



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: #14311-00000-000818
Date Received: 12 NOVEMBER 2014
Commission/Civic: NORTH CENTRAL
Existing Zoning: M, MANU. Application Accepted by: JF Fee: \$1900
Comments: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☒ Special Permit

Indicate what the proposal is and list applicable code sections.

3389.07 - to allow salvage yard for mixed scrap metal
3363.19(c) - to allow for variance within 600 feet of RES
3392.12 - to allow for variance within 600 feet } SEE REVERSE SIDE

LOCATION

1. Certified Address Number and Street Name 1000 JOYCE AVENUE
City COLUMBUS State OHIO Zip 43219
Parcel Number (only one required) 010-132073-00

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Fengwei Weaver
Address 1000 JOYCE AVENUE City/State Columbus, OH Zip 43219
Phone # 614-256-6909 Fax # 614-298-8648 Email fengwei@dmr-metals.com

PROPERTY OWNER(S):

Name 1000 JOYCE AVENUE LLC
Address 1000 JOYCE AVENUE City/State COLUMBUS Zip 43219
Phone # 614-256-6909 Fax # 614-298-8648 Email fengwei@dmr-metals.com
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☐ Agent

Name N/A
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email: _____

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

APPLICANT SIGNATURE [Signature]
PROPERTY OWNER SIGNATURE [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 all checks payable to the Columbus City Treasurer

3392.10 - TO ^{NOT ENCLOSE} ~~PROPOSE~~ SCRAP/ETC. ~~TO~~ TO

" b. - increase pits from 10' to 30'

" TO ALLOW GRAVEL PARKING, DRIVEWAY
& ACCESS CORRIDORS

3363.41 - STORAGE ^b TO ALLOW JUNK/SALVAGE
TO BE W/in 600' OF RESIDENTIAL



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14311-00000-00818

1000 JOYCE AVENUE

One Stop Shop Zoning Report Date: Fri Dec 5 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1000 JOYCE AVE COLUMBUS, OH

Mailing Address: 1000 JOYCE AVE
COLUMBUS OH 43219

Owner: 1000 JOYCE AVENUE LLC

Parcel Number: 010132073

ZONING INFORMATION

Zoning: ORIG, Manufacturing, M
effective 2/27/1928, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: North Central 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

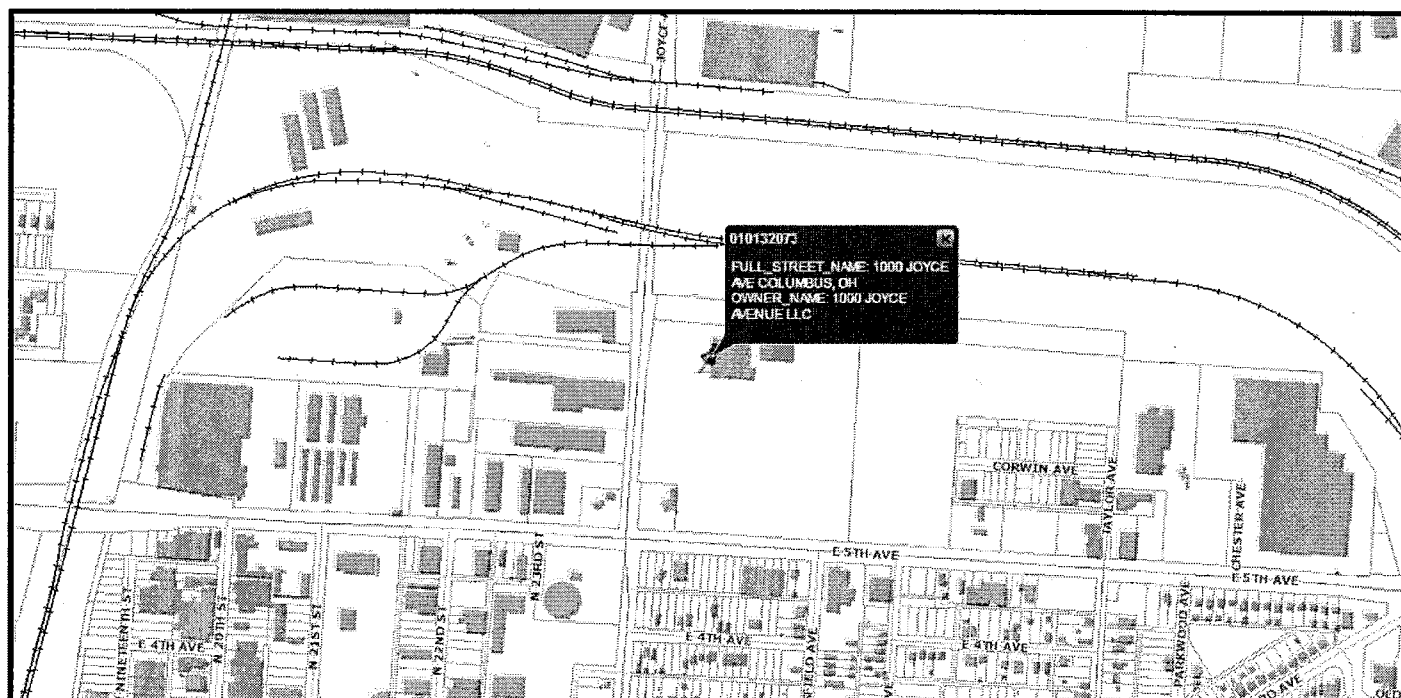
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): 13311-00167

Council Variance: N/A

Graphic Commission: N/A





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AFFIDAVIT

14311-00000-00818

1000 JOYCE AVENUE

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Fengwei Weaver
of (1) MAILING ADDRESS 1000 Joyce Avenue, Columbus, OH 43219
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
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 OWNERS NAME
AND MAILING ADDRESS

(4) 1000 Joyce Avenue LLC
1000 Joyce Ave
Columbus, OH 43219

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

Fengwei Weaver 614-256-6909

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

(5) North Central Area Commission
Tiffany White
1204 Woodwell Ave, Columbus, OH 43219

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

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 31st day of October, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Joseph A. Moore
7-20-2015

Notary Seal Here



Joseph A. Moore
Notary Public, State of Ohio
My Commission Expires 07-20-2015

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STATEMENT OF HARDSHIP

14311-00000-00818

1000 JOYCE AVENUE

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. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That 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. That 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 the 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

Signature of Applicant

Date

11/12/14

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Please make all checks payable to the Columbus City Treasurer

1000 Joyce Avenue, LLC.

**1000 JOYCE AVENUE
COLUMBUS, OH 43219**

November 6, 2014

To: City of Columbus
Department of Building & Zoning Services
Board of Zoning and Adjustment Application
757 Carolyn Ave.
Columbus, OH 43224

**14311-00000-00818
1000 JOYCE AVENUE**

RE: 1000 Joyce Avenue Redevelopment Project
1000 Joyce Ave.
Columbus, OH 43219

Statement of Hardship

1000 Joyce Avenue, LLC is submitting this Statement of Hardship with respect to its variance request concerning the 25.661+/- acres owned by aforementioned company. Parcel #'s 010132073 & 010009439 owned by 1000 Joyce Avenue, LLC are zoned M, Manufacturing. The historical land uses for these parcels in Franklin County, Ohio have been as a demolition land fill, trucking terminal, outside storage, junk yard, and other industrial purposes. The applicant is preparing this application for land use as a salvage and recycling yard under the City of Columbus Zoning Code, section 3389.07.

The applicant is seeking variances under section 3363.194(c) and 3392.12 respectively to allow applicant to utilize the two parcels it owns, as zoned M, Manufacturing, and thus be able to successfully utilize its parcels to establish its Central Ohio recycling hub in Columbus, Ohio. 1000 Joyce Avenue, LLC is specifically seeking a variance from the two enumerated code sections listed herein. Namely, a variance allowing the applicant to establish its operations and utilize its parcels within 600 feet of other parcels that are zoned residential.

Applicant acknowledges that under the City of Columbus Zoning Code section 3363.19(c), its operations as a salvage yard are in fact specifically enumerated as a "More objectionable use" as defined by the code in section 3363.16 and thus requiring the special permitting under section 3389.02, which is the purpose of applicant submitting this request.

In determining the highest and best use of a particular parcel and in taking the totality of the circumstances involved herein, the applicant is asking the Board of Zoning and the Director to utilize section 3311.28(b) in granting this variance request. Specifically, as delineated under this section, in which an applicant for a use permit for defined "more objectionable uses" provides surveys, analyses, opinions, from an approved technical institute specifically delineating the use, site plan, and impact of the proposed use, the Director may approve said application provided the performance standards and other requirements of the zoning code are complied with.

**1000 Joyce Avenue, LLC.
1000 JOYCE AVENUE
COLUMBUS, OH 43219
P.614.298.8684 / F.614.298.8648**

1000 Joyce Avenue, LLC.
1000 JOYCE AVENUE
COLUMBUS, OH 43219

14311-00000-00818
1000 JOYCE AVENUE

Since its acquisition of the property, which is the subject of this request, the applicant has invested significant sums of capital to redevelop, revitalize, and renew the parcels. 1000 Joyce Avenue, LLC is firmly committed to restoring the property and developing said property into a recycling hub that the City of Columbus can be proud to have within its borders. From its exhaustive Phase I environmental Study, to the Subsequent Phase II testing and remediation, the applicant has shown true initiative to rehabilitate its property. Of course, copies of these documents are available for review upon request. The applicant is very proud of its efforts along with the very favorable response that it has received from the City of Columbus Department of Development in the past 6 months, as evidenced by the award of a \$157,500 Grant from the City Brownfield Green Columbus Grant Fund delineated by Ordinance # 1675-2014, which is currently being utilized by the applicant to aid in offsetting its remediation of all known environmental concerns on the property.

1000 Joyce Avenue, LLC is committed to rehabilitating the subject parcel in question and delivering upon its business plan of establishing a premier recycling facility for the City of Columbus. The code sections regarding the 600 feet of setback requirements place an extremely high burden on the applicant as it desires to revitalize its direct community. The property in question is physically separated from residentially zoned parcels by the major thoroughfare of E. Fifth Ave. The established fencing, trees, bushes and growing vegetation make an appealing delineation of the property lines. Furthermore, the applicant would like to note that the encroachment upon the 600 feet of setback in question is currently being utilized for various commercial purposes today, as evidenced by the comprehensive listing of surrounding property owners.

Based on the above statement herein, 1000 Joyce Avenue, LLC believes this request meets the requirements of Section 3307.09 as this variance request:

1. Presents unique site circumstances for this project location which do not apply generally to the other properties in the same zoning district.
2. These unique circumstances are not the result of the actions of the property owner or applicant.
3. These circumstances make it necessary that a variance be granted in order to preserve the substantial property rights of the applicant.
4. Granting this variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of the City of Columbus Zoning Code.

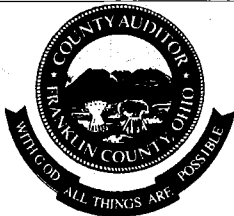
1000 Joyce Avenue, LLC respectfully requests the granting of a variance under Section 3363.19(c) and Section 3392.12 respectively.

I thank you in advance for your consideration of this Hardship Request.

Respectfully,



Fengwei Weaver
President
1000 Joyce Avenue, LLC



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 11/5/14



Disclaimer

Scale = 300

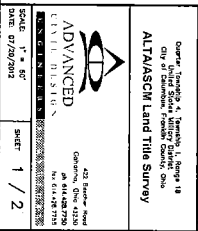


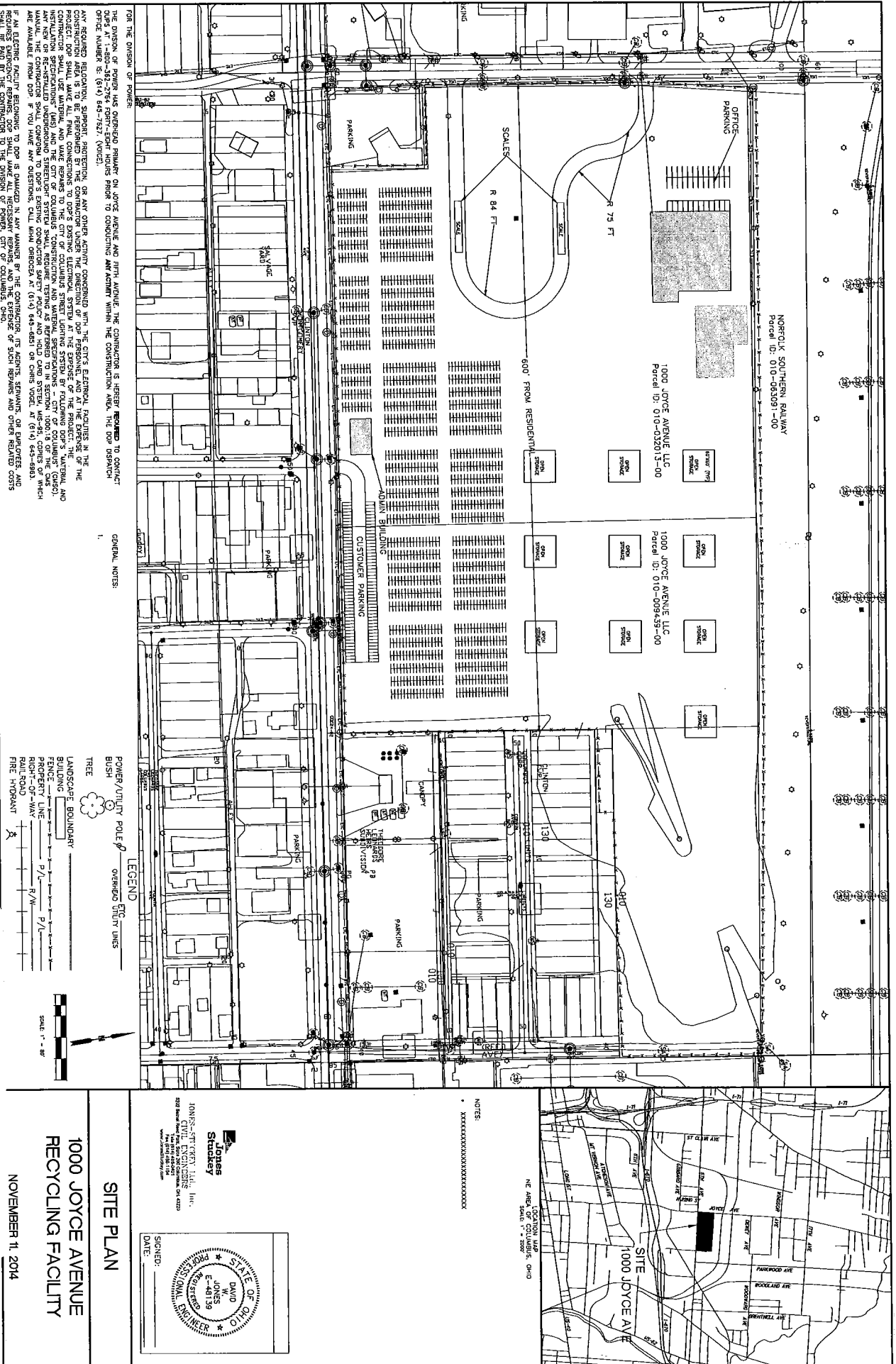
This map is prepared for the real property inventory within survey plats, and other public records and data. Users of this information sources should be consulted for verification of county and the mapping companies assume no legal responsibility. Please notify the Franklin County GIS Division of any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

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1000 JOYCE AVENUE

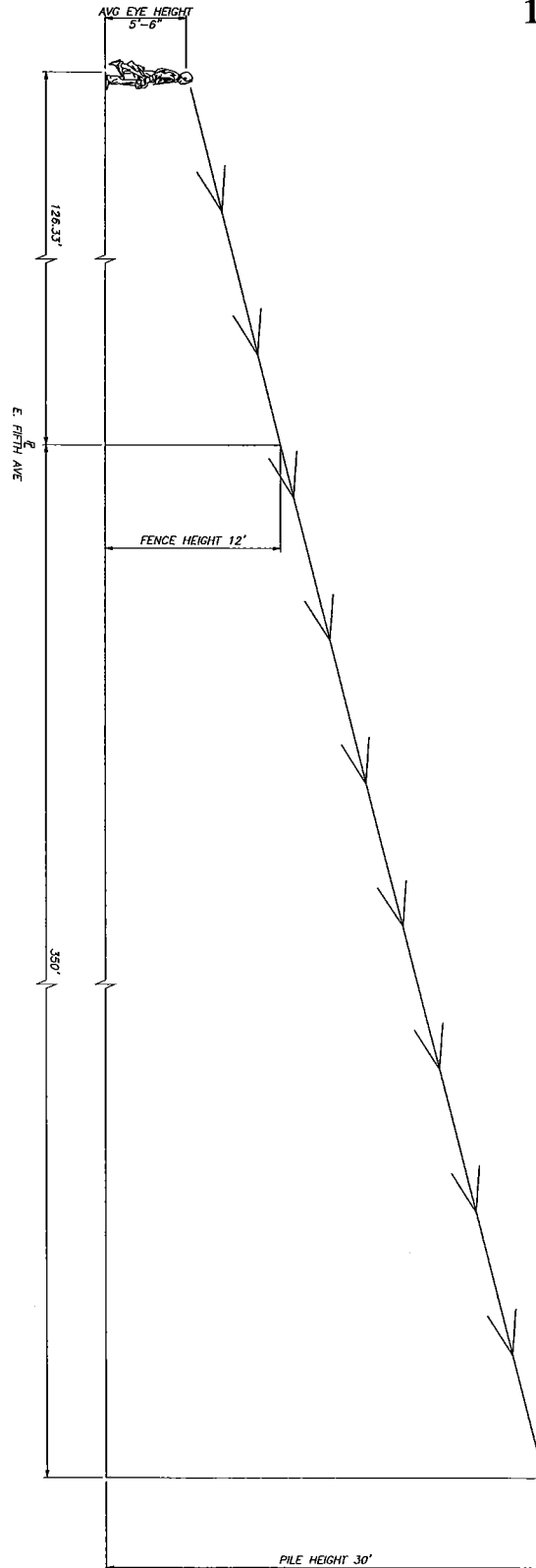
discrepancies,
this map.

GIS Department





14311-00000-00818
1000 JOYCE AVENUE



1000 JOYCE AVENUE
RECYCLING FACILITY

SIGHT DISTANCE



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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 #

14311-00000-00818
1000 JOYCE AVENUE

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)

of (COMPLETE ADDRESS) Fengwei Weaver
1000 Joyce Ave., Columbus, OH 43219

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

Fengwei Weaver

1000 Joyce Avenue, Columbus, OH 43219

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this

31st day of October

, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Joseph A. Moore

My Commission Expires:

7-20-2015

Notary Seal Here



Joseph A. Moore
Notary Public, State of Ohio
My Commission Expires 07-20-2015

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