

Land Use	RATIO	VEHICLE AREA	REQUIRED/PROVIDED
Warehousing (Fencing Materials)	1 per vehicle used for business	2 Trucks	2
	1 per 1,000 sf	4684 SF	5
Residential (Watch Person Quarters)	2 per unit (1)	0	2
Total Provided/Required			9



CONTEXT PLAN (N.T.S.)

SITE DATA:

- Flood Designation: Zone X
- Map No: 39049C0327K (effective 06.17.2008)
- Zoning: C4
- Total Site Area: 28,816 SF
- Total Disturbed Area: 0'SF
- Building Area: 4,684 SF
- Pre-Developed Impervious: 18,500 SF
- Post-Developed Impervious: 18,500 SF (+0 SF)

Parking Required: 9 Spaces (See Table)

Parking Provided: 9 (1 City ADA Accessible, 8 Standard) in compliance with 3312.39 (Striping/Marking), 3312.43 (Surface), 3312.39 (Wheel Stops/Curb)

Bicycle Parking Required: No

Proposed Use: Storage (Re-zoning to M district Required), Watchman's Quarters, Home Based Business

NOTES:

- Temporary Commercial Dumpster on site, No dumpster to remain on site.
- Disturbance under 10,000 s.f., new impervious less than 2,000 s.f. - storm water plan not required
- Zoning change in process to change from C-4 to L-M
- Knox Box entry located by Joyce Avenue entry per OFC 506.1.
- Adjacent properties zoned R-3
- All fencing and gates on site are 8'-0" tall chain link with slat material (100% opacity); variance under application to comply with 3312.21 (Screening)
- No DPS improvements in the RW

SANITARY SEWER NOTE:
Connection to sanitary sewer cannot be made without obtaining a permit from Sewer Permit Office (111 N. Front Street, 614.645.7490)

Sanitary Services are shown on this plan for reference only. Approval of this plan does not constitute approval of the sanitary services, their locations. Contact the DPW Permit Office at 111 N. Front Street for sanitary service approval.

FOR THE DIVISION OF POWER

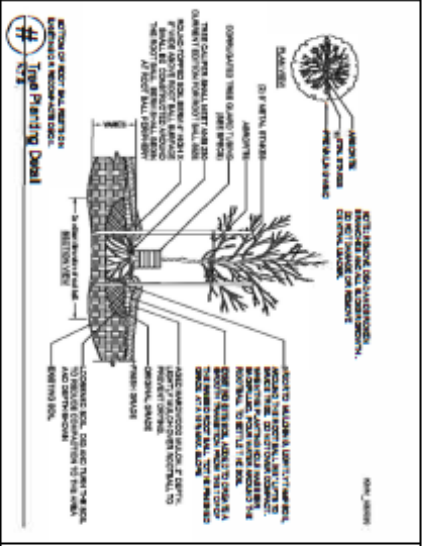
The Division of Power (DOP) may have overhead and underground primary, secondary, and street lighting at this work location. The contractor is hereby required to contact OUPPS at 811 or 1-800-582-2764 forty-eight hours prior to conducting any activity within the construction area. Any required relocation, support, protection, or any other activity concerned with the City's electrical facilities in the construction area is to be performed by the contractor under the direction of DOP personnel and at the expense of the project. DOP shall make all final connections to DOP's existing electrical system at the expense of the project. The contractor shall use material and make repairs to a City of Columbus street lighting (CMSL) system by following DOP's "Material and Installation Specifications" (MSI) and the City of Columbus "Construction and Material Specifications" (CMSC). Any new or re-installed underground streetlight system shall require testing as referred to in section 1000.16 of the CMSC manual. The contractor shall conform to DOP's existing Street Light Lockout/Tagout (LOTO) Procedure, MS-1, copies of which are available from DOP. If any electric facility belonging to DOP is damaged in any manner by the contractor, its agents, servants, or employees, and requires emergency repairs, the DOP Dispatch Office should be contacted immediately at (614) 645-7027. DOP shall make all necessary repairs, and the expense of such repairs and other related costs shall be paid by the contractor to the Division of Power, City of Columbus, Ohio.

Columbus Recreation and Parks Department Standard Plan Note

Prior to submission of Final Site Compliance Plan, any entity requesting non-park undeveloped must submit a Non-Park Use of Parkland (NPUP) Application to CRPD Property Manager Tim Mohr at TMohr@rcpl Columbus.gov to secure a permit to enter CRPD property. The Contractor shall contact Columbus Recreation & Parks Department's (CRPD) Inspector, Keith May, at KMAY@rcpl Columbus.gov thirty (30) calendar days prior to any work on or near CRPD property. The Contractor shall submit a work schedule and coordinate access with CRPD Inspector prior to any work on or near CRPD property. Scheduled events by CRPD shall take precedence over the Contractor's work schedule, and the Contractor shall adjust work schedule as necessary. The Contractor shall not enter into a CRPD property nor stage any materials or equipment outside their work limits on CRPD property without a permit issued by CRPD. The permit must be posted on-site at all times. Any and all CRPD park areas disturbed by the Contractor during the course of their work activities shall be restored to conditions that meet or exceed existing conditions within the time frames noted in the approved schedule and shall be to the satisfaction of CRPD. Unless specific permissions are granted by CRPD, access to, from, on, over, under, through, or across CRPD property is not granted or implied. Failure to have a permit in place that is not in compliance with CRPD NPUP Policy will result in delay of final site compliance approval signatures by Recreation & Parks/City Forester.

Public Tree Protection Note

A tree protection plan with a drawing of any work located within the drip line of a public tree shall be included in the approved Final Site Compliance Plan (FSCP). Refer to CRPD Standard Drawing for Tree Protection. Construction materials, excavation debris, fuel, equipment, or vehicles are not to be accumulated, stored, dumped, or parked within the drip line of public trees. All trees must be protected against injury or damage to branches, trunks, or roots from construction and excavation, as described in the "Best Management Practices - Managing Trees During Construction" companion publication to ANSI A300 Part 5. If there is a question whether a tree or not needs to be protected, the Contractor must contact the City Forestry Section at (614) 794-1276. Failure to contact the City Forestry representative in advance of construction will result in the Contractor reimbursing City Forestry for the cost of any and all damage as determined by the current ANSI A300 City of Columbus Executive Order 2015-01 for tree protection and replacement.



Signed: *Richard Signoracci*
Print Name: Richard Signoracci

A-Temporary Fence, LLC
2163 Sprucefield Drive
Columbus, Ohio 43229
c. 614-989-6811

<pmfenterprises@wowway.com>

Z21-073 Final Received 4/15/2022

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 13, 2022**

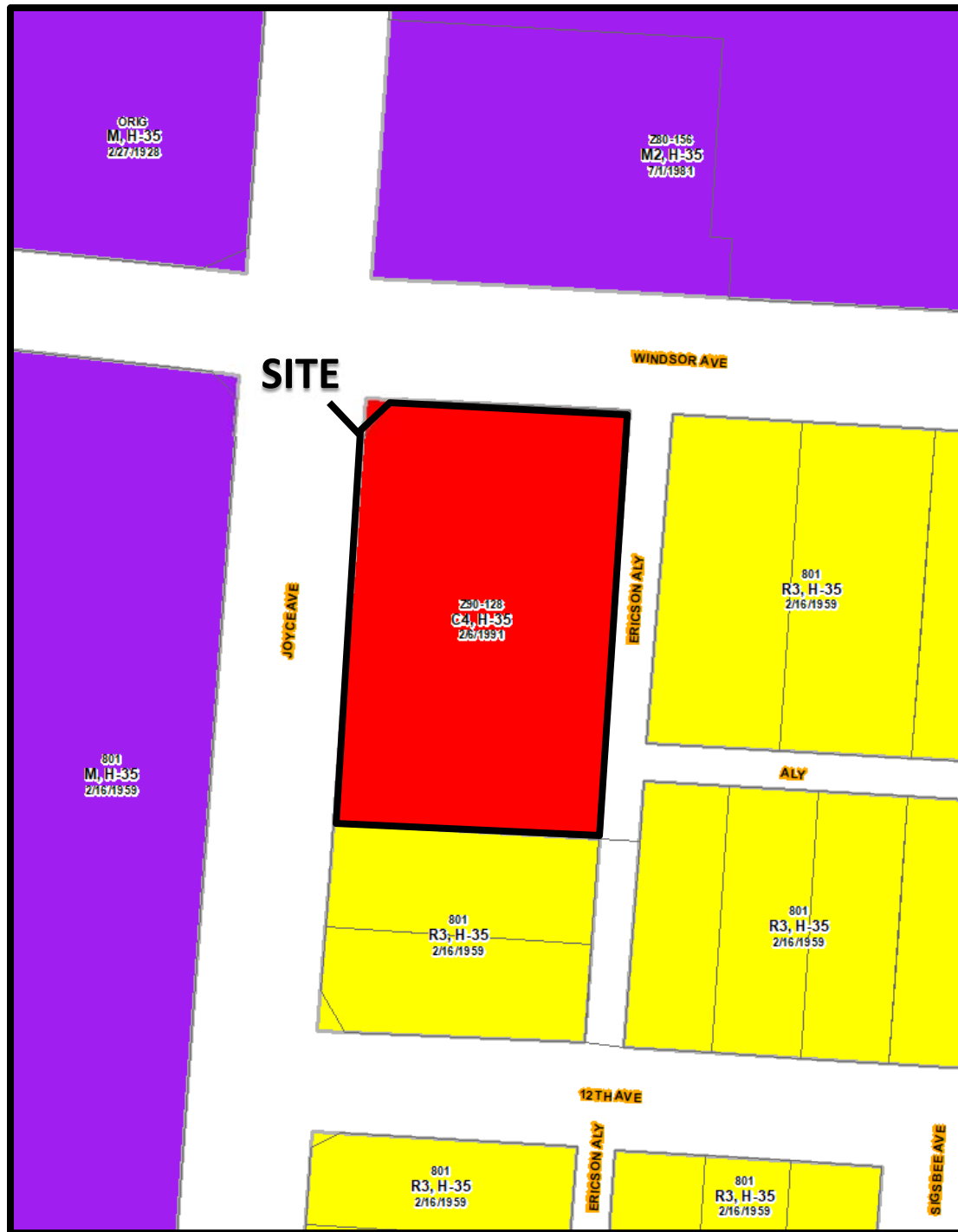
- 2. APPLICATION: Z21-073**
Location: **1402 JOYCE AVE. (43219)**, being 0.62± acres located at the southeast corner of Joyce Avenue and Windsor Avenue (C-4, Commercial District; FG HJ1 North Central Area Commission).
Existing Zoning: C-4, Commercial District.
Request: L-M, Limited Manufacturing District (H-35).
Proposed Use: Outdoor storage for fencing contractor facility.
Applicant(s): A-Temporary Fence, LLC; c/o Richard Signoracci, Agent; 2163 Sprucefield Drive; Columbus, OH 43229.
Property Owner(s): The Applicant.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

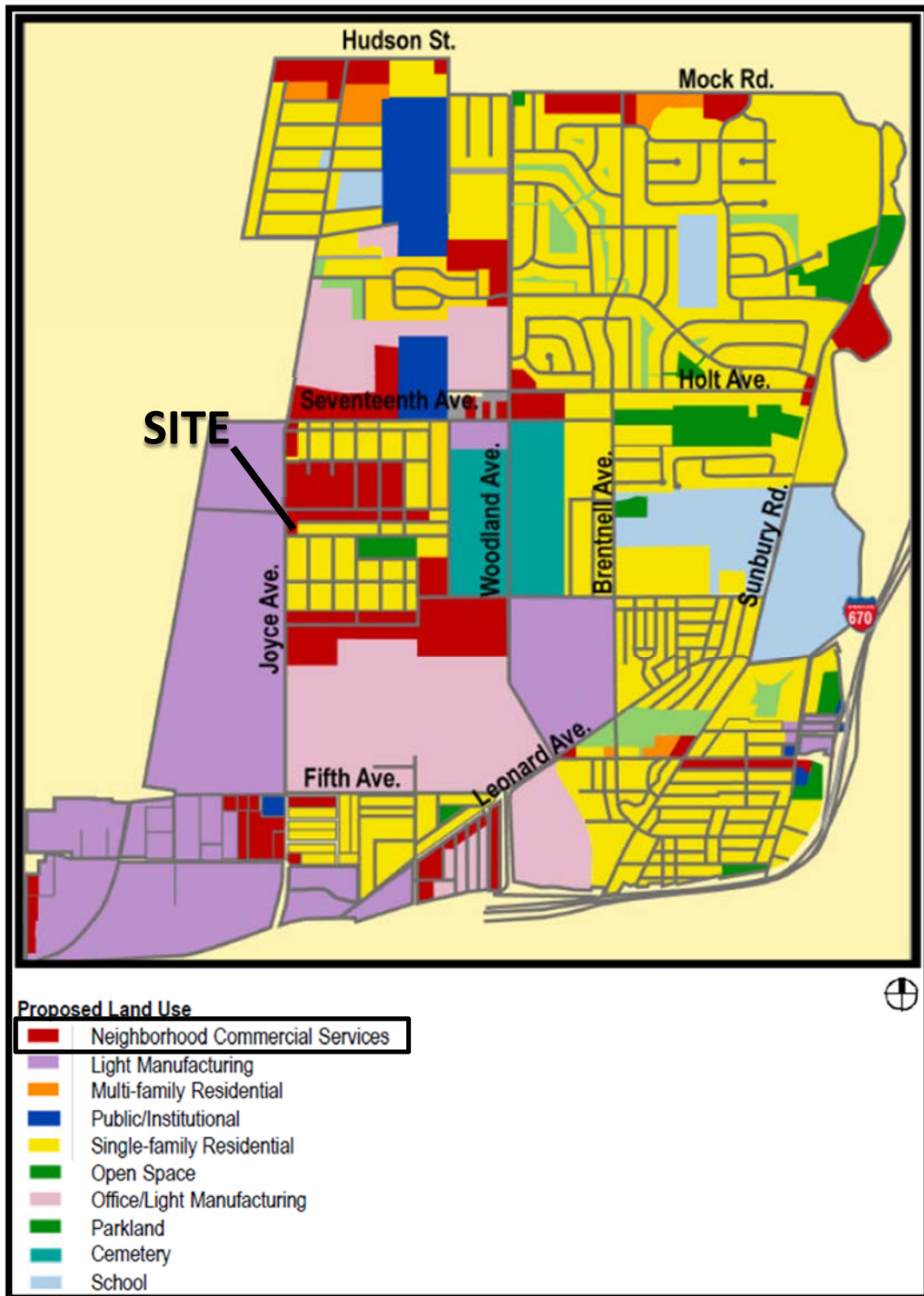
- The site consists of one parcel developed with a commercial building in the C-4, Commercial District. The site is subject to a zoning code violation for establishing an outdoor storage use without obtaining zoning clearance. The requested L-M, Limited Manufacturing District will establish compliant zoning for the existing outdoor storage use for the fencing contractor facility.
- North of the site across Windsor Avenue is undeveloped land in the M-2, Manufacturing District. South of the site is an auto repair facility in the R-3, Residential District. East of the site across Ericson Alley is undeveloped land and single-unit dwellings in the R-3, Residential District. West of the site across Joyce Avenue is undeveloped land in the M, Manufacturing District.
- The site is located within the planning area of the *North Central Plan* (2002), which recommends “Neighborhood Commercial Services” land uses for this location.
- The site is located within the boundaries of the North Central Area Commission whose recommendation is for approval.
- The limitation text establishes use restrictions and supplemental development standards that address setbacks, access, street trees, and landscaping, and includes a commitment to develop the site in accordance with the attached site plan.
- A concurrent Council variance (CV21-104) has been filed to reduce storage, building, and parking setbacks and screening. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The *Columbus Multimodal Thoroughfare Plan* identifies Joyce Avenue as an Urban Community Connector requiring 60 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-M, Limited Manufacturing District will legitimize a fencing contractor facility with outdoor storage of fencing materials, trailers, and trucks. The limitation text includes use restrictions and enhanced landscaping in consideration of surrounding residential zoning. This request will not introduce incompatible uses to the area as surrounding properties are used for similar purposes.



Z21-073
1402 Joyce Ave.
Approximately 0.62 acres
C-4 to L-M



The North Central Plan (2002)

Z21-073
1402 Joyce Ave.
Approximately 0.62 acres
C-4 to L-M




Z21-073
1402 Joyce Ave.
Approximately 0.62 acres
C-4 to L-M

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number:	Z21-073 & CV21-104
Address:	1402 Joyce Ave.
Group Name:	North Central Area Commission
Meeting Date:	December 2nd, 2021
Specify Case Type:	<input type="checkbox"/> BZA Variance / Special Permit <input type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation: (Check only one and list basis for recommendation below)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

NOTES:

The North Central Area Commission met on December 2nd, 2021 with a quorum.
The body voted to approve 3364.41(a), 3312.27, 3321.01, 3363.24, and C4 to LM re-zoning.
All in favor with no abstention.

Vote:	Approval
Signature of Authorized Representative:	 SIGNATURE
	North Central Area Commission RECOMMENDING GROUP TITLE
	614-271-6884 DAYTIME PHONE NUMBER

Digitally signed by Reno Lemons
Date: 2021.12.11 17:01:30 -05'00'

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

ORD #1283-2022: Z21-073; Page 8 of 8
Rezoning Application

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z21-073

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

Being first duly cautioned and sworn (NAME) Richard Signoracci
of (COMPLETE ADDRESS) 2163 Sprucefield Drive, Columbus, Ohio 43229
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 in the following format:

Name of Business or individual (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

1. Brett Gannon / <i>50% partner</i> 2163 Sprucefields Drive Columbus, Ohio 43229	2. A-Temporary Fence, LLC 2163 Sprucefield Drive Columbus, Ohio 43229-2824 2 Columbus employees
3. Richard Signoracci / 50% Partner 2163 Sprucefield Drive Columbus, Ohio 43229-2824	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *[Signature]*

Sworn to before me and signed in my presence this 6 day of Dec, in the year 2021

A. F. Merchenko
SIGNATURE OF NOTARY PUBLIC

02/01/2026
My Commission Expires

Notary Seal Here



This Project Disclosure Statement expires six (6) months after date of notarization.