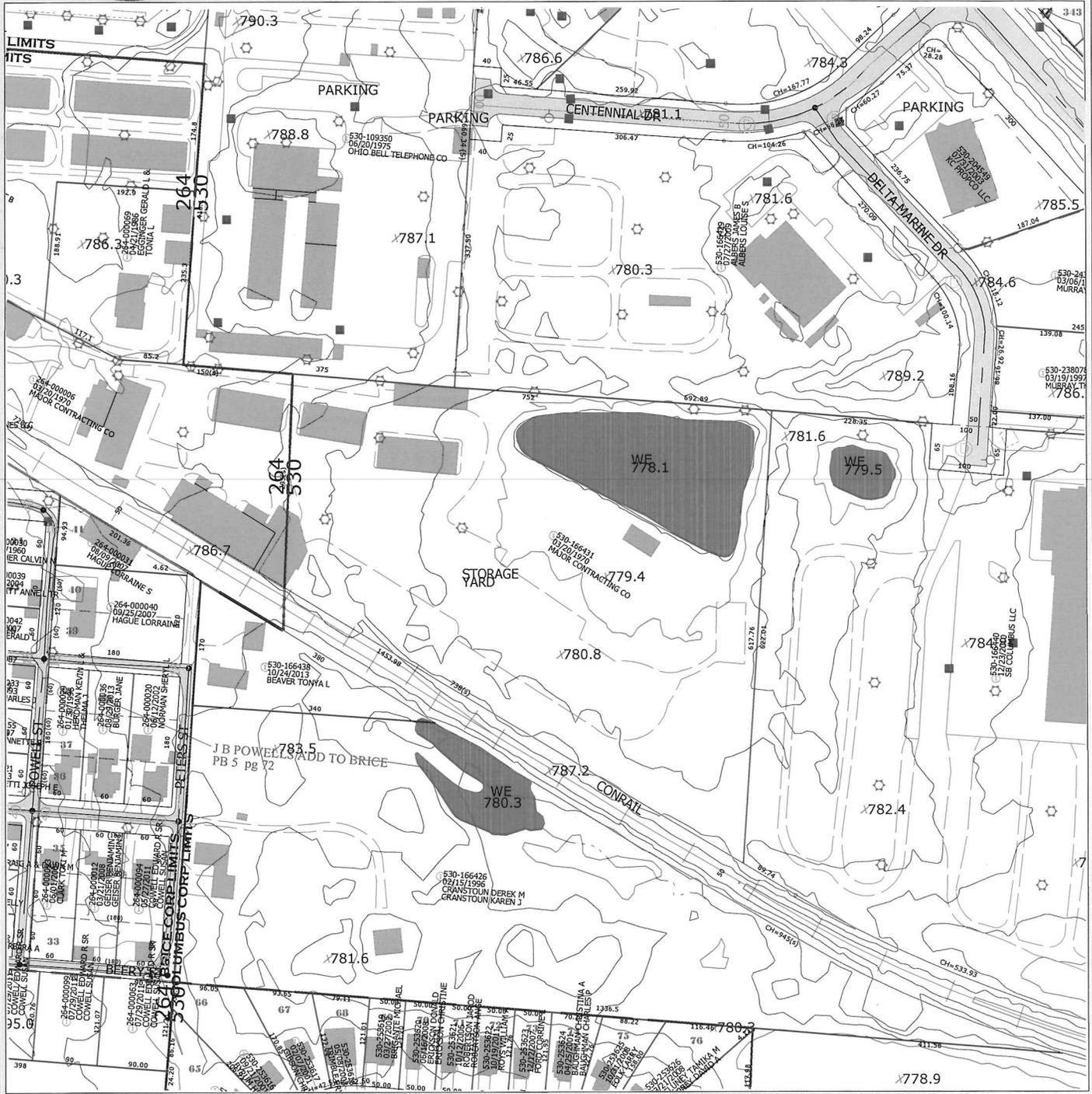
Raymond J. Wood
RAYMOND J. WOOD REC. SURV. 7745 5/4/15 DATE



CLARENCE E MINGO II

FRANKLIN COUNTY AUDITOR

MAP ID: S DATE: 7/8/16



Disclaimer

Scale = 200



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.



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: 530166431

Zoning Number: 2932

Street Name: BRICE RD

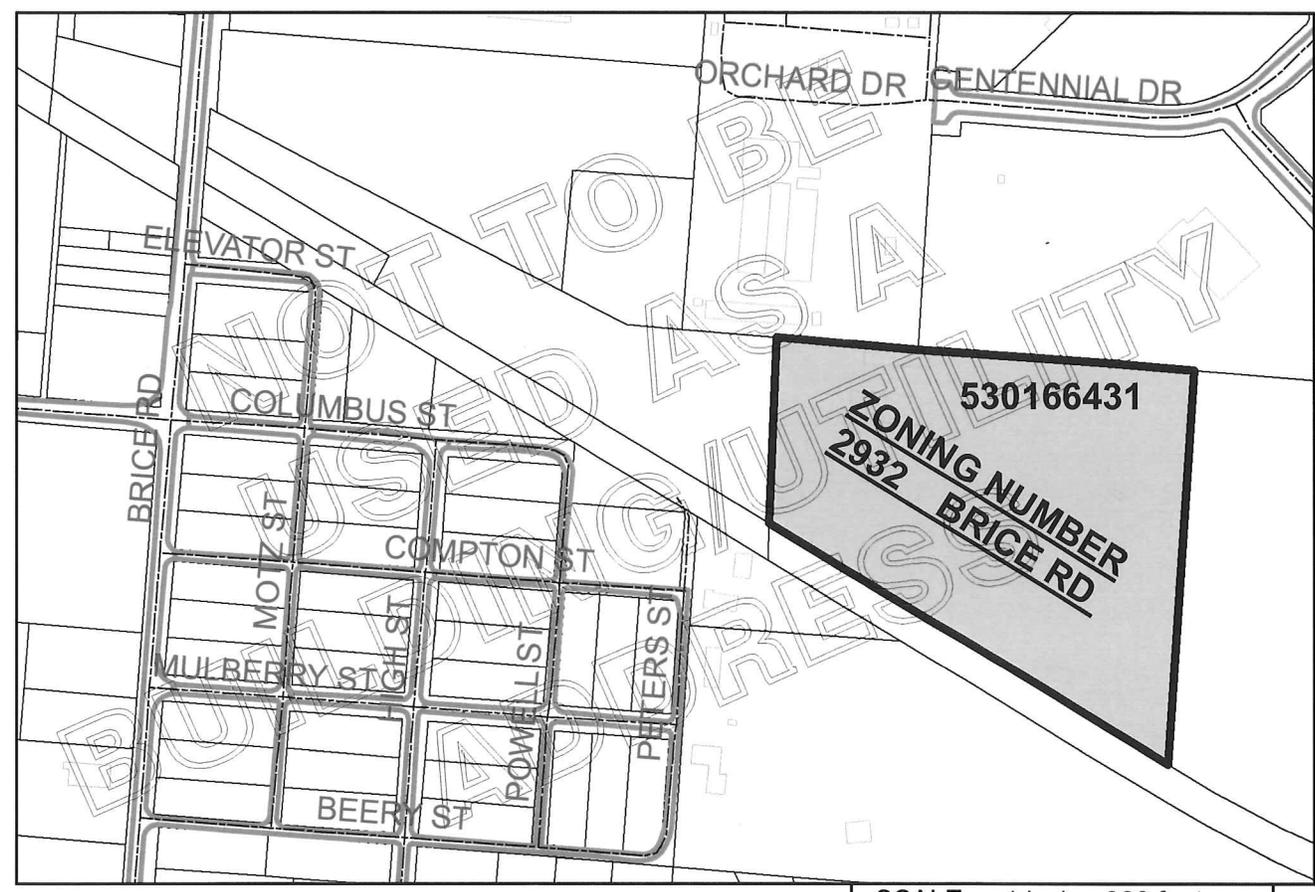
Lot Number : N/A

Subdivision: N/A

Requested By: GREEN EARTH RECYCLING LLC. (JULIA COTUGNO)

Issued By: *Juliana Cotugno*

Date: 8/4/2014



530166431
ZONING NUMBER
2932 BRICE RD

SCALE: 1 inch = 300 feet

GIS FILE NUMBER: 21548

JENNIFER L. GALLGAHER, P.E., DEPUTY DIRECTOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO





City of Columbus
Mayor Michael B. Coleman

Department of Development

Steven R. Schoeny, Director

Date of Service/Posting 7/16/14

Order Number: 14470-03065

Parcel Number: 530166431

JIM COTUGNO
P.O BOX 251
BRICE, OH 43109

Non-Compliance Warning Letter

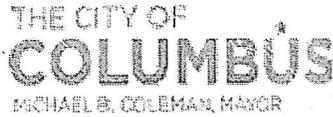
Warning Letter Issuance Date: 8/13/2014

Re: 2932 BRICE RD

You have not complied with the above order. A copy of that order is enclosed. You are advised to immediately contact the undersigned Code Enforcement Officer within 15 days to arrange a satisfactory compliance schedule. Your prompt response may avoid legal action.

Continued Non-compliance may expose any person with responsibility for this property to civil or criminal prosecution or both.

by Mark Welling
Mark Welling
Code Enforcement Officer
Phone: (614) 645-0327



Date of Service/Posting 7/16/14

Order Number: 14470-03065
Parcel Number: 530166431

DEPARTMENT OF
DEVELOPMENT

Steven R. Schoeny, Director

JIM COTUGNO
P.O BOX 251
BRICE, OH 43109

ZONING CODE VIOLATION ORDER

An inspection has been made at 2932 BRICE RD on **July 09, 2014**.

As provided by the Columbus City Code you are hereby given notice to correct the alleged violations listed below within **20** calendar days of the service of this notice unless otherwise noted in this notice, or an approval for a written request for extension is granted by this office.

Note: Failure to comply with this notice is a Misdemeanor of the First Degree and may be punishable by a \$1000 fine and 180 days imprisonment.

If the facts represented here are incorrect, or if you believe the law is not being interpreted properly, you have the basis for an appeal. If you believe an appeal is in order, call the undersigned Property Maintenance Inspector. Pursuant to the Columbus City Code Section 3307.07: The Board of Zoning Adjustment shall not entertain any appeal applied for more than twenty (20) days after the date of this order. Also pursuant to Columbus City Code Section 3307.11: Said appeal shall be submitted on a form provided for that purpose and filed in the office of the Department of Building and Zoning Services.

For further information on this notice contact the undersigned Code Enforcement Officer.

SEE LIST OF VIOLATIONS ON THE ATTACHED PAGE(S)

by Mark Welling

Mark Welling
Code Enforcement Officer
Phone: 614-645-0327
mawelling@columbus.gov
757 Carolyn Avenue
Columbus, Ohio 43224

| ITEM# | CODE SECTION | COMMENTS |
|--------------------------|---|--|
| <u>Zoning Violations</u> | | |
| 1 | 3305.01 Certificate of zoning clearance | ESTABLISHMENT OF A RECYCLING/SALVAGE YARD WITHOUT FIRST OBTAINING ZONING CLEARANCE . |

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) Julia Costegno
of (COMPLETE ADDRESS) 4750 Blacklick Pa Rd NW Baltimore 43105

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 |
|-----------------------|--------------------------------------|
| <u>James Costegno</u> | <u>4750 Blacklick Pa Rd NW 43105</u> |
| | |
| | |
| | |
| | |
| | |
| | |

SIGNATURE OF AFFIANT *Julia Costegno*

Sworn to before me and signed in my presence this 22nd day of July, in the year 2016

SIGNATURE OF NOTARY PUBLIC *CRJ*

April 21, 2020
My Commission Expires

Notary Seal Here



CHEYENNE J. ROGERS
Notary Public, State of Ohio
My Comm. Expires April 21, 2020

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