



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Tue Sep 20 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 2205 PARSONS AVE COLUMBUS OH 43207

Mailing Address: 5875 LANDERBROOK DR
CLEVELAND OH 44124-6511

Owner: PSC METALS INC

Parcel Number: 010284364

ZONING INFORMATION

Zoning: 765, Manufacturing, M
effective 4/21/1958, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Columbus Southside Area Commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

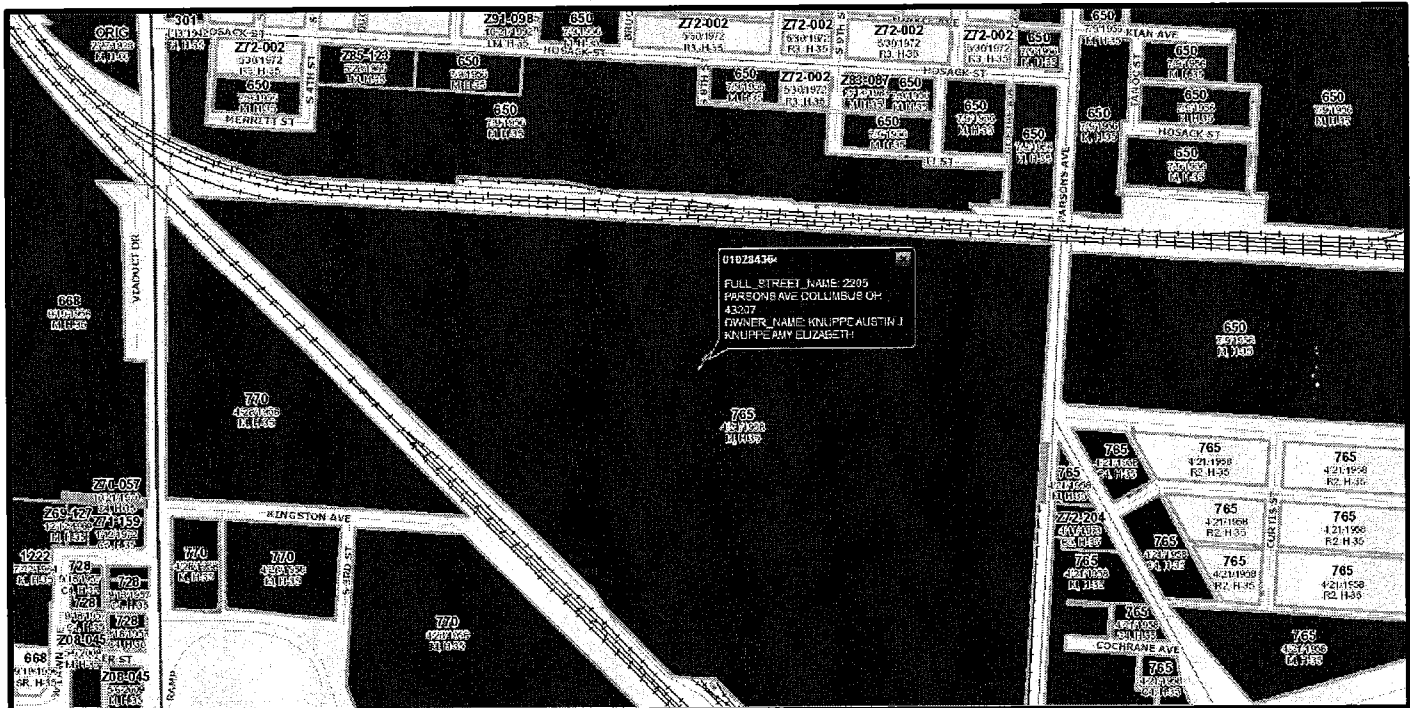
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: BZA16-131 Date Received: 7 SEP. 2016
Application Accepted by: AF Fee: \$1900
Commission/Civic: COL. SOUTH SIDE
Existing Zoning: M
Comments: 11/15/16

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

☐ Variance ☒ Special Permit

Indicate what the proposal is and list applicable code sections:

See attached Exhibit B

LOCATION

Certified Address: 2205 Parsons Ave. City: Columbus Zip: 43215

Parcel Number (only one required): 010-284364-00

APPLICANT (If different from Owner):

Applicant Name: PSC Metals, Inc., c/o Donald Plank, Atty. Phone Number: (614) 947-8600 Ext.:

Address: 145 E. Rich St., FL 3 City/State: Columbus, OH Zip: 43215

Email Address: dplank@planklaw.com Fax Number: (614) 228-1790

PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate page

Name: PSC Metals, Inc., c/o Donald Plank, Atty. Phone Number: (614) 947-8600 Ext.:

Address: 145 E. Rich St., FL 3 City/State: Columbus, OH Zip: 43215

Email Address: dplank@planklaw.com Fax Number: (614) 228-1790

ATTORNEY / AGENT (Check one if applicable): ☒ Attorney ☐ Agent

Name: Donald Plank, Plank Law Firm Phone Number: (614) 947-8600 Ext.:

Address: 145 E. Rich St., FL 3 City/State: Columbus, OH Zip: 43215

Email Address: dplank@planklaw.com Fax Number: (614) 228-1790

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE Donald Plank, attorney

PROPERTY OWNER SIGNATURE Donald Plank, attorney

ATTORNEY/ AGENT SIGNATURE Donald Plank

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 checks payable to the Columbus City Treasurer

THE CITY OF
COLUMBUS

ANDREW J. GENTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Donald Plank

of (1) MAILING ADDRESS Plank Law Firm, 145 E. Rich St., FL 3, Columbus, OH 43215

deposes 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 2205 Parsons Ave.

for which 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
AND MAILING ADDRESS

(4) PSC Metals, Inc, c/o Joseph D. King, Attorney
5875 Landerbrook Drive, Suite 200,
Mayfield Heights, OH 44124

APPLICANT'S NAME AND PHONE #
(same as listed on front application)

PSC Metals, Inc.
c/o Donald Plank, Attorney (614) 947-8600

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS

(5) Columbus Southside Area Commission
Curtis Davis
584 E. Moler St. Columbus, OH 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 NAME	(6a) PROPERTY ADDRESS	(6b) PROPERTY OWNER MAILING ADDRESS
<u>See Exhibit A</u>		

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

(8) SIGNATURE OF AFFIANT

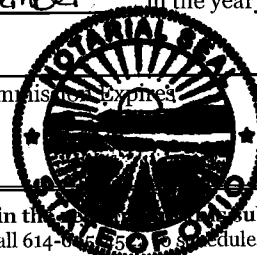
Donald Plank

Sworn to before me and signed in my presence this 6th day of September in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires



Notary Seal Here
Christopher R. Kessler, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

PLEASE NOTE: Incomplete information will result in the denial of your submittal.
Applications must be submitted by appointment. Call 614-645-7433 for details.
Please make checks payable to the Columbus City Treasurer

EXHIBIT A, Public Notice
2205 Parsons Avenue
BZA16-_____
September __, 2016

APPLICANT

PSC Metals, Inc.
c/o Donald Plank, Plank Law Firm
145 East Rich Street, 3rd Floor
Columbus, OH 43215

PROPERTY OWNER

PSC Metals, Inc.
c/o Donald Plank, Plank Law Firm
145 East Rich Street, 3rd Floor
Columbus, OH 43215

ATTORNEY

Donald Plank, Plank law Firm
145 East Rich Street, 3rd Floor
Columbus, OH 43215

COMMUNITY GROUP:

Columbus Southside Area Commission
c/o Curtis Davis
584 E. Moler St.
Columbus, OH 43207

PROPERTY OWNERS WITHIN 125 FEET

CSX Transportation Inc. Chesapeake
& Ohio RY
CSX Transportation Inc.
Tax Dept.
500 Water St. (J-910)
Jacksonville, FL 32202

Franklin Glue Co.
Franklin International
FKA Franklin Chemical
2020 Bruck St.
Columbus, OH 43207

H & M Investments Inc.
PO Box 7885
Columbus, OH 43207-0885

Columbus Steel Castings Co.
2211 Parsons Ave.
Columbus, OH 43207

5JM Ltd.
2050 S. High St.
Columbus, OH 43207

Pennsylvania Lines LLC
Norfolk Southern Railway
Tax Department
110 Franklin Rd. SE
Roanoke, VA 24042

F I Industries Inc.
2020 Bruck St.
Columbus, OH 43207

PSC Metals Inc.
Attn: Joseph King
5875 Landerbrook Dr.
Mayfield Heights, OH 44124

Franklin Chemical Co.
Franklin International
FKA Franklin Chemical
2020 Bruck St.
Columbus, OH 43207

2205 Parsons Avenue
BZA16-_____
Exhibit A, Public Notice
Page 1 of 1

EXHIBIT B

Special Permit

2205 Parsons Avenue

BZA16: _____

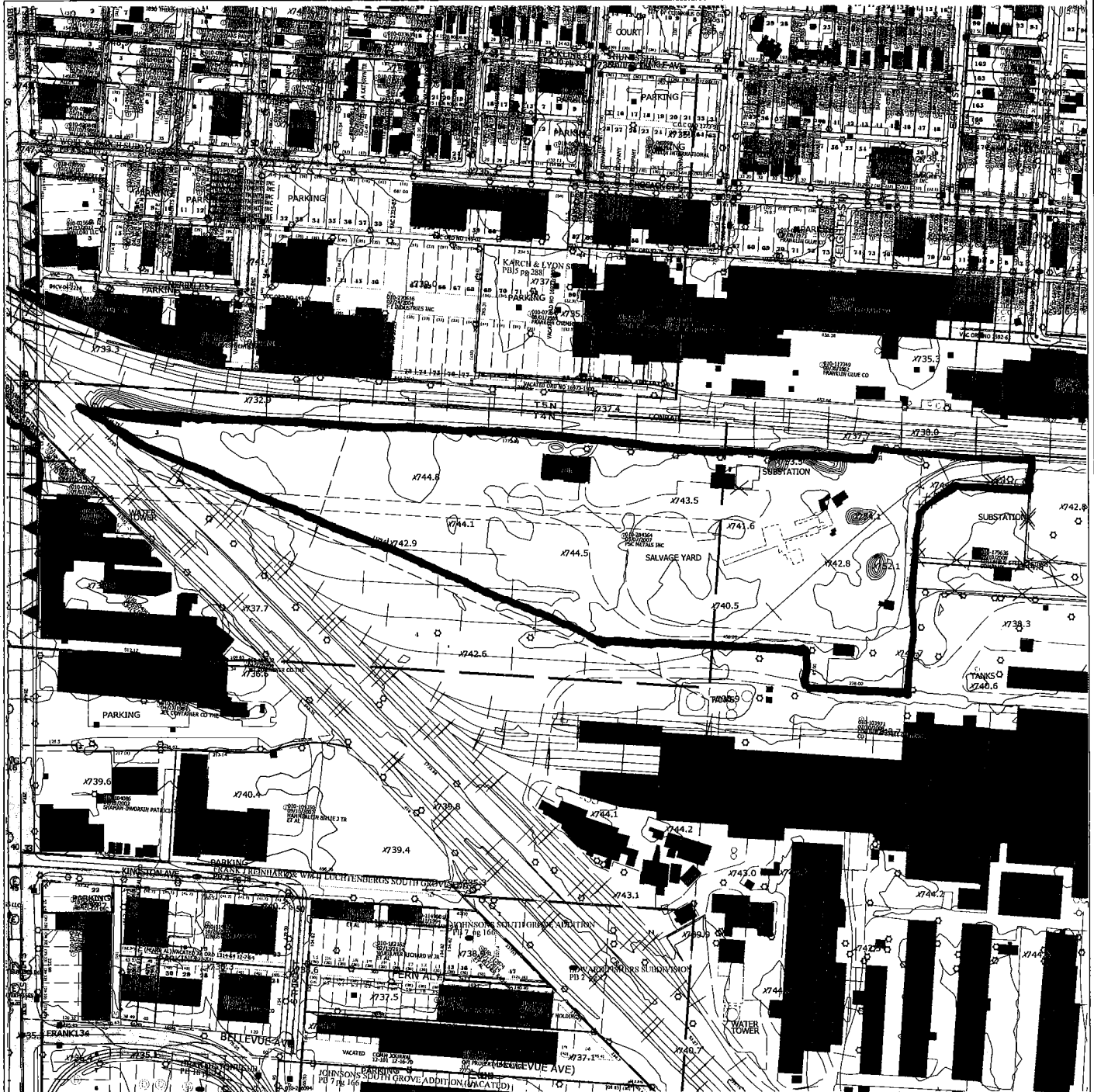
The 13.946 +/- acre site is located east of South High Street, west of Parsons Avenue and 540 +/- feet south of Hosack Street. The site and surrounding properties are zoned M, Manufacturing, including railroad right-of-way to the north and west, and a large industrial use, Columbus Castings, also zoned M, Manufacturing, located to the south and east of the site. Applicant is presently operating a metals salvage business, as permitted by Board Orders and licensed by the City of Columbus as a Junk and Salvage Yard pursuant to licensing and annual license renewal requirements (CC 3392.02, License Required and Expiration).

Applicant requests renewal of a Special Permit to permit the following temporary Portable Buildings, as noted on the existing site plan, for two (2) years: (a) Break Room Trailer and (b) Office Trailer (CC 3389.12, Portable Building). PSC Metals, Inc. ("PSC") obtained approved building permits to construct a 100' x 60' metal building which would be used as an office and warehouse to replace the existing Portable Buildings; however, the scrap markets changed and PSC has not been able to construct the new building. One of PSC's largest customers was Columbus Castings which has ceased operations. The City Permits Department has been notified of the delay in constructing the new building due to the scrap markets. In 2015, PSC complied with City requests by putting foundations and tie downs under the two Portable Buildings in accordance with City Code. The Portable Buildings do not impair the general purpose or intent of the M, Manufacturing District, in an area developed with industrial uses and the Portable Buildings are compatible with the character of the site and surrounding industrial uses.



MAP ID: S

DATE: 8/3/16



Grid
North

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.



City of Columbus Zoning Plat

ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010284364

Zoning Number: 2205

Street Name: PARSONS AVE

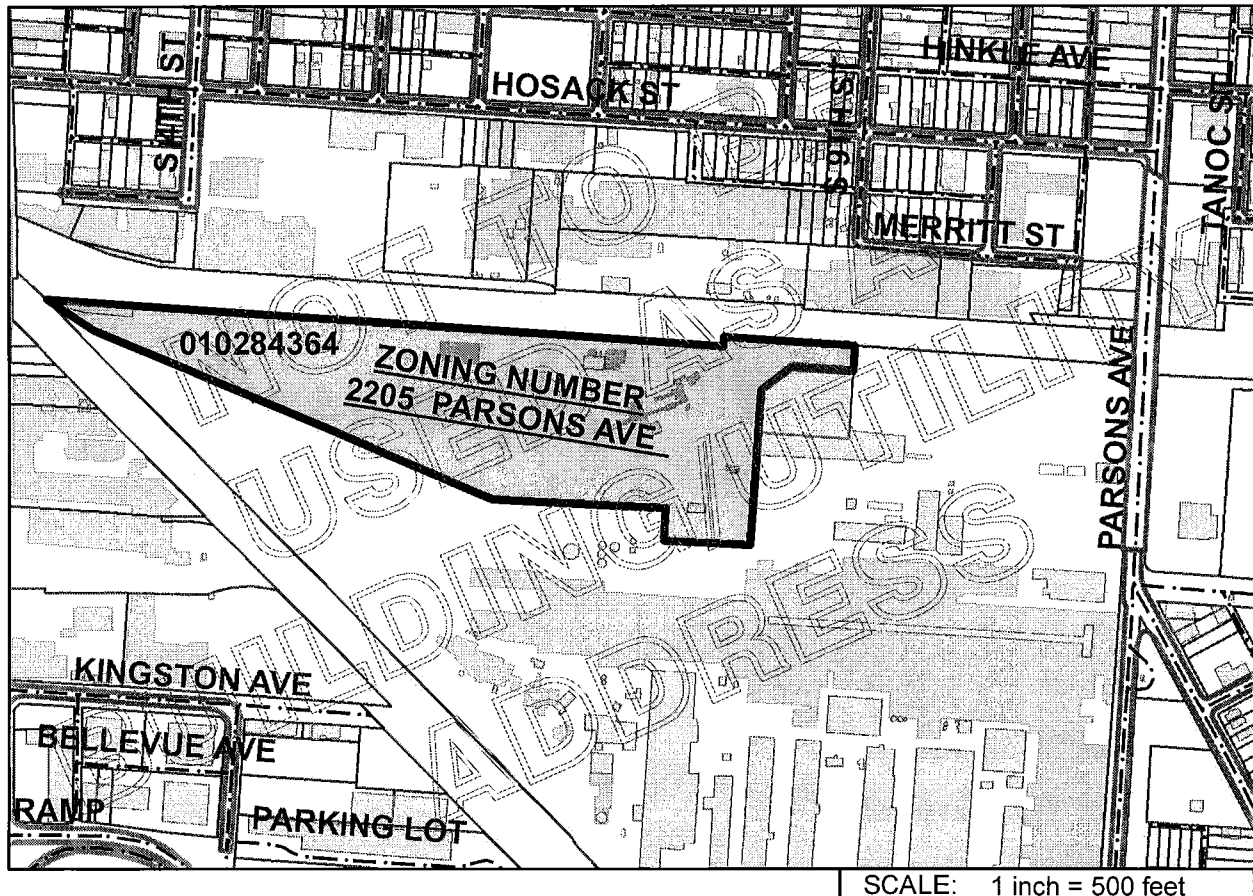
Lot Number: .N/A

Subdivision: N/A

Requested By: DAVE PERRY COMPANY, INC. (DAVE PERRY)

Issued By: *Adriana Whisman*

Date: 12/4/2013



SCALE: 1 inch = 500 feet



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

GIS FILE NUMBER: 16423

Date of Service/Posting 8-17-16

THE CITY OF
COLUMBUS
CODE ENFORCEMENT

Dana M. Rose, Administrator

Order Number: 16470-05216
Parcel Number: 010284364

PSC METALS INC
2205 PARSONS AVE
COLUMBUS, OH 43207

ZONING CODE VIOLATION ORDER

Re: 2205 PARSONS AVE

An inspection has been made at the above address on **August 16, 2016**.

As provided by the Columbus City Code you are hereby given notice to correct the alleged violations listed below within **20** calendar days of the service of this notice unless otherwise noted in this notice, or an approval for a written request for extension is granted by this office.

Note: Failure to comply with this notice is a Misdemeanor of the First Degree and may be punishable by a \$1000 fine and 180 days imprisonment.

If the facts represented here are incorrect, or if you believe the law is not being interpreted properly, you have the basis for an appeal. If you believe an appeal is in order, call the undersigned Property Maintenance Inspector. Pursuant to the Columbus City Code Section 3307.07: The Board of Zoning Adjustment shall not entertain any appeal applied for more than twenty (20) days after the date of this order. Also pursuant to Columbus City Code Section 3307.11: Said appeal shall be submitted on a form provided for that purpose and filed in the office of the Department of Building and Zoning Services.

For further information on this notice contact the Code Enforcement Officer.

To verify any permit requirements for the work being completed, please check with the Building and Zoning Services Department at 614-645-7433.

SEE LIST OF VIOLATIONS ON THE ATTACHED PAGE(S)

Chad Wilkins
Code Enforcement Officer
Phone: 614-645-6399
crwilkins@columbus.gov
757 Carolyn Avenue
Columbus Ohio 43224

2205 PARSONS AVE

Order Number: 16470-05216
Parcel Number: 010284364

ITEM#	CODE SECTION	COMMENTS
<u>Zoning Violations</u>		
1	3389.02 SPECIAL PERMIT REQUIRED	The following use noted at this property requires a Special Permit: Mobile office buildings are being used on the property that were given a prior special permit. The prior permit is now expired.

THE CITY OF
COLUMBUS

ANDREW J. GANTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.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 # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 145 E. Rich St., FL 3, Columbus, OH 43215
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

PSC Metals, Inc., c/o Joseph D. King, Attorney, Vice President, General Counsel and Secretary

5875 Landerbrook Drive, Suite 200

Mayfield Heights, OH 44124

SIGNATURE OF AFFIANT

Donald Plank

Sworn to before me and signed in my presence this 6th day of September, in the year 2016

Notary Seal Here

SIGNATURE OF NOTARY PUBLIC

My Commission Expires



Christopher R. Kessler, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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