

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 12, 2012**

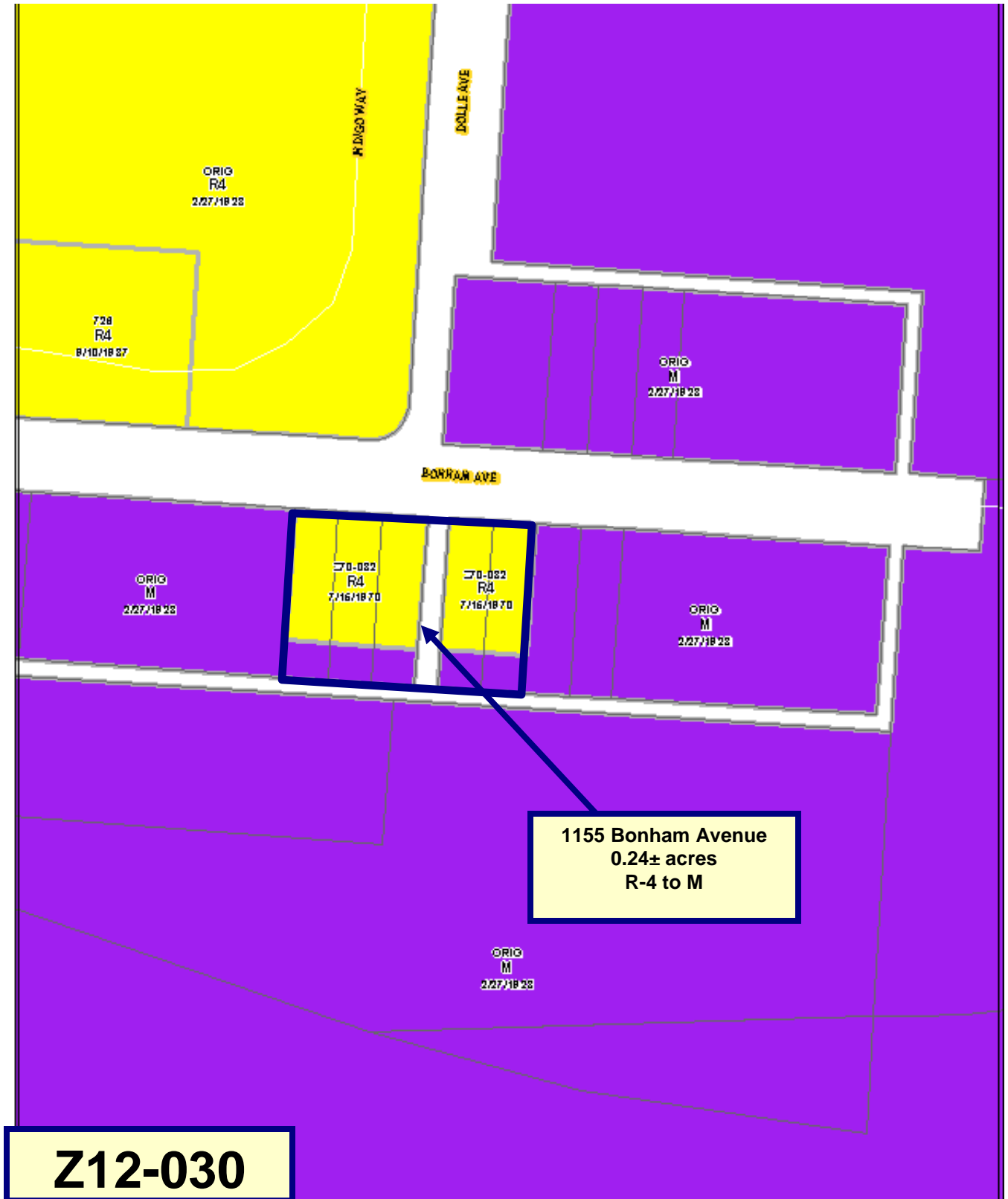
- 5. APPLICATION: Z12-030 (12335-00000-00226)**
Location: 1155 BONHAM AVENUE (43211), being 0.24± acres located on the south side Bonham Avenue, at the southern terminus of Dolle Avenue. (010-026860, South Linden Area Commission).
Existing Zoning: R-4, Residential District.
Request: M, Manufacturing District.
Proposed Use: Concrete salvage use.
Applicant(s): Dwight Bailey; 982 Hill Road North; Pickerington, OH 43147.
Property Owner(s): Phil-Ro Land Co LLC; 999 Bonham Avenue; Columbus, OH 432121
Planner: Dana Hitt, 645-2395; dahitt@columbus.gov

BACKGROUND:

- This application is to rezone this site from the R-4, Residential District to the M, Manufacturing District in order to ultimately allow a concrete salvage company. A portion of the site is already zoned M, Manufacturing. The concrete salvage operation currently gets vehicular access through the site. The applicant would need to rezone these remaining residentially zoned lots to the M, Manufacturing District and then obtain a Special Permit in order to be in zoning compliance for this operation.
- To the north across Bonham Avenue are multi-unit dwellings in the R-4, Residential District and a nonconforming dwelling M, Manufacturing District. To the south, east and west is the applicant's concrete salvage operation.
- The site lies within the boundaries of the *South Linden Neighborhood Plan (2003)*, but is not addressed.

CITY DEPARTMENTS RECOMMENDATION: Approval.

Staff supports rezoning this site to the M, Manufacturing District. The existing R-4, Residential lots are not consistent with the zoning and land use patterns in the area. The site is too close per the Zoning Code to the existing dwellings to the north to be used for the actual concrete salvage operation, but it could be used for vehicular access or buffering for the concrete salvage operation. The applicant will still need to seek and be granted a Special Permit for the concrete salvage operation. This rezoning merely replaces outdated zoning on the site with the appropriate zoning and will also allow the applicant the opportunity to seek a Special Permit so they could possibly operate in zoning compliance.





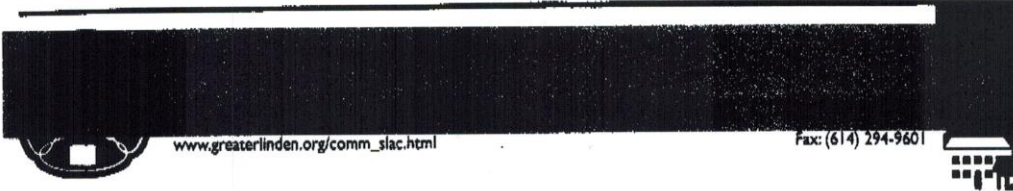
Z12-030

**1155 Bonham Avenue
0.24± acres
R-4 to M**

2013-07-05 11:34

>> 6142586614

F U I



July 5, 2013

Mr. Jim Wilson
Envio Recycling Group

Richard G Butz , Architect Inc
5940 N High St
Worthington , Ohio 43085

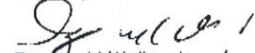
Dear Sirs.

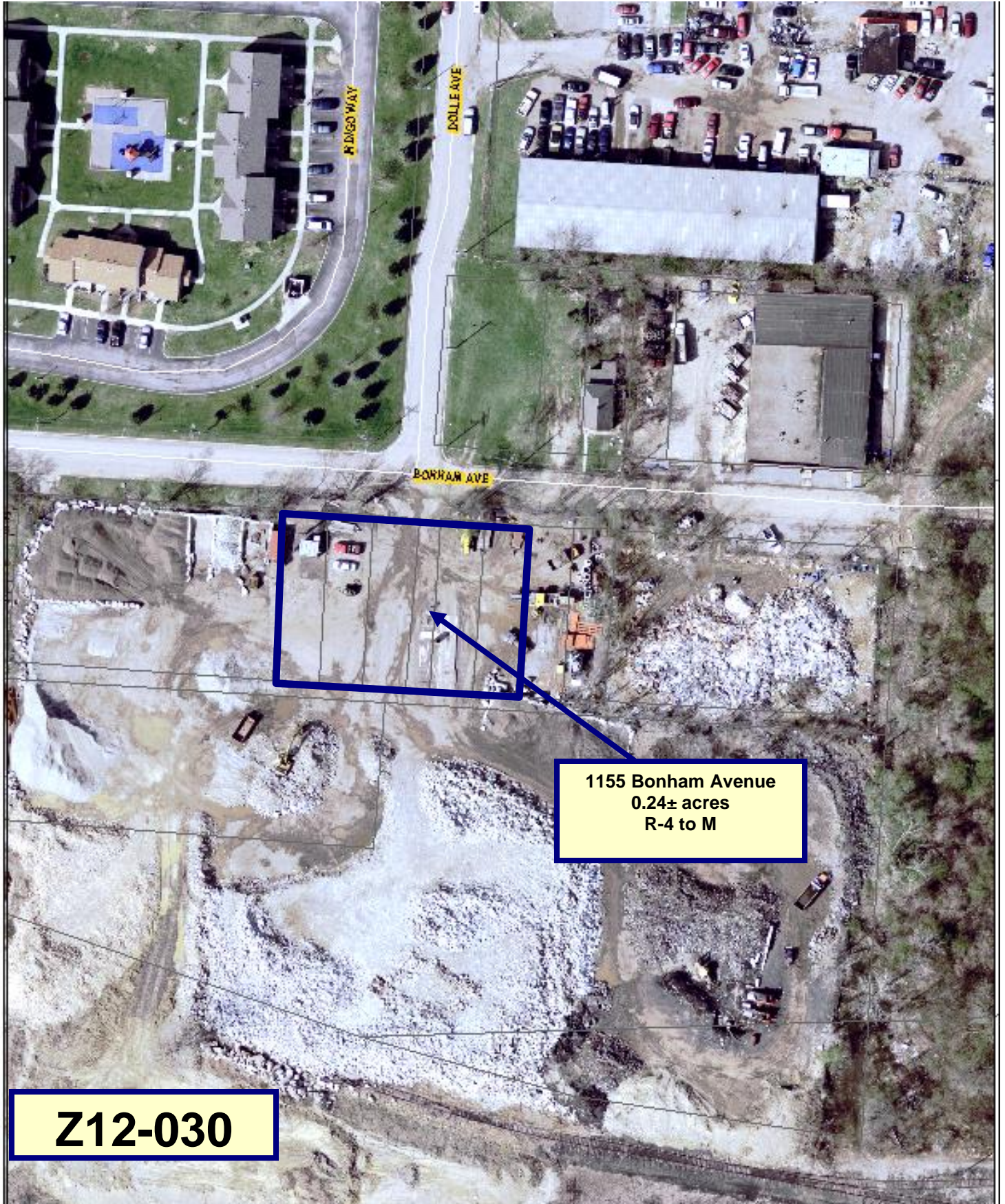
Per your request of the South Linden Area Commission, We are providing you with a Letter of support for the Re Zoning of Lots 58, 59, 60, 61 Which are persent zone R2. Provided you receive all the necessary permits and approval from the City

The South Linden Area Commission believes in Economic developoment is Vital To our Community and Commend Envio Recycling Group for it project in Linden.

If there is anything else that you may need , Please don't hositate to contact Us.

Sincerely,


George M Walker Jr. J
South Linden Area Commission Chair





REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

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 # Z12-030

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Richard G. Butz, Architect
of (COMPLETE ADDRESS) 5940 N. High St., Worthington, Ohio 43211
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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Jim Wilson 1040 Brentnell Avenue Columbus, Ohio 43219 (614) 258-3060	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Richard G. Butz

Subscribed to me in my presence and before me this 14th day of June, in the year 2013

SIGNATURE OF NOTARY PUBLIC

Kathy Richard

My Commission Expires:

January 4, 2017



Project Disclosure Statement expires six months after date of notarization.

Notary Public State of Ohio

My Commission Expires:

January 04, 2017

RECEIVED
Building Services Division

JUN 14 2013

COUNTER

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer