



# 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](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: 12311-0-00242  
Date Received: May 9, 2012  
Commission/Group: North Central  
Existing Zoning: M Application Accepted by: D. Reiss Fee: \$1,900.00  
Comments: 7/24/12

## 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.

The applicant is seeking a special use permit for a recycling yard under §3389.07

## LOCATION

1. Certified Address Number and Street Name 1009 Joyce Avenue  
City Columbus State OH Zip 43219  
Parcel Number (only one required) 010-099234

## APPLICANT: (IF DIFFERENT FROM OWNER)

Name C&J Real Estate & Equipment Investment LLC  
Address 345 Arthur Street City/State Zanesville, OH Zip 43701  
Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email \_\_\_\_\_

## PROPERTY OWNER(S):

Name C&J Real Estate & Equipment Investment LLC  
Address 345 Arthur Street City/State Columbus, OH Zip 43701  
Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email \_\_\_\_\_  
☐ Check here if listing additional property owners on a separate page.

## ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney ☐ Agent

Name Jill Tangeman, Esq.  
Address 52 East Gay Street City/State Columbus, OH Zip 43215  
Phone # 614-464-5608 Fax # 614-719-4638 Email: jstangeman@vorys.com

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

APPLICANT SIGNATURE \_\_\_\_\_  
PROPERTY OWNER SIGNATURE \_\_\_\_\_  
ATTORNEY / AGENT SIGNATURE \_\_\_\_\_

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer



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## AFFIDAVIT

12320-00242

1009 Joyce Ave.

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jill Tangeman, Esq.

of (1) MAILING ADDRESS 52 East Gay Street, Columbus, OH 43215

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) C&J Real Estate & Equipment Investment LLC

345 Arthur Place, Zanesville, OH 43701

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

C&J Real Estate & Equipment Investment LLC

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

(5) North Central Area Commission

Carlton Fraley

2107 Bancroft St. 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 8th day of May, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires: 1/1

Notary Seal Here



Deanna R. Cook, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.

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**LIST IDENTIFYING PROPERTY OWNER, APPLICANT, AREA COMMISSION  
AND ATTORNEY FOR APPLICANT**

	<b><u>Parcel Number</u></b>	<b><u>Property Address</u></b>	<b><u>Mailing Address</u></b>
<b><u>Applicant/Owner</u></b>  C & J Real Estate & Equipment Investment LLC	010-099234 and 010-121660	1009 Joyce Avenue and 1049 Joyce Avenue	C&J Real Estate & Equipment Investment LLC 345 Arthur Street Zanesville OH 43701
			<b><u>Area Commission/Civic Association</u></b>  Carlton Fraley, Zoning North Central Area Commission 2107 Bancroft Street Columbus OH 43219 Home Phone: 447-2158 E-mail: carltonfraley@yahoo.com
			<b><u>Attorney for Applicant</u></b>  Jill S. Tangeman, Esq. Vorys, Sater, Seymour and Pease LLP 52 East Gay Street P.O. Box 1008 Columbus OH 43216-1008

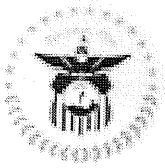
**LIST IDENTIFYING OWNERS OF PROPERTY WITHIN 125 FEET  
OF THE SUBJECT PROPERTY**

<b><u>Owner</u></b>	<b><u>Parcel Number</u></b>	<b><u>Property Address</u></b>	<b><u>Mailing Address</u></b>
Linda J. Joffe, Barbara A Stewart and Cynthia L. Paine, Co-Trustees of the Robert Paine Living Trust dated October 28, 1991; and Peggy Freed (TOD); and  and David L. Paine	010-132073	1000 Joyce Avenue	Linda J. Joffe, Trustee, et al 160 South Ardmore Road Columbus OH 43209 (as to interest of Robert Paine) and Peggy Freed c/o Steve Paine 5866 Whitman Drive Columbus OH 43213 (as to interest of Peggy Freed) and David L. Paine c/o Daniel Paine P.O. Box 69 Fernley NV 89408 (as to interest of David L. Paine)

**12320-00242  
1009 Joyce Ave.**

<u>Owner</u>	<u>Parcel Number</u>	<u>Property Address</u>	<u>Mailing Address</u>
Jupiter Property Management LLC	010-132197	985 Joyce Avenue	Jupiter Property Management LLC 11401 Roosevelt Boulevard Philadelphia PA 19154
Whirlwind Car Wash Inc.	010-011103	1320 East Fifth Avenue	Whirlwind Car Wash Inc. 1370 Le Anne Marie Circle Columbus OH 43235
AREC 13 LLC	010-076478 and 010-099494	.446 Acre, Lot 2 East Fifth Avenue and 1314 East Fifth Avenue	U-Haul International AREC 3 4 8 13 RW MS LLC P O Box 29046 Phoenix AZ 85038-9046
I H Schlezinger & Sons Inc.	010-060022	1041 Joyce Avenue	I H Schlezinger & Sons Inc. P O Box 83624 Columbus OH 43203

**12320-00242**  
**1009 Joyce Ave.**



# CITY OF COLUMBUS

## DEPARTMENT OF BUILDING AND ZONING SERVICES

12320-00242

1009 Joyce Ave.

### One Stop Shop Zoning Report

Date: Wed May 9 2012

General Zoning Inquiries: 614-645-8637

#### SITE INFORMATION

Address: 1009 JOYCE AVE COLUMBUS OH 43219

Mailing Address: 345 ARTHUR ST  
ZANESVILLE OH 43701

Owner: C & J REAL ESTATE & EQUIPMENT I

Parcel Number: 010099234

#### ZONING INFORMATION

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

Historic District: N/A

Board of Zoning Adjustment (BZA): N/A

Historic Site: No

Commercial Overlay: N/A

Council Variance: N/A

Graphic Commission: N/A

Flood Zone: OUT

Area Commission: North Central Area Commission

Airport Overlay Environs: N/A

Planning Overlay: N/A

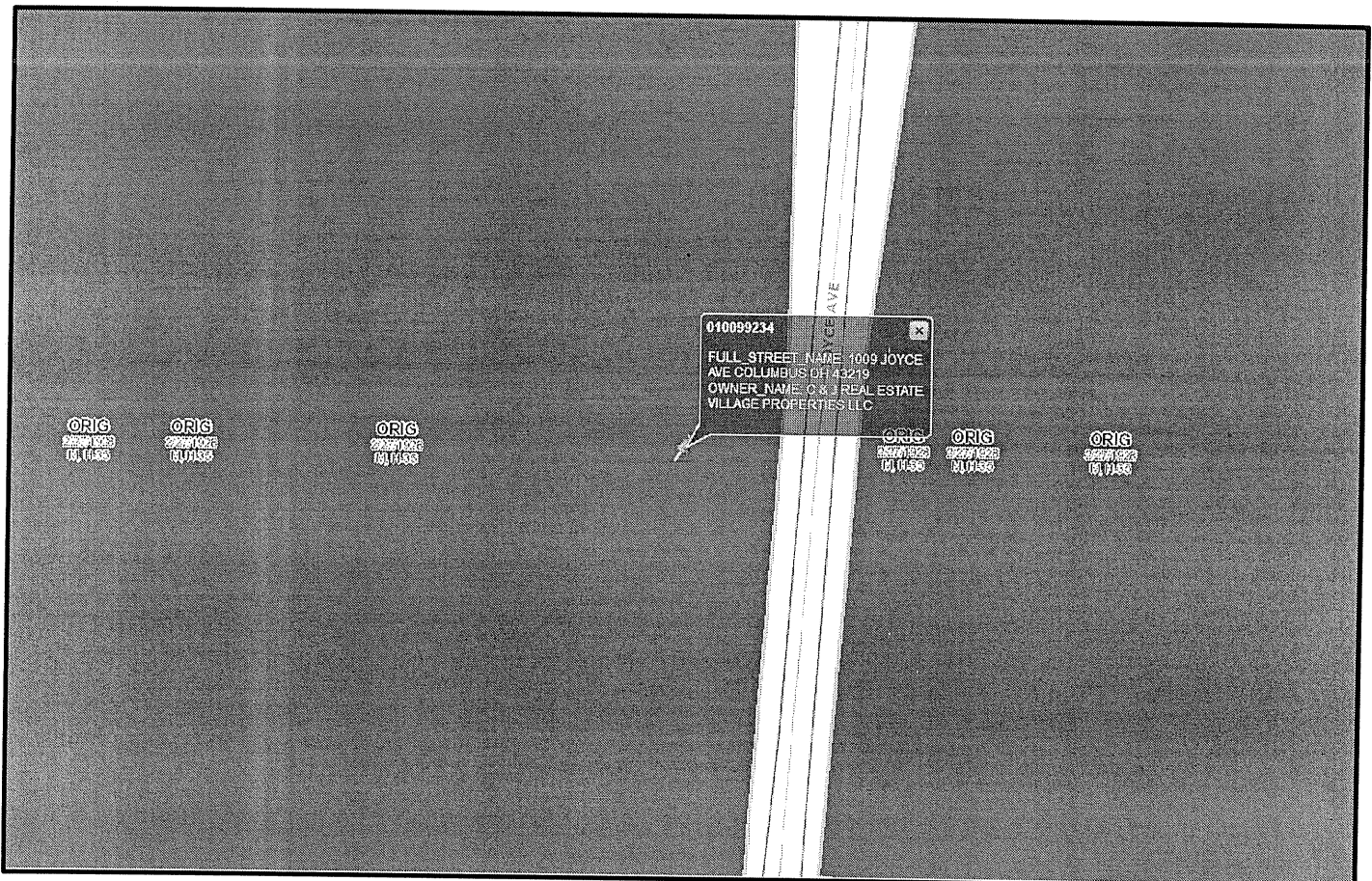
#### PENDING ZONING ACTION

Zoning: N/A

Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A



### **Narrative Statement**

The applicant is seeking to obtain a special use permit for the subject site in accordance with City of Columbus Code §3389.07.

The applicant and I.H. Schlezingers, Inc., which are related companies, own the subject site, along with 1041 Joyce Avenue and 1049 Joyce Avenue. 1041 Joyce Avenue and 1049 Joyce Avenue already have special use permits for recycling. The applicant is now seeking to utilize the subject site at 1009 Joyce Avenue for an expansion of its existing recycling operations.

The subject site is zoned "M-Manufacturing". It is surrounding by 1041 Joyce Avenue and 1049 Joyce Avenue, which are also zoned "M" and have special use permits for recycling. All other uses in the area are manufacturing uses. There are no residential properties within 600 feet of the subject site.

A site plan showing the subject site and the proposed use is attached hereto.

All operations will be carried inside the existing building. No salvage, materials or equipment will be stored outside the building and no recycling activities will be visible from Joyce Avenue. The proposed use is harmonious with the surrounding industrial businesses along Joyce Avenue and will have minimal impact upon neighboring properties.

**12320-00242**  
**1009 Joyce Ave.**

# MORTGAGE LOCATION SURVEY

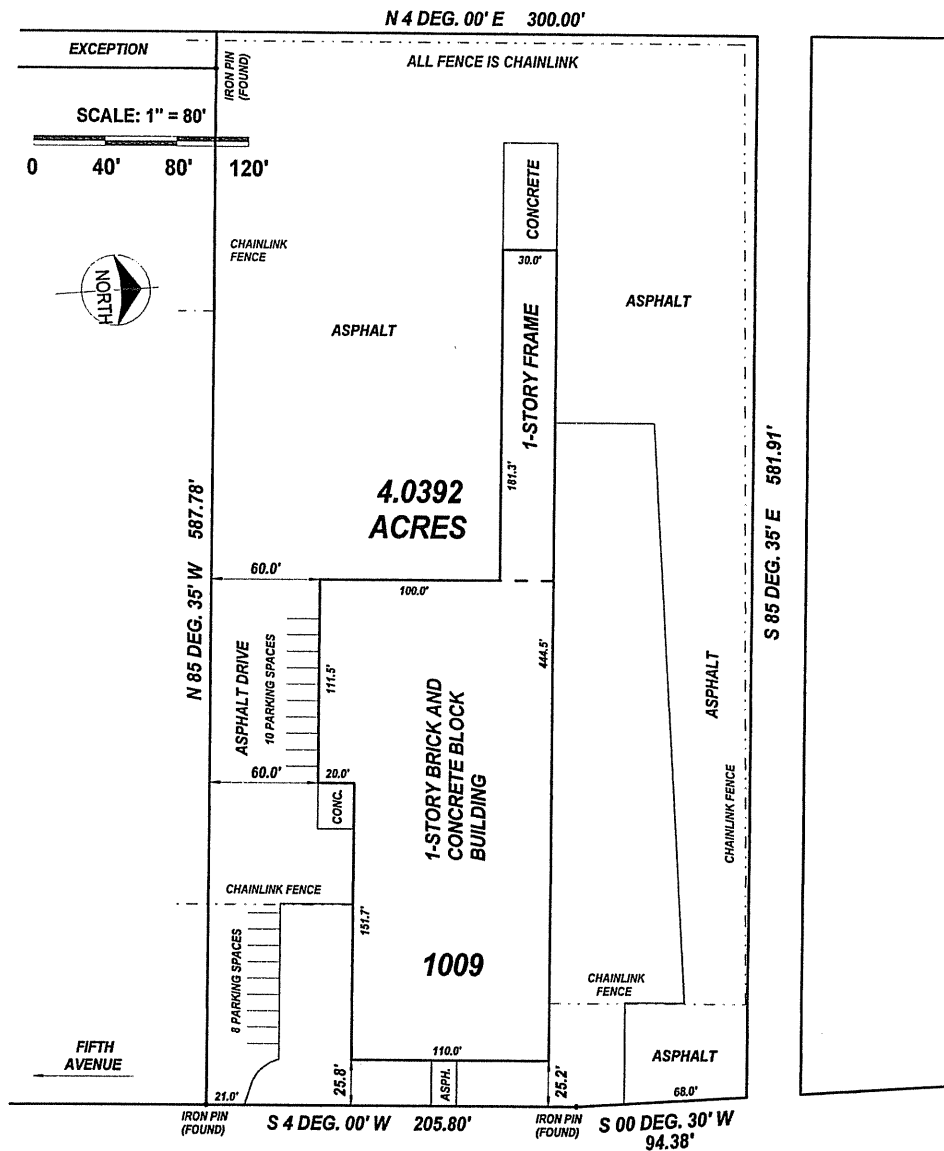
**TITLE COMPANY:** CORNERSTONE TITLE AGENCY  
**LENDER:** NONE  
**BUYER:** C & J REAL ESTATE & EQUIPMENT INVESTMENT  
**SELLER:** CARDINAL LEASING CORPORATION  
**DATE:** 04/16/12  
**ORDER NO.:** 162-12

**LEGAL DESCRIPTION:** BEING 4.0392 ACRES (PART OF TOWNSHIP 1, RANGE 18, UNITED STATES MILITARY LANDS), CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO.

PARCEL NO. 010-099234-00



APPARENT ENCROACHMENTS: NONE.



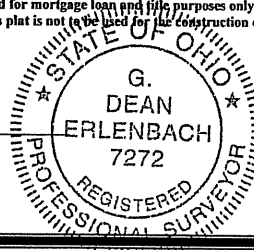
**ERLENBACH**  
 LAND  
 SURVEYING

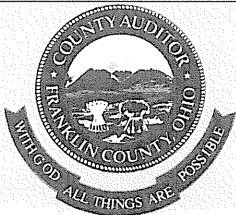
635 Park Meadow Road, Suite 205  
 Westerville, Ohio 43081  
 Phone: (614)891-5888  
 Fax: (614)891-5889  
 ErlenbachSurveying@sbcglobal.net

We hereby certify that the foregoing MORTGAGE LOCATION SURVEY was prepared in accordance with Chapter 4733-38, Ohio Administrative Code and is not a boundary survey pursuant to Chapter 4733-37 Ohio Administrative Code. This plat is prepared for mortgage loan and title purposes only and does not show the location of fences or landscaping. This plat is not to be used for the construction of any improvements.

By

G. Dean Erlenbach  
 Ohio Registered Surveyor No. 7272

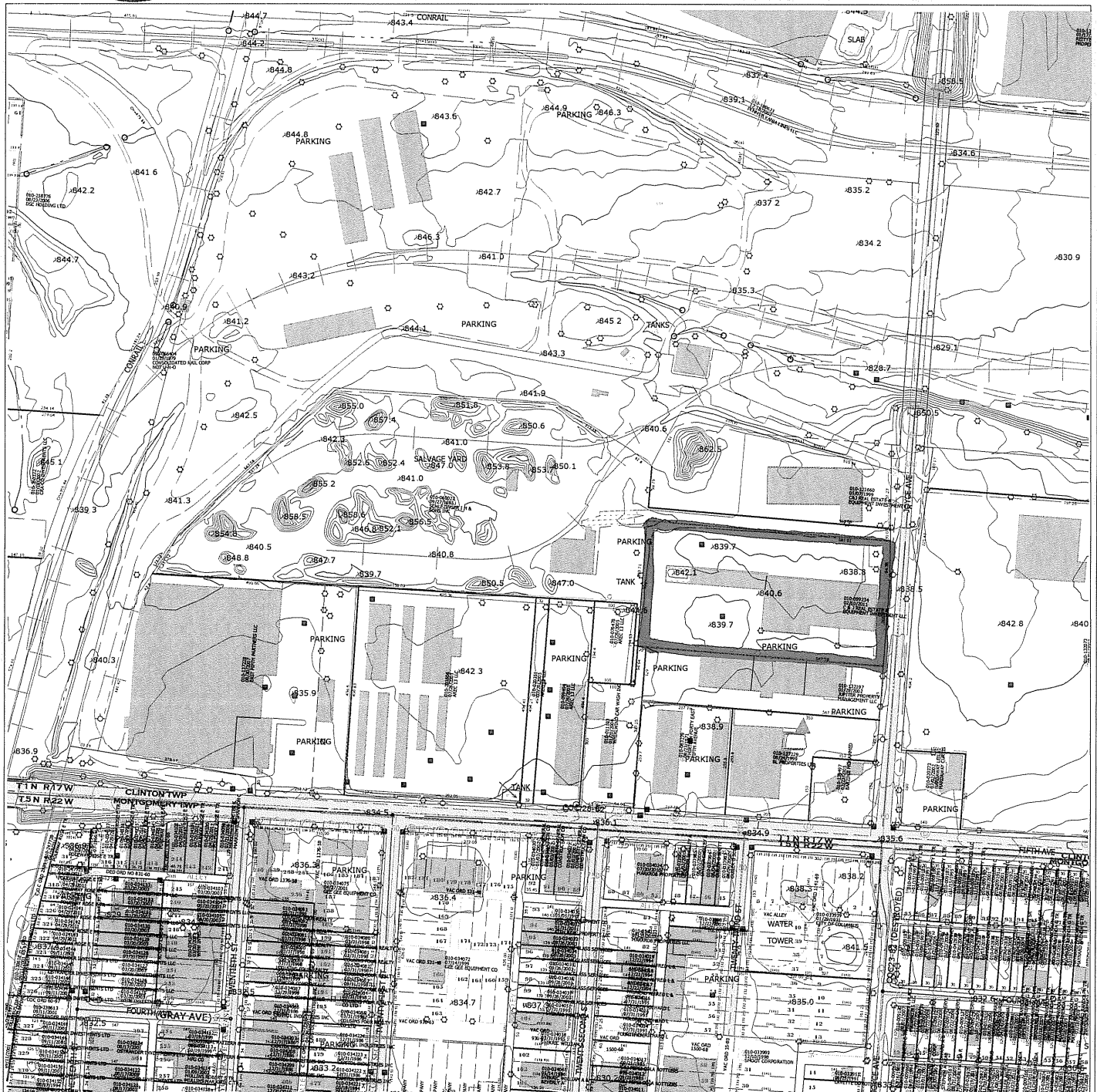




# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 4/10/12



Disclaimer

Scale = 350



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

**12320-00242**  
**1009 Joyce Ave.**





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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 #

**12320-00242**

STATE OF OHIO  
COUNTY OF FRANKLIN

**1009 Joyce Ave.**

Being first duly cautioned and sworn (NAME) Jill Tangeman, Esq.

of (COMPLETE ADDRESS) 52 East Gay Street, Columbus, OH 43215

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

C&J Real Estate & Equipment Investment LLC - 345 Arthur Place, Zanesville, OH 43701

I.H. Schlezingers Inc. - P.O. Box 83264, Columbus, OH 43203

SIGNATURE OF AFFIANT

*Jill Tangeman*

Subscribed to me in my presence and before me this 8th day of May, in the year 2012

SIGNATURE OF NOTARY PUBLIC

*Deanna R. Cook*

My Commission Expires:

N/A

Notary Seal Here



Deanna R. Cook, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.

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