

Date:

Application # 11311-00000-00010

City of Columbus | Department of Building and Zoning Services | 757 Carolyn Avenue, Columbus, Ohio 43224

If you have questions about this form call 645-4522



Comments: _____ Commission/Group: _____
 _____ Date Received: 5 JAN 2011 Planning Area: _____
 _____ Date of Hearing: MAR. 2011 Acreage: _____
 _____ Zoning Fee: \$1900 Address Fee _____
 _____ Existing Zoning _____ Accepted by JF

BOARD OF ZONING ADJUSTMENT APPLICATION

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.

* Per 3389.034 for expansion of soil composting / recycling operation.

* Per 3312-43 to waive hard surface requirement for private drive access.

LOCATION

1. Certified Address Number and Street Name 2101 Integrity Drive South
 City Columbus State Ohio Zip 43209

Parcel Number (only one required.)

0	1	0	-	0	1	2	5	8	2
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APPLICANT (IF DIFFERENT FROM OWNER)

2. Name Ohio Soil Recycling, LLC
 3. Address 2101 Integrity Drive South City Columbus Zip 43209
 4. Phone# 614-444-7645 Fax # 614-444-1797
 5. Email Address cjelliott@soilrecycling.com

PROPERTY OWNER(S)

6. Name SMM Properties, LLC and OSR Land, LLC
 7. Address 2101 Integrity Drive South City Columbus Zip 43209
 8. Phone# 614-444-7645 Fax # 614-444-1797
 9. Email Address cjelliott@soilrecycling.com

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CIRCLE ONE)

10. Name _____
 11. Address _____ City _____ Zip _____
 12. Phone# _____ Fax # _____
 13. Email Address _____

SIGNATURES

14. Applicant Signature [Signature]
 15. Property Owner Signature [Signature]
 16. Attorney/Agent Signature _____

One Stop Shop Zoning Report

Building Services Division

Department of Development

Report date: 1/28/2011 2:11:31 PM

Parcel Report

Parcel ID	Owner	Address
010012582	J & J INVESTMENT CO	2101 INTEGRITY DR S COLUMBUS OH 43209

Base Zoning Report

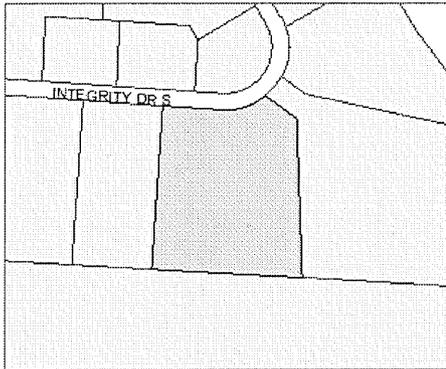
Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
Z68-096	M	H-35	37	Manufacturing	(View Document)

Flood Zone

Firm Panel	Flood Zone	SFHA	Panel Type	FZONE
TBD	X	OUT	CURRENT	X

Area Commissions

Area Name	INFObase URL
Columbus Southside Area Commission	INFObase Page



This map is intended to locate the property in question, and provide information about the land use categories governing the use of this parcel. Please consult with zoning staff before making binding decisions based on this information. The property address is not a certified address for building purposes. No warranty is expressed or implied.

11311-00000-00010
2101 INTEGRITY DRIVE
SOUTH

AFFIDAVIT

11311-00000-00010
2101 INTEGRITY DRIVE
SOUTH



(See next page for instructions.)

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1) NAME** Christian J. Elliott, President of
(1) MAILING ADDRESS Ohio Soil Recycling, LLC, 2101 Integrity Drive South, Columbus, Ohio 43209

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 OWNER'S NAME **(4)** SMM Properties, LLC and OSR Land, LLC
AND MAILING ADDRESS 2101 Integrity Drive South
Columbus, Ohio 43209

APPLICANT'S NAME AND PHONE #
(same as listed on front of application) Ohio Soil Recycling, LLC 614-444-7645

AREA COMMISSION OR CIVIC GROUP **(5)** Columbus Southside Area Commission
AREA COMMISSION ZONING CHAIR OR Joe Stefanko
CONTACT PERSON AND ADDRESS PO Box 7846, Columbus, Ohio 43207

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

PLEASE SEE ATTACHED

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

SIGNATURE OF AFFIANT **(8)** *Christian J. Elliott*
Subscribed to me in my presence and before me this 5 day of January, in the year 2011

SIGNATURE OF NOTARY PUBLIC **(8)** *Nicole Simpson*
My Commission Expires: _____



Notary Public, State of Ohio
My Commission Expires March 25, 2015
Recorded in Franklin County - Board of Zoning Adjustment Packet

STATEMENT OF HARDSHIP

11311-00000-00010
2101 INTEGRITY DRIVE
SOUTH



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 do 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.

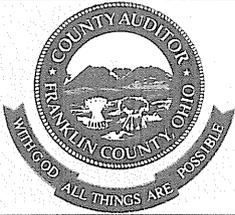
I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

Applicant is currently operating a soil composting and recycling business on two of the three subject parcels (010-012582 and 010-012581). Applicant is proposing expanding this use onto the adjacent third subject parcel (010-112440).

Applicant's hardship is that without permission to expand the use onto the adjacent parcel, applicant will be forced to relocate or discontinue business. Applicant's business utilizes all-natural processes and is approved and permitted by the Ohio EPA. In 10-years of business, applicant has had no major violations or issues and has acted proactively as a good neighbor.

There are no noise or odor issues associated with applicant's proposed use. All neighboring properties have already been located in the vicinity of applicant's use for the past 10-years thus the expansion should present no new issues.

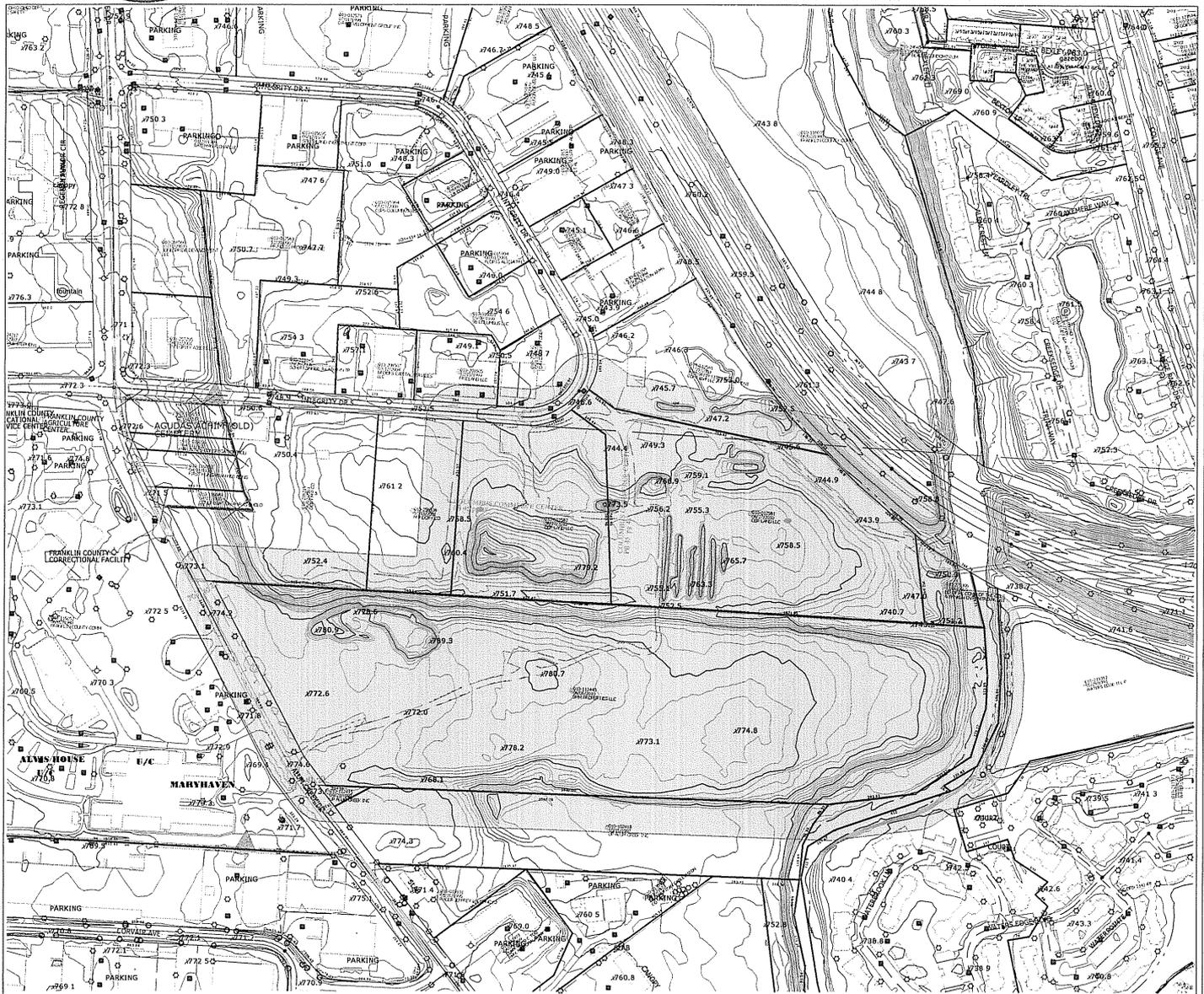
Applicant also requests a waiver of the hard surface requirement for private access drives due the the ongoing construction type nature of applicant's business. Applicant requests that consideration be given to continue to maintain stone access drives along Integrity Drive South.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: s

DATE: 1/3/11



11311-00000-00010
2101 INTEGRITY DRIVE
SOUTH

Disclaimer

Scale = 556'



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

Real Estate / GIS Department



11311-00000-00010
2101 INTEGRITY DRIVE
SOUTH

Signature of Applicant _____

_____ Date _____

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 # _____

Being first duly cautioned and sworn (NAME) Christian J Elliott, President
of (COMPLETE ADDRESS) Ohio Soil Recycling, LLC, 2101 Integrity Drive South, Columbus, Ohio 43209
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**

SMM Properties, LLC, 2101 Integrity Drive South, Columbus, Ohio 43209

OSR Land, LLC, 2101 Integrity Drive South, Columbus, Ohio 43209

↳ SEE PROOF OF OWNERSHIP

SIGNATURE OF AFFIANT

Christian J Elliott

Subscribed to me in my presence and before me this 11 day of January, in the year 2011

SIGNATURE OF NOTARY PUBLIC

Nicole Simpson

My Commission Expires:



NICOLE SIMPSON
Notary Public, State of Ohio
My Commission Expires March 25, 2015
Recorded in Franklin County