



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: 13311-0-00896
Date Received: 12/16/13
Commission/Group: South Linden
Existing Zoning: M Application Accepted by: D. Reiss Fee: \$1,900.00
Comments: 2/25/14

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

Variance Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

339.07 Impound lot, junk yard, or salvage yard 3363.24 Building Lines in an M-manufacturing District

3389.12 Portable Building 3363.41 Storage a) and b)

LOCATION

1. Certified Address Number and Street Name 1155 Bonham Avenue
City Columbus State Ohio Zip 43211
Parcel Number (only one required) 010-026860

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Liza M. Wilson dba: Enviro Recycling Group, LLC.
Address P.O. Box 30604 City/State Gahanna, Ohio Zip 43230
Phone # (614) 670-8595 Fax # (614) 573-6601 Email envirorecyclinggroup@yahoo.com

PROPERTY OWNER(S):

Name Phil/Ro Land Company, LLC.
Address 999 Bonham Avenue City/State Columbus, Ohio Zip 43211
Phone # (614) 297-7833 Fax # (614) 297-0368 Email PWilliams@StevensSteelSupply.com
 Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

Attorney Agent

Name Richard G. Butz, Architect, Inc.
Address 5940 N. High Street City/State Worthington, Ohio Zip 43085
Phone # (614) 565-5729 Fax # _____ Email: RGButzArchinc@Msn.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Liza M. Wilson member
PROPERTY OWNER SIGNATURE Phil/Ro Land Company President
ATTORNEY / AGENT SIGNATURE Richard G. Butz Architect

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 all checks payable to the Columbus City Treasurer

Statement of Hardship for 1155 Bonham Avenue

Hardship Narrative

The owner, Liza Wilson is requesting a variance to obtain a Junk Yard/Salvage License Permit to operate a bulk sales new and recycled materials commercial landscape supply business. The property at 1155 Bonham is the result of a lot split of 999 Bonham. The address lies within an M (manufacturing) zoning district. The property 999 Bonham has housed legal use for the at least the last 100 years and is presently being used for steel fabrication, storage, and sales commercial business. It is a reasonable assumption that when the use was established more that a 100 years ago the property was outside of the then city limits. As the city grew up to, around, and beyond the site residential zoning was codified. Parenthetically, Board of Zoning Adjustment granted a variance for 1177 Bonham, the neighbor to the east for a Junk Yard/Salvage License with in the last five years.

33307.09 Variance by Board

- 1, The special circumstance of the City of Columbus growing up to, around and beyond the specifically applies to 1155 Bonham was not generally a result of the past owners of the last 100 years actions and specifically in no way of the present owner of 999 Bonham and/or the petitioner of this Statement of Hardship, Liza Wilson.
- 2 The above special circumstances make is necessary for the petitioner to request variances as described under the Board of Zoning Adjustment Application, Special Permit as listed above on this application.
3. The applicant is asking you just consideration and awarding of a Junk Yard/Salvage License Permit as was awarded to the property described as 1177 Bonham Avenue in the near recent past.
4. The granting of this variance will not be injurious to the neighboring properties as was previously deemed by the Board of Zoning Adjustment for 1177 Bonham. In addition, the petitioner, Liza Wilson, is ready, willing, and able to accommodate and implement any and all directives specifically mandated by the Board of Zoning Adjustment for 1155 Bonham Avenue.

13311-00896
1155 Bonham Ave.



AFFIDAVIT

(See next page for instructions.)

13311-00896
1155 Bonham Ave.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME RICHARD G. BUTZ, ARCHITECT of
(1) MAILING ADDRESS 5940 N. HIGH ST., WORTHINGTON, OHIO 43211

deposed 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 1155 BONHAM AVENUE
for which the 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 OWNER'S NAME **(4)** PHIL-RO LAND CO., LLC.

AND MAILING ADDRESS 999 BONHAM AVENUE

COLUMBUS, OHIO 43211

APPLICANT'S NAME AND PHONE # RICHARD G. BUTZ, ARCHITECT
(same as listed on front of application) (614) 565-5729

AREA COMMISSION OR CIVIC GROUP **(5)** SOUTH LINDEN 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:

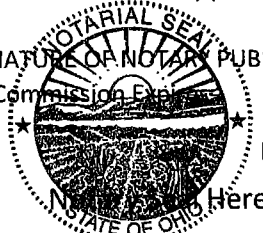
(6) PROPERTY OWNER(S) NAME **(6A)** ADDRESS OF PROPERTY **(6B)** PROPERTY OWNER(S) MAILING ADDRESS

See Attached Sheets

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

SIGNATURE OF AFFIANT **(8)** x [Signature]
Subscribed to me in my presence and before me this 18th day of November, in the year 2013

SIGNATURE OF NOTARY PUBLIC ANNA M POWELL **(8)** x [Signature]
My Commission Expires 10-27-2014
NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION EXPIRES
10/27/2014



RADKE VENTURES LLC
1184 BONHAM AVE
COLUMBUS OH 43211

PHIL RO LAND CO LLC
999 BONHAM AVE
COLUMBUS OH 43211

CITY OF COLUMBUS
LAND BANK
109 N FRONT ST
COLUMBUS OH 43215

RON FOUT
1380 BRENTHAVEN PL
COLUMBUS OH 43228

DELORES SNYDER
5644 LONDON GROVEPORT RD
ORIENT OH 43146

KIRK C RUSSEL
157 KEETHLER DR N
WESTERVILLE OH 43081

ROBER GALLI
5435 OLENTANGY RIVER RD
COLUMBUS OH 43235

COLUMBUS METROPOLITAN
HOUSING AUTHORITY
880 E 11TH AVE
COLUMBUS OH 43211

DECHOMAI FOUNDATION INC
BRYAN CLONTZ
3713 PINE ST
JACKSONVILLE FL 32205

RICHARD G BUTZ ARCH INC
5940 N HIGH ST
WORTHINGTON OH 43085

SOUTH LINDEN AREA COMMISSION
1378 E 23RD AVENUE
COLUMBUS OH 43211

LIZA WILSON
P.O. BOX 30604
GAHANNA, OHIO 43230



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.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.
provided.

APPLICATION **13311-00896**
1155 Bonham Ave.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Liza M. Wilson dba: Enviro Recycling Group, LLC.
of (COMPLETE ADDRESS) P.O. Box 30604, Gahanna, Ohio 43230

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
Liza M. Wilson dba Enviro Recycling Group, LLC.	P.O. Box 30604, Gahanna, Ohio 43230
Liza M. Wilson dba JTW Investment Group, LLC.	P.O. Box 30624, Gahanna, Ohio 43230

SIGNATURE OF AFFIANT

Liza Wilson member

Subscribed to me in my presence and before me this 18th day of November, in the year 2013

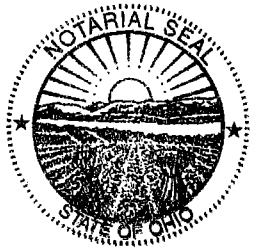
SIGNATURE OF NOTARY PUBLIC

Anna M. Powell

My Commission Expires:

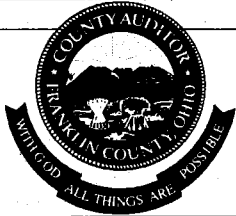
10/27/2014

Notary Seal Here



ANNA M POWELL
NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION EXPIRES
10/27/2014

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CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S DATE: 8/27/13



Disclaimer

Scale = 281'



This map is prepared for the real property inventory within this county survey plats, and other public records and data. Users of this map are information sources should be consulted for verification of the informa county and the mapping companies assume no legal responsibilities for Please notify the Franklin County GIS Division of any discrepancies.

13311-00896
1155 Bonham Ave.



City of Columbus
Mayor Michael B. Coleman

Department of Development
Boyce Safford III, Director

APPLICATION FOR JUNK YARD / SALVAGE YARD LICENSE

A. NAME OF FACILITY: ENSURO RECYCLING GROUP FEE SCHEDULE

LOCATION: 1155 BONHAM JUNK YARD / SALVAGE YARD

NAME OF OPERATOR: Liza Wilson 1. Annual renewal fee - renewal occurring up to sixty days before the annual renewal date.

MAILING ADDRESS: P.O. Box 30604
Gahanna, Ohio 43230
First acre or portion thereof
* \$370.00 plus \$60.00 for each additional acre or portion thereof

CONTACT PERSON / PHONE #: (614) 670-8595
Maximum Fee
* \$670.00
2. License for a Junk/Salvage Yard which is new or has expired.

B. NAME OF OWNER: Liza Wilson

Reinstatement fees are assessed as follows:

CIRCLE ONE: ANNUAL RENEWAL / NEW LICENSE

First acre or portion thereof
* \$520.00 plus \$60.00 for each additional acre or portion thereof

DATE OF EXPIRATION: N/A

LICENSE #: N/A

Maximum fee
* \$820.00

OF ACRES: X

3. Re-inspection
* \$100.00

C. Are there any changes or modifications? yes no

If yes, please attach new plans.

If permits were issued, please note permit number.

4. Replacement of lost license
* \$75.00

MAKE CHECK PAYABLE TO: COLUMBUS CITY TREASURER

SEND TO: CODE ENFORCEMENT DIVISION
ATTN: Jacque Roulette
757 CAROLYN AVENUE
COLUMBUS, OH 43224

13311-00896
1155 Bonham Ave.

If you have any questions, please contact Jacque Roulette at 614-645-6080, or via email at JDRoulette@columbus.gov.

I certify that the above information is true and hereby make application for a license to operate a Junk Yard / Salvage Yard at the above address during: 20 13 to 20 14

SIGNATURE: [Signature] TITLE: OWNER DATE: X

FEE PAID: _____ DATE: _____ APPLICATION #: _____ AREA: _____

INSPECTED BY: _____ INSPECTOR #: _____ DATE INSPECTED: _____

DATE APPROVED: _____ BUILDING REFERRAL NEEDED: YES NO

LICENSE MAILED: _____