



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

Comments: _____

Date Received: 27 June 2011
Date of Hearing: 23 Aug 2011
Zoning Fee: \$1900
Existing Zoning _____

Commission/Group: _____
Planning Area: _____
Acreage: _____
Address Fee _____
Accepted by: JF

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

11311-00000 - 00348

Variance Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.
Per 3387.07 Junk/Salvage Yard

PAID

JUN 29 2011

LOCATION

BUILDING & ZONING SERVICES

1. Certified Address Number and Street Name 477 Claycraft Road
City Columbus State Ohio Zip 43230
Parcel Number (only one required) 010-289233-00

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Anthony Ruggiero III
Address 6601 Brock Street City/State Dublin, Ohio Zip 43017
Phone # 740-453-0127 Fax # 740-453-6095 Email tonyr@shellyandsands.com

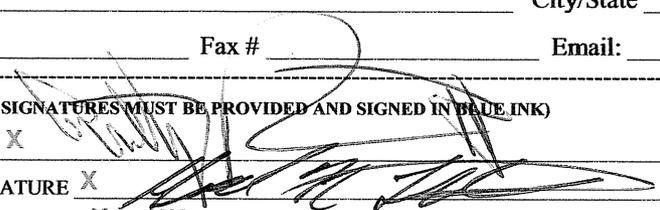
PROPERTY OWNER(S):

Name Claycraft Real Estate LLC
Address 3570 South River Road, P.O. Box 1585 City/State Zanesville, Ohio Zip 43702-1585
Phone # 740-453-0721 Fax # 740-455-3144 Email main@shellyandsands.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 X 
PROPERTY OWNER SIGNATURE X
ATTORNEY / AGENT SIGNATURE X N/A

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
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Please make all checks payable to the Columbus City Treasurer



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AFFIDAVIT

(See next page for instructions)

11311-00000-00348
477 CLAYCRAFT ROAD

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Anthony Ruggiero III
of (1) MAILING ADDRESS 6601 Brock Street, Dublin, Ohio 43017
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 (4) Claycraft Real Estate, LLC
AND MAILING ADDRESS P.O. Box 1585, Zaneville, Ohio 43702-1585

APPLICANT'S NAME AND PHONE # (same as listed on front of application) Claycraft Real Estate, LLC
740-453-0721

AREA COMMISSION OR CIVIC GROUP (5) N/A
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS _____

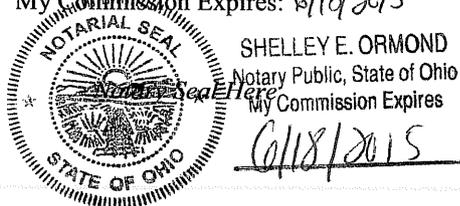
and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the 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
<u>Anchor Recycling LLC</u>	<u>453 Claycraft Rd</u>	<u>127 N. Main Street, Marion, Ohio 43302</u>
<u>Sommer Realty Co.</u>	<u>661-665 Claycraft Rd.</u>	<u>1800 Lorain Blvd., Elyria, Ohio 44035</u>
<u>SEG Commercial LLC</u>	<u>Claycraft Rd</u>	<u>27405 Puerta Real Ste 200, Mission Viejo, CA 92691</u>
<u>Dalicandro, Valerio & Linda C.</u>	<u>Claycraft Rd.</u>	<u>3497 Summit Rd., SW, Pataskala, Ohio 43062</u>

(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 13th day of June, in the year 2011

SIGNATURE OF NOTARY PUBLIC (8) X [Signature]
My Commission Expires: 6/18/2015



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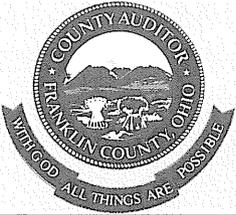
Property Use Description

The property located at 477 Claycraft Road will be used for manufacturing and recycling of highway / construction materials and used products. Mar-Zane, Inc., the operator of the property, will be recycling and processing used construction materials from highway / construction projects. The recycling of these materials will include but not limited to: recycling of concrete from bridge decks, supports, and approachments; concrete roadway slabs; concrete barrier walls; roadway subgrade materials; recycled asphalt pavement; airport runways; airport taxiways; and soils for highway/ construction fill or landscaping needs. These materials will be processed so that the materials maybe reused in the construction of highways / construction projects in the Columbus area. Mar-Zane's largest customer is the Ohio Department of Transportation.

The recycling and processing of these materials will include the demolition of concrete to remove any steel reinforcement bars, screening and crushing of all construction materials to construction materials specifications, and manufacturing new highway construction materials with new and recycled materials.

Presently, the recycling processes will be conducted with portable processing equipment including but not limited to backhoes, front-end loaders, excavators, jack hammers, portable screening plants, and portable crushing plants. There is no immediate plan to install stationary equipment to this location.

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477 CLAYCRAFT ROAD



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S DATE: 2/1/11



Disclaimer

Scale = 200



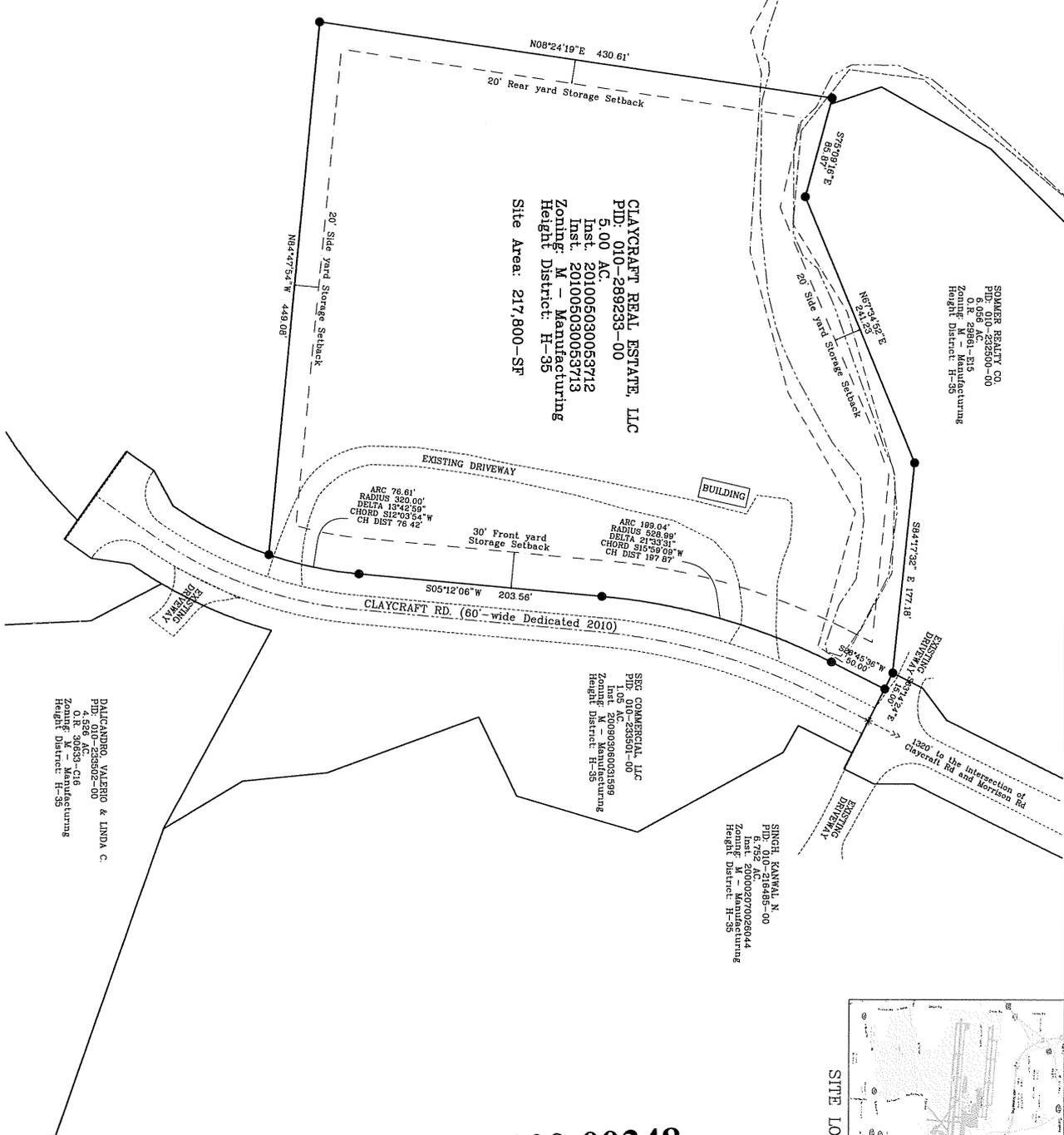
This map is prepared for the real property inventory within this county. It is based on survey plats, and other public records and data. Users of this map should be consulted for verification of the information sources should be consulted for verification of the information in the county and the mapping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

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ANCHOR RECYCLING, LLC
 PID: 010-0028693-00
 47,839 AC. 1120004158
 Zoning: M - Manufacturing
 Height District: H-35

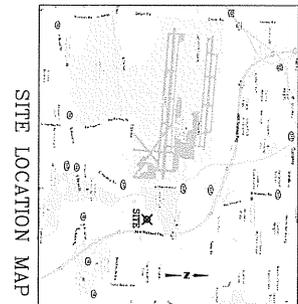
CLAYCRAFT REAL ESTATE, LLC
 PID: 010-289233-00
 5.00 AC.
 Inst. 201005030053712
 Zoning: M - Manufacturing
 Height District: H-35
 Site Area: 217,800-SF

SOMMER REALTY CO.
 PID: 010-232500-00
 0.18 AC. 29961-E15
 Zoning: M - Manufacturing
 Height District: H-35

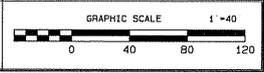


11311-00000-00348

477 CLAYCRAFT ROAD



SITE LOCATION MAP



SEAL
 JOHN DOWDILLER, PE, PS
 DATE

SHELLY & SANDS, INC.
 1615 Harmon Ave
 Columbus, OH 43216
 Phone 614/444-5100 Fax 614/444-5681

Job: CLAYCRAFT REAL ESTATE, LLC
 Drawn By: John Dowdiller, PE PS
 Print Date: 4/22/2011
 Survey Info:
 Scale: 1" = 40-FT

ZONING CLEARANCE SITE PLAN
SITE ADDRESS: 477 CLAYCRAFT RD, COLUMBUS, OH



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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.

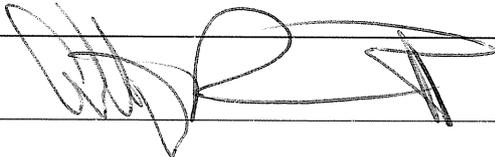
STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # **11311-00000-00348**
477 CLAYCRAFT ROAD

Being first duly cautioned and sworn (NAME) Anthony Ruggiero III
of (COMPLETE ADDRESS) 6601 Brock Street, Dublin, Ohio 45017

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
Claycraft Real Estate, LLC	P.O. Box 1585, Zanesville, Ohio 43702-1585

SIGNATURE OF AFFIANT 

Subscribed to me in my presence and before me this 13th day of June, in the year 2011

SIGNATURE OF NOTARY PUBLIC x 

My Commission Expires: 6/18/2015



SHELLEY E. ORMOND
Notary Public, State of Ohio
My Commission Expires
6/18/2015

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