

Zoning Report

Site Information

Address	2101 INTEGRITY DR S
Mailing Address	2101 INTEGRITY DR S COLUMBUS OH 43209-2753
Owner	OSR LAND LLC
Parcel Number	010012582
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	Z68-096, Manufacturing, M, 2/7/1969, H-35
Historic District	None
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	11311-00010, Passed
Commercial Overlay	None
Planning Overlay	None
Graphics Variance	None
Area Commission	Columbus Southside Area Commission
Historic Site	No
Flood Zone	Out
Airport Overlay Environs	None

Pending Zoning Action

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

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: BZA16-148 Date Received: 12 JAN 2017
Application Accepted by: [Signature] Fee: \$1900
Commission/Civic: NAL SOUTH SIDE
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:

To request a special permit to allow an asphalt recycling

facility.

LOCATION

Certified Address: 1201 Integrity Drive South City: Columbus, Ohio Zip: 43209

Parcel Number (only one required): 010-012582 and 010-012581

APPLICANT (If different from Owner):

Applicant Name: Preferred Living Phone Number: (614) 901-2400 Ext.: _____

Address: 750 Communications Parkway City/State: Columbus, Ohio Zip: 43214

Email Address: _____ Fax Number: _____

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

Name: OSR Land LLC Phone Number: _____ Ext.: _____

Address: 2101 Integrity Drive City/State: Columbus, Ohio Zip: 43209

Email Address: _____ Fax Number: _____

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

Name: David Hodge, Underhill & Hodge LLC Phone Number: 614.335.9320 Ext.: _____

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

Email Address: david@uhlfirm.com Fax Number: 614.335.9329

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

APPLICANT SIGNATURE By: [Signature]

PROPERTY OWNER SIGNATURE By: [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

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BZA16-148

2101 INTEGRITY DRIVE

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David Hodge

of (1) MAILING ADDRESS Underhill & Hodge LLC, 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 1201 Integrity Drive South, Columbus, Ohio 43209

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
AND MAILING ADDRESS

(4) OSR Land LLC

2101 Integrity Drive

Columbus, Ohio 43209

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

Preferred Living

(614) 901-2400

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS

(5) Southside Area Commission, Curtis Davis, Zoning Chair

584 East Moler Street, Columbus, Ohio 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

Please see attached list.

☒ (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

12th

day of

January

in the year

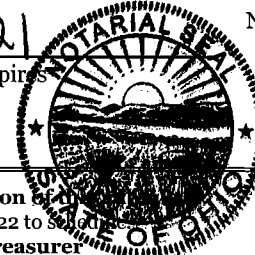
2017

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires

1-11-2021

Notary Seal Here



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
January 11, 2021

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2101 INTEGRITY DRIVE**PROPERTY OWNER:**

OSR Land LLC
2101 Integrity Drive South
Columbus, Ohio 43209

APPLICANT:

Preferred Living
750 Communications Parkway
Columbus, Ohio 43214

ATTORNEY:

David Hodge
Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054

AREA COMMISSION:

Southside Area Commission
Curtis Davis, Zoning Chair
584 East Moler Street
Columbus, Ohio 43207

SURROUNDING PROPERTY OWNERS:

MP Dory Co.
2001 Integrity Drive South
Columbus, Ohio 43209

Frieland LLC
1850 Stringtown Road
Lancaster, Ohio 43130

Integrity Site Management
19690 Pearl Road
Strongsville, Ohio 44136

BD OF PK COMM OF THE COLS
FRNKLN CNTY MTRO PK DST
1069 West Main Street
Westerville, Ohio 43081

Roger Davidson
2140 Integrity Drive South
Columbus, Ohio 43209

SMM Properties LLC
2101 Integrity Drive South
Columbus, Ohio 43209

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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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 (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
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:

Please see attached Statement of Hardship.

Signature of Applicant By:

By:

Don Hig

Date _____

1102 117

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Special Permit Statement

1201 Integrity Drive South

The applicant, RAP Management, seeks approval from the Board of Zoning Adjustment (BZA) for a Special Permit to make use of the subject property as an asphalt recycling facility in conjunction with an asphalt plant. The property is located in the M, Manufacturing zoning district, which allows an asphalt plant itself by right. A Special Permit is required because recycling uses in the City of Columbus are considered "salvage" under the Zoning Code, and "salvage" uses require a Special Permit.

C.C. Section 3301.06 – Special permits provides that the BZA is empowered to grant special permits where it is shown that the special use 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. Each of these criteria are individually restated below in italics and addressed thereafter.

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

Yes. The subject property is located along the south side of Integrity Drive. The property is zoned for an asphalt plant, in addition to all of the other M uses allowed under the law, and all of the C, Commercial uses in the City from C-1 to C-5. All of the adjacent uses and zonings also occur in the M district. The nearest residentially zoned property is across SR 33 to the east, and to the west is a cemetery. These uses and zonings are approximately 800 feet and 700 feet away from the property respectively. The special use requested is not for the asphalt plant, an asphalt plant is permitted here by right. The special use is to allow the product taken up from existing roads to be reprocessed / recycled on the site in conjunction with the asphalt plant. In terms of the existing zoning, and the existing built environment on the surrounding properties, and properties to the south along Alum Creek road, allowing recycling here will not be a substantial detriment to the public good.

2. The special use can be granted without substantial impairment of the general purpose and intent of the M zoning district.

Yes. The general purpose and intent of the M zoning district is to provide locations in Columbus where the property may be appropriately be put to use in a variety of business, production, manufacturing, and creative pursuits ranging from warehouse, storage and sales establishments, to the production of atomic energy products, to adult entertainment. The primary use of this property will be an asphalt plant, currently permitted in the M zoning district. Ancillary to that use here, to maximize the efficiency of the pursuit, is to allow the transformation of millings that come off of road and other paved surfaces into new asphalt to be used in new road and paving projects. The request to allow this specific, narrow type of salvage / recycling ancillary to and supportive of the asphalt plant use will not serve to impair the general purpose and intent of the M zoning district in any manner.

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

Yes. The requested recycling use can be granted without any incompatibility with the character of the neighborhood. This neighborhood is a decidedly industrially oriented and manufacturing type of neighborhood. In fact, the property being used here is the site of a former garbage dump. This proposal

was originally targeted for property adjacent to the south, but environmental studies determined that there is 27 feet of garbage beneath 2 feet of earth on the property. Using this Integrity Drive property is also challenging, though is better situated having less garbage beneath the surface than the adjacent property. All of the surrounding properties are zoned in the M, Manufacturing district and are put to industrial type uses. As zoned those properties may be put by right to a multitude of uses by right. Use of the property for a recycling purpose, beneficial to the City, and beneficial in general to the environment is important and may be done here without any incompatibility either to the existing zoning or uses that currently exist in this neighborhood.

The applicant respectfully requests the support of, and approval of, this Special Permit request.

RAP Management

Signature of Applicant: By:

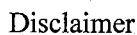
David Hef - c Horne

Date:

1/12/17



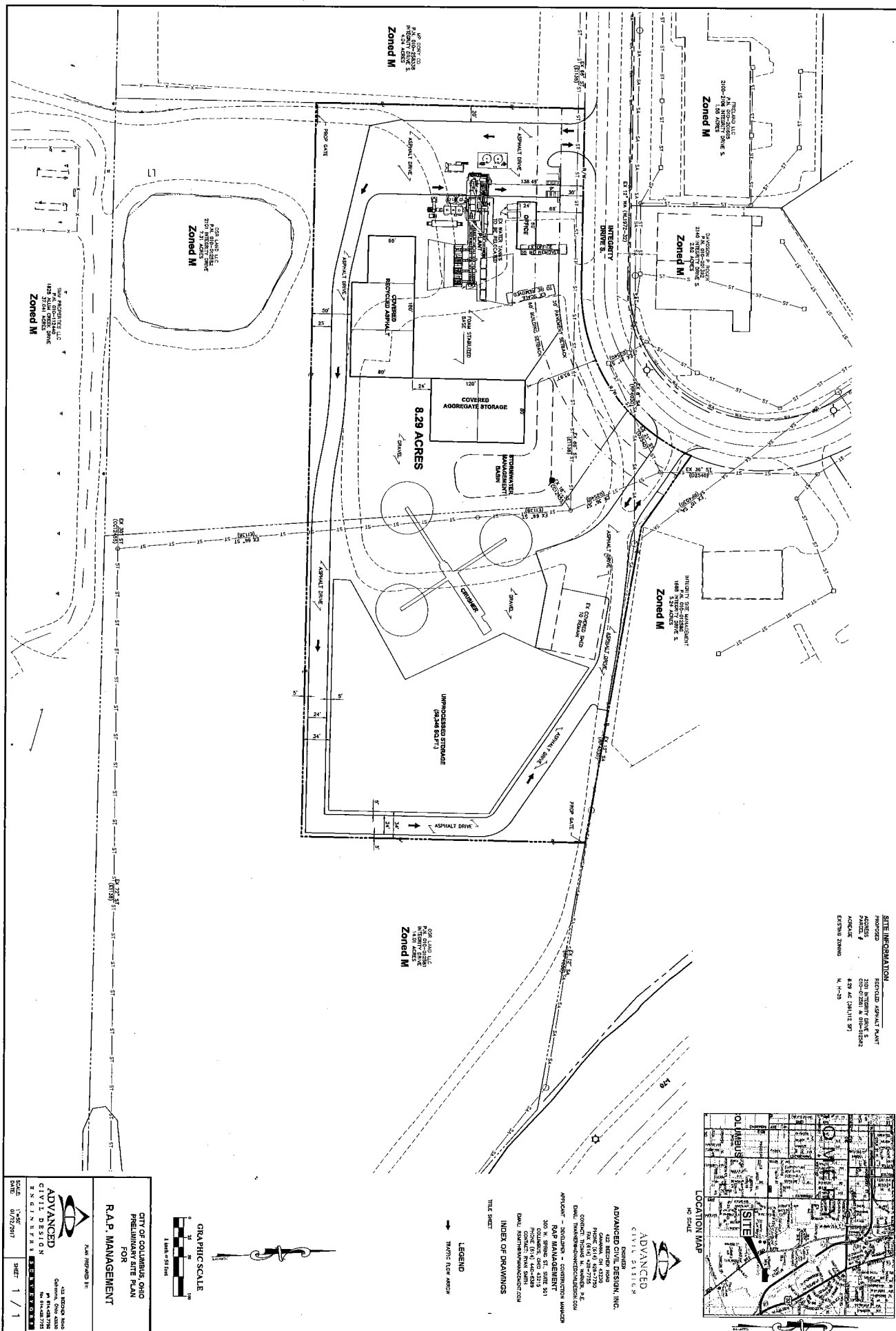
DATE: 1/12/17



Grid North

Real Estate / GIS Department

Z:\17-0113-65\DWG\PRODUCTION DRAWINGS\EXHIBIT\Integrity Drive S Site Plan.dwg Layout1 Jan 12, 2017 - 6:40:30am cnskml



Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
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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) Underhill & Hodge LLC, 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

Preferred Living

750 Communications Parkway, Columbus, Ohio 43214

OSR Land LLC

2101 Integrity Drive South, Columbus, Ohio 43209

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this

12th

day of

January

, in the year

2017

SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
January 11, 2021

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