



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: 11310-0-00497
Date Received: 9/2/11
Commission/Group: None
Existing Zoning: M Application Accepted by: R. Reiss Fee: \$1,900.00
Comments: 11/15/11

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.

National Lime & Stone Company is seeking a special use permit pursuant to Section 3392.04 et seq. of the City of Columbus zoning code in order to develop the subject site for a concrete and asphalt recycling yard.

3389.033 Manufacturing facilities specific nature
3389.07 Impound lot/junk yard or salvage yard. (OK)

1. Certified Address Number and Street Name 4300 Fisher Road

City Columbus State Ohio Zip 43228

Parcel Number (only one required) 570-146304

APPLICANT: (IF DIFFERENT FROM OWNER)

Name National Lime & Stone Company

Address 2406 S. Section Line Road, P.O. Box 537 City/State Delaware, Ohio Zip 43015

Phone # 740-369-7651 Fax # _____ Email _____

PROPERTY OWNER(S):

Name Normar Enterprises, LLC

Address P.O. Box 495 City/State Bath, Ohio Zip 44210

Phone # _____ Fax # _____ Email _____

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

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

Attorney Agent

Name Jill S. Tangeman, Esq.

Address 52 East Gay Street City/State Columbus, Ohio Zip 43216

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 [Signature]

PROPERTY OWNER SIGNATURE _____

ATTORNEY / AGENT SIGNATURE [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

National Lime & Stone Company

Narrative Statement and Statement of Hardship

National Lime & Stone Company is seeking to obtain a special use permit for the subject site in accordance with City of Columbus Code §3389.07 and §3389.083.

National Lime & Stone intends to develop the site for a concrete & asphalt recycling and contract crushing yard. Future use of the site will also include a ready-mix concrete batch plant. The applicant is therefore seeking a special use permit for both the recycling yard under §3389.07 and for the concrete batch plan under §3389.083.

The subject site is zoned “M-Manufacturing” and is adjacent to the I-270 / I-70 junction. It is surrounded by other 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.

The subject site is an ideal location for a concrete recycling yard and concrete batch plant, given its proximity to I-270 and I-70. A concrete recycling yard is needed in this area to support current and future highway constructions projects. Further, the site is adjacent to other manufacturing uses, including a Franklin County garage. A concrete recycling yard and batch plant at this location will therefore not have any impact on the neighboring properties.

In addition to the request for the special use permit, the applicant is seeking the following two variances:

3392.10 – Variance from requirement to install a nontransparent fence

Section 3392.10 of the Columbus City Ordinances requires that all “salvage yards” be operated in an area enclosed by a nontransparent fence not less than six feet in height. The subject site is bordered by a Franklin County garage facility on the west, by the I-270 / I-70 junction to the north and east and by Fisher Road to the south. In light of the fact that the site is not visible from any neighboring property other than the county garage facility, a fence would not serve any screening purpose. Further, the applicant intends to use the property for concrete and asphalt crushing and a future batch plant – and not for any other junk or salvage storage purposes.

Section 3312.43 – Variance from requirement for paved parking area

Section 3312.43 of the Columbus City Ordinances requires the surface of any parking area to be improved with cement asphalt or another approved hard surface. As stated above, the applicant is seeking to use the site for concrete and asphalt recycling. The size and weight of the trucks used to transport the recycled materials will have an adverse impact on any paved surfaces. In order to avoid the inevitable damage that will result to any paving from truck traffic, the applicant would prefer to gravel the parking areas.

The variances requested will not: impair air and light to adjacent properties; unreasonably increase the congestion of public streets; increase the danger of fires; endanger the public safety; nor unreasonably diminish or impair the public health, safety, comfort, morals or welfare of the inhabitants of the City of Columbus. By granting the requested variances, the applicant will be

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able to utilize the site for a concrete and asphalt recycling yard and concrete batch plant that is needed in the area to accommodate future freeway improvements.

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AFFIDAVIT

11310-00491
4300 Fisher Rd.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jill S. Tangeman, Esq.
of (1) MAILING ADDRESS 52 East Gay Street, Columbus, Ohio 43216
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) Normar Enterprises, LLC
AND MAILING ADDRESS P.O. Box 495, Bath, OH 44210

APPLICANT'S NAME AND PHONE # (5) National Lime & Stone Company
(same as listed on front of application) 740-369-7651

AREA COMMISSION OR CIVIC GROUP (5) None
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS _____

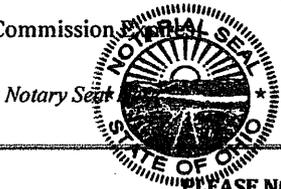
and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the 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.

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

SIGNATURE OF AFFIANT (8) Jill Tangeman
Subscribed to me in my presence and before me this 1st day of September, in the year 2011

SIGNATURE OF NOTARY PUBLIC (8) Deanna R. Cook
My Commission NA



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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EXHIBIT A

Surrounding Property Owners
Located within 125 Feet of the Subject Property

<u>Owner Name</u>	<u>Parcel Number</u>	<u>Property Address</u>	<u>Mailing Address</u>
A & R Properties, Inc.	570-283957	4824 Fisher Road	A & R Properties, Inc. 10 North High Street, Suite 401 Columbus OH 43215 and A & R Properties, Inc. 41 South High Street – 10 th Floor Columbus OH 43215
City of Columbus	570-221534	16.726 Acres, Fisher Road	City of Columbus Real Estate Management 90 West Broad Street, Room 425 Columbus OH 43215
Franklin County Commissioners	570-259635	4444 Fisher Road	Franklin County Commissioners 373 South High Street, 26 th Floor Columbus OH 43215-4591

Applicant/Property Owner

Normar Enterprises, Limited
Liability Company
2820 Brecksville Road
Richfield OH 44286
and
Normar Enterprises, Limited
Liability Company
P.O. Box 495
Bath, Ohio 44210

Attorney

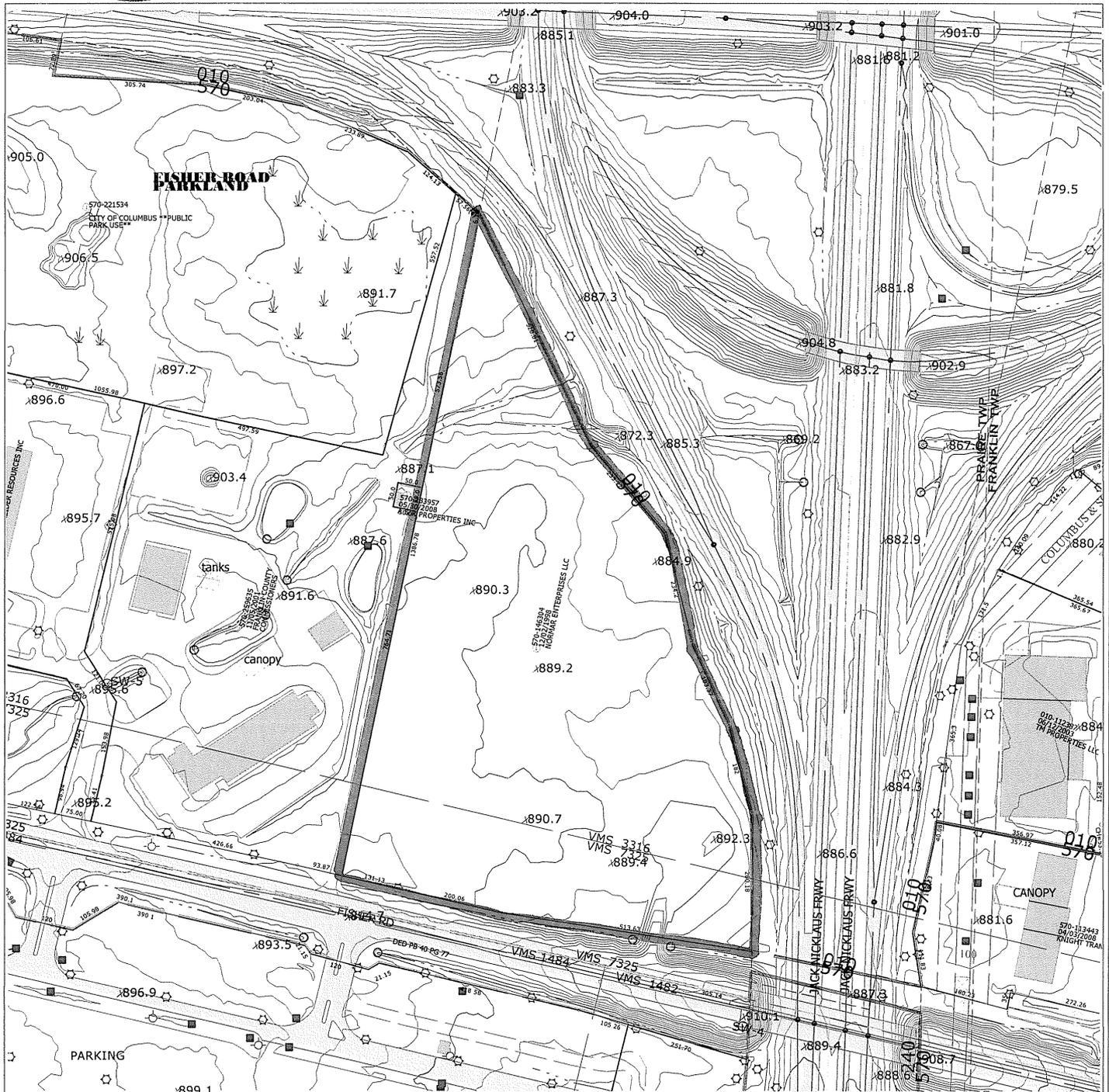
Jill S. Tangeman, Esq.
Vorys, Sater, Seymour and Pease LLP
52 East Gay Street
P O Box 1008
Columbus OH 43216-1008
Email: jstangeman@vorys.com
Phone: 614-464-5608



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: s

DATE: 8/22/11



Disclaimer

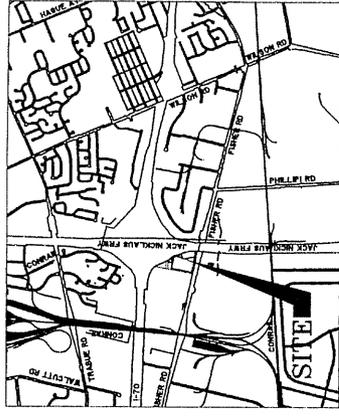
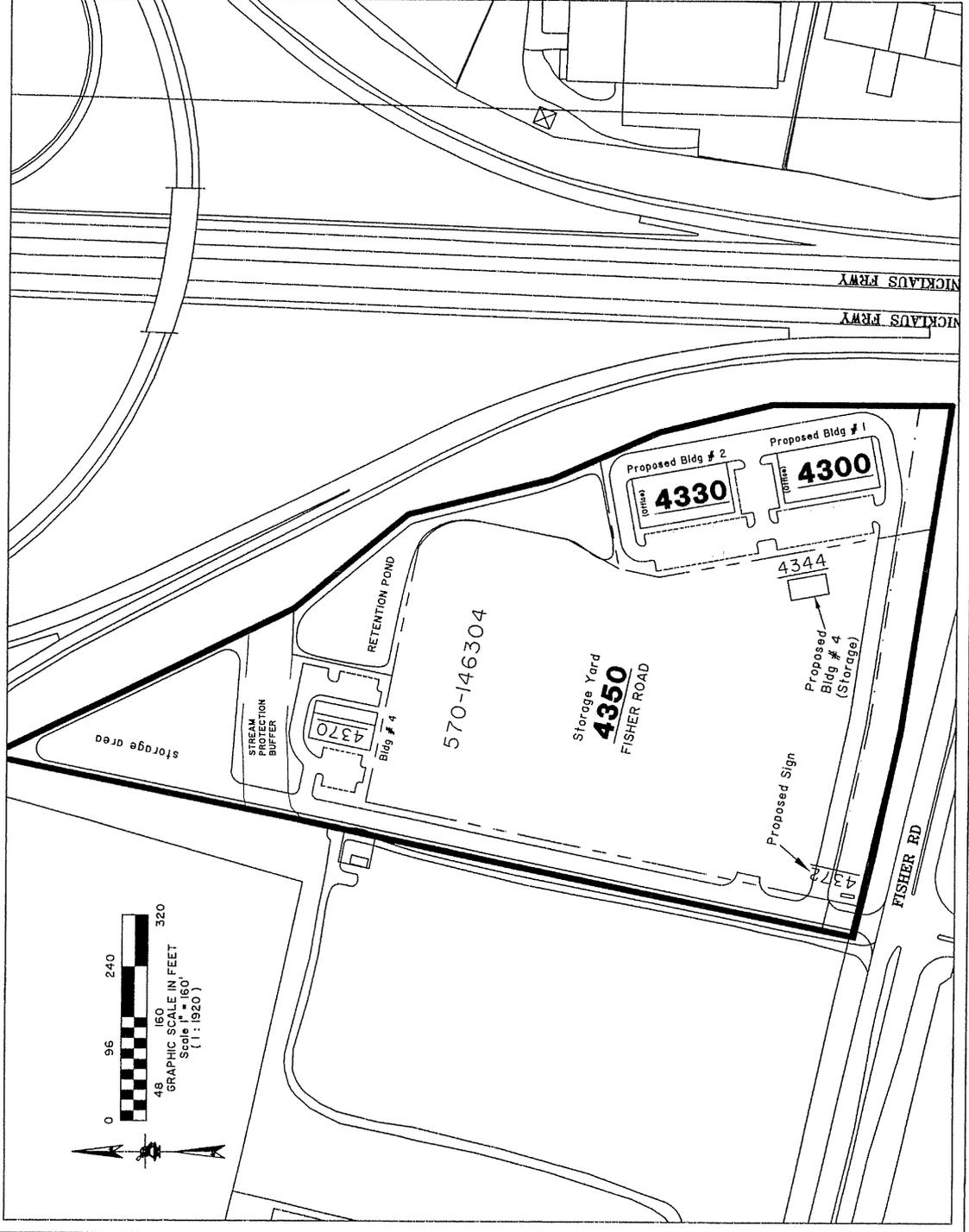
Scale = 300



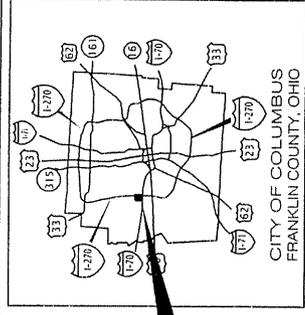
This map is prepared for the real property inventory within this county. I survey plats, and other public records and data. Users of this map are not information sources should be consulted for verification of the informatio county and the mapping companies assume no legal responsibilities for th Please notify the Franklin County GIS Division of any discrepancies.

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ASSIGNMENT OF COMMERCIAL ADDRESSES WITHIN THE CITY OF COLUMBUS, OHIO



REFERENCE MAP
 OTHER MAP REFERENCES
 CITY LAND USE MAP: 26-C
 GIS FACET NUMBER: 179357175



CERTIFIED HOUSE NUMBERS
 HOUSE NUMBERS SHOWN ON ATTACHED
 PLATE ARE CERTIFIED FOR SECURING
 OF BUILDING & UTILITY PERMITS

issued by *Matricia A. Austin* Date **4/7/08**
 MATRICIA A. AUSTIN, P.E. ADMINISTRATOR
 TRANSPORTATION DIVISION
 109 N. FRONT ST.
 COLUMBUS, OH. 43215

ADDRESS FILE NUMBER - **99-060**

DEVELOPED BY: NOMAR ENTERPRISES, LLC.
 ENGINEERING CONSULTANT: ADVANCED CIVIL DESIGN, INC.

**FISHER/270 DEVELOPMENT
 OFFICE BUILDINGS**

ORIGINAL PARCEL NO.: 570-146304
 DRAWN BY: AC
 CHECKED BY: LOM



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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 # 11310-00491
4300 Fisher Rd.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jill S. Tangeman, Esq.
of (COMPLETE ADDRESS) 52 East Gay Street, Columbus, Ohio 43216

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
National Lime & Stone Company	2406 S. Section Line Rd., Delaware, OH 43015

SIGNATURE OF AFFIANT Jill Tangeman

Subscribed to me in my presence and before me this 1st day of September, in the year 2011

SIGNATURE OF NOTARY PUBLIC Deanna R. Cook

My Commission Expires: N/A



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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