

## Zoning Report

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### Site Information

Address	CROSSWIND DR
Mailing Address	175 SULLYS TRL PITTSFORD NY 14534-4560
Owner	
Parcel Number	570210752
In Columbus?	Yes
County	FRANKLIN

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### Zoning Information

Zoning	Z69-143, Manufacturing, M, 6/10/1970, H-35
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	None
Commercial Overlay	None
Planning Overlay	None
Graphics Variance	None
Area Commission	Westland Area Commission
Historic District	None
Historic Site	No
Flood Zone	Out
Airport Overlay Environs	None

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### Pending Zoning Action

Zoning	None
Board of Zoning Adjustment (BZA) Variance	None
Council Variance	None
Graphics Variance	None

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**Board of Zoning Adjustment Application**

DEPARTMENT OF BUILDINGS  
AND ZONING SERVICES

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

OFFICE USE ONLY

Application Number: BZA16-147 Date Received: 14 Nov. 2016  
Application Accepted by: G.H.A.C. JF Fee: \$1900  
Commission/Civic: G.H.A.C.  
Existing Zoning: \_\_\_\_\_  
Comments: \_\_\_\_\_

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

- Variance  Special Permit

Indicate what the proposal is and list applicable code sections:

Requesting a special permit to allow an asphalt recycling facility.

**LOCATION**

Certified Address: 5280 Crosswind Dr. City: Columbus Zip: 43228

Parcel Number (only one required): 570-210752

**APPLICANT** (If different from Owner):

Applicant Name: RAP Management Phone Number: 614-440-8389 Ext.: \_\_\_\_\_

Address: 300 W. Spring Street, Suite 501 City/State: Columbus, Ohio Zip: 43215

Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

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

Name: Gatehouse Media Ohio Holdings II Inc. Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_

Address: 175 Sully's Trail, 3rd Floor City/State: Pittsford, NY Zip: 14534

Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

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

Name: David Hodge, Underhill & Hodge LLC Phone Number: 614-335-9324 Ext.: \_\_\_\_\_

Address: 8000 Walton Parkway, Suite 260 City/State: New Albany, Ohio Zip: 43054

Email Address: david@uhlawfirm.com Fax Number: 614-335-9329

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

APPLICANT SIGNATURE RAP Management by: David Hodge

PROPERTY OWNER SIGNATURE Gatehouse Media Ohio Holdings II Inc. by: David Hodge

ATTORNEY / AGENT SIGNATURE David Hodge

**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**

EXETER, OHIO

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

### Board of Zoning Adjustment Application

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#### AFFIDAVIT

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David Hodge  
of (1) MAILING ADDRESS 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054

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 5280 Crosswind Drive

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) Gatehouse Media Ohio Holdings II Inc.  
AND MAILING ADDRESS 175 Sully's Trail, 3rd Floor  
Pittsford, NY 14534

APPLICANT'S NAME AND PHONE # (4) RAP Management  
(same as listed on front application) 614-440-8389

AREA COMMISSION OR CIVIC GROUP (5) Westland Area Commission  
AREA COMMISSION ZONING CHAIR c/o Mr. Mike McKay  
OR CONTACT PERSON AND ADDRESS 6336 Clover Meadow Ct.  
Galloway, OH 43119

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 attachment.		

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

(8) SIGNATURE OF AFFLIANT 

Sworn to before me and signed in my presence this 21<sup>st</sup> day of November, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC 

N/A  
My Commission Expires

**JOSEPH SANGUARY, ATTY.**  
NOTARY PUBLIC • STATE OF OHIO  
My commission has no expiration date  
Section 147.03.O.R.C.

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**Special Permit Statement**

**5280 Crosswind Drive**

The applicant requests a Special Permit to operate an asphalt plant on the subject property. An asphalt plant, because it takes in road materials and recycles it, is considered a "salvage" use under the City Code, which uses require a Special Permit.

City Code Section 3307.06(A) provides the criteria to be considered in the review of the appropriateness of a special permit use. Each of those criteria is stated hereafter in italics and individually addressed.

1. *The special use can be granted without substantial detriment to the public good.*

The subject property is zoned in the M, Manufacturing zoning district, which allows an array of uses by right. The proposal here is for a recycling facility which will not be detrimental to the public good but rather provides a highly efficient use, beneficial to the environment. There are no residentially zoned properties within approximately 1,400 feet of the subject site.

2. *The special use can be granted without substantial detriment to the general purpose and intent of the zoning district in which the use is proposed to be located.*

The zoning of the property is M, Manufacturing. M is the most intense zoning district in the City of Columbus, allowing by right all commercial uses, and all uses determined to be both less objectionable and more objectionable. The M district is the only district in which the proposed use may be located within the City. The applicant's use will comply with the area development regulations required. The general purpose and intent of the M district is to make accommodations for manufacturing uses of this nature, and to ensure they are appropriately located and developed in such a manner that certain attributes of the use are mitigated. There is no substantial detriment associated with this proposed recycling use.

3. *The special use can be granted without significant incompatibility with the general character of the neighborhood.*

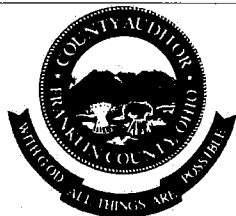
Attached is the zoning map for the property, and the surrounding properties demonstrating that the property is in an area zoned exclusively in the M, Manufacturing district over a wide expanse. The property is surrounded by industrial and industrial warehousing uses. The fact that all the surrounding properties are zoned in the same M district, and used for manufacturing, industrial, or industrial warehousing uses demonstrates the compatibility of the use proposed here.

Signature of Applicant:

David Hodges - attorney

Date:

November 14, 2016



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 11/14/16



ORTHOPHOTOGRAPHY DATE 2014

Disclaimer

Scale = 700



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.

Real Estate / GIS Department

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**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

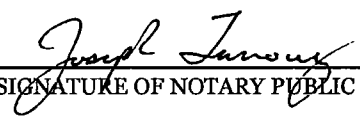
Being first duly cautioned and sworn (NAME) David Hodge  
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054

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
Gatehouse Media Ohio Holdings II Inc.	175 Pittsford Trail, 3rd Floor, Pittsford, NY 14534
RAP Management	300 W. Spring Street, Suite 501, Columbus OH 43215
Preferred Living	750 Communication Parkway, Columbus, OH 43214

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 14<sup>th</sup> day of November, in the year 2016

  
SIGNATURE OF NOTARY PUBLIC

N/A  
My Commission Expires

Notary Seal Here  
**JOSEPH TANOURY, ATTY.**  
NOTARY PUBLIC • STATE OF OHIO  
My commission has no expiration date  
Section 147.03.O.R.C.

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