

Zoning Report

Site Information

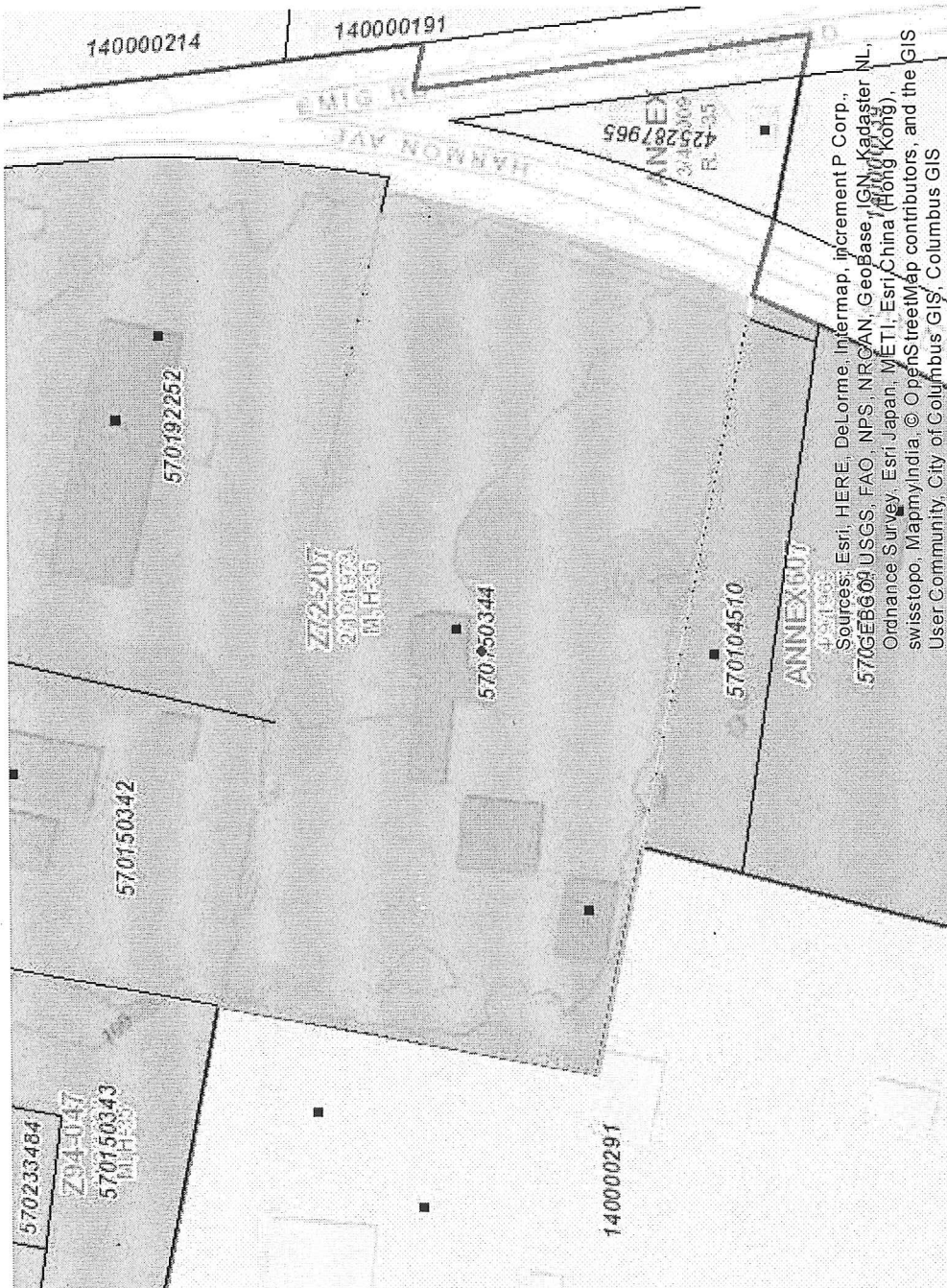
Address	1271 HARMON AV
Mailing Address	7035 FOXMOOR PL COLUMBUS OH 43235-2140
Owner	1271 HARMON AVE LLC
Parcel Number	570150344
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	Z72-207, Manufacturing, M, 2/10/1973, H-35
Historic District	None
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	None
Commercial Overlay	None
Planning Overlay	None
Graphics Variance	None
Area Commission	Southwest Area Commission
Historic Site	No
Flood Zone	In
Airport Overlay Environs	None

Pending Zoning Action

Zoning	None
Board of Zoning Adjustment (BZA) Variance	None
Council Variance	None
Graphics Variance	None



THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, 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

OFFICE USE ONLY

Application Number: BZA16-168 Date Received: 12/19/16
Application Accepted by: R. Reiss Fee: \$1,900.00
Commission/Civic: Southwest
Existing Zoning: M
Comments: 2/28/17

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

☒ Variance ☒ Special Permit

Indicate what the proposal is and list applicable code sections:

See attached list

LOCATION

Certified Address: 1271 Harmon Avenue City: Columbus, OH Zip: 43223

Parcel Number (only one required): 570-150344

APPLICANT (If different from Owner):

Applicant Name: Able Pallet Mfg. & Repair, Inc. Phone Number: 614-444-2115 Ext.:

Address: 1271 Harmon Avenue City/State: Columbus, OH 43223 Zip:

Email Address: Fax Number:

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

Name: 1271 Harmon Ave., LLC Phone Number: 614-444-2115 Ext.:

Address: 7035 Foxmoor Place City/State: Columbus, OH Zip: 43235

Email Address: Fax Number:

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

Name: Jackson B. Reynolds, III Phone Number: 614-221-4255 Ext.:

Address: 37 W. Broad Street, Suite #460 City/State: Columbus, OH Zip: 43215

Email Address: jreynolds@smithandhale.com Fax Number: 614-221-4409

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

APPLICANT SIGNATURE By: Jackson B. Reynolds, III

PROPERTY OWNER SIGNATURE By: Jackson B. Reynolds, III

ATTORNEY / AGENT SIGNATURE By: Jackson B. Reynolds, III

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
MICHAEL B. COLEMAN, MAYOR

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

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jackson B. Reynolds, III

of (1) MAILING ADDRESS 37 W. Broad St., Suite #460, 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 1271 Harmon Avenue

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) 1271 Harmon Avenue LLC

7035 Foxmoor Place

Columbus, OH 43235

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

Able Pallet Mfg. & Repair Inc.

614-444-2115

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

(5) Southwest Area Commission

c/o Stefanie Coe

1437 Wilson Avenue

Columbus, OH 43206

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
See attached list

(6a) PROPERTY ADDRESS

(6b) PROPERTY OWNER MAILING ADDRESS

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

(8) SIGNATURE OF AFFIANT

Jackson B. Reynolds III

Sworn to before me and signed in my presence this 15th day of December, in the year 2016

Natalie C. Timmons

(8) SIGNATURE OF NOTARY PUBLIC

9/4/2020
My Commission Expires

Notary Seal Here



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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Please make checks payable to the Columbus City Treasurer.

APPLICANT

Able Pallet Mfg. & Repair Inc.
1271 Harmon Ave.
Columbus, OH 43223

PROPERTY OWNER

1271 Harmon Ave LLC
7035 Foxmoor PL.
Columbus, OH 43235

ATTORNEY

Jackson B. Reynolds, III
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215

AREA COMMISSION

Southwest Area Commission
c/o Stephanie Coe
1437 Wilson Ave.
Columbus, OH 43206

SURROUNDING PROPERTY OWNERS

The Ohio Packaging Co.
1306 Harmon Ave.
Columbus, OH 43223

Ernst Enterprises Inc.
3361 Successful Way
Dayton, OH 45414

Certified Oil Co.
949 King Ave.
Columbus, OH 43212

Berkheimer Holdings Ltd.
PO Box 819
Hebron, OH 43025

Ernst Enterprises Inc.
PO Box 13577
Dayton, OH 45413

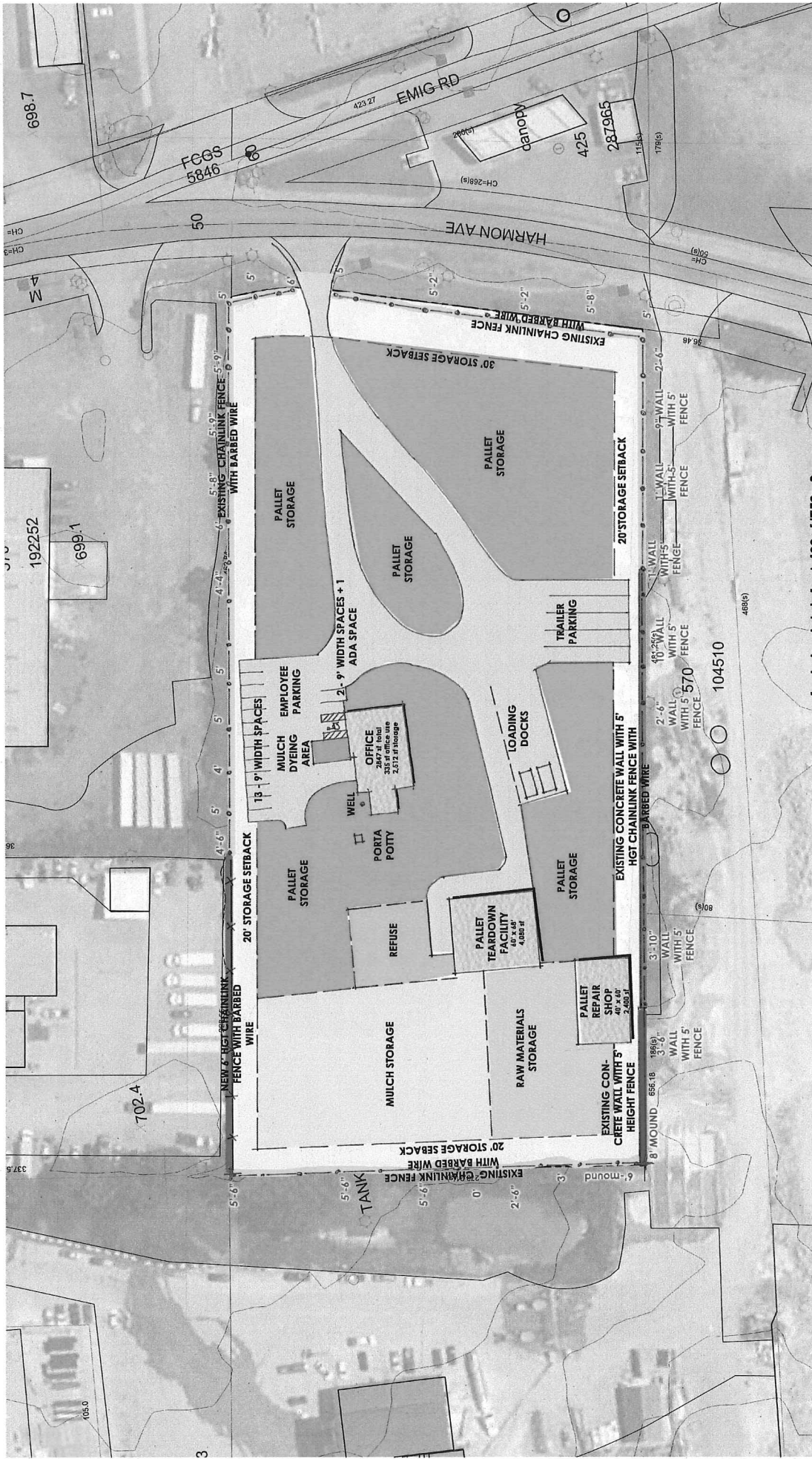
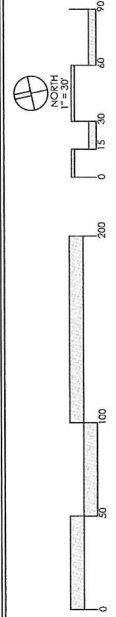
A Z Packaging
1221 Harmon Ave.
Columbus, OH 43223

Special Permit & Variance Statement
1271 Harmon Avenue
Able Pallet Mfg. & Repair Inc.

The applicant has been in operation at the subject site since 1996 and was recently cited for violating the Columbus zoning code as a reinterpretation has been made to the definition of a pallet manufacturing and repair operation which placed it in a salvage yard designation and therefore subject to section 3392 of the Zoning Code. The applicant is therefore seeking a special permit to allow its continued operation at its current location. The special circumstances that apply in this instances is the applicant started his operation at the site without the application of the development standards found in CCC 3392 and now the applicant is retroactively trying to comply with the standards through site reconfiguration and the request for variances. The special circumstances are not the result of the applicant actions as when the operation was started at the location in 1996 the development standards in CCC 3392 where not applicable at that time and now the applicant is attempting to comply with the development standards and a result is a request for a number of variances. The applicant is requesting a reduction of fencing height at various locations around the site as the fence is existing and replacing those sections would be a financial hardship. The applicant is also requesting no fencing along the western properties as there is an earthen mound along that property line which provides the required buffer. The fencing requirement along the western property line would duplicate an existing barrier therefore the variance is appropriate. The request for allowing to operate with a small area of flood zone is technical in nature as the floodwall has been constructed and mitigated any true flooding concerns in the area. The majority of the surrounding property is zoned either manufacturing or commercial with two exceptions, the property located directly east of the site was annexed into the City and never rezoned (it is zoned agricultural) but is developed with a gasoline station, therefore the variance for the prohibited location from 600' to 40' and therefore technical in nature as the use is appropriate activity within 600' of the pallet operation. The height increase is being requested to allow for more economical use of the storage area. The fire department visits the site on a regular basis and the applicant will comply with the standards requested by the fire department which allows for the stacking of pallets up to 18' in height (see Fire Department spec sheets attached to application). The granting of the requested variance will preserve a substantial property right that is possessed by other property owners as the applicant is trying to adhere to development standard on an operation started 20 years ago. The granting of the special use permit and the variances will not be injurious to neighboring properties nor will the approval of the requests be contrary to the public interest or intent and purpose of the Zoning Code.

Special Permit & Variance List
1271 Harmon Avenue
Able Pallet Mfg. & Repair

- 1) 3392.04 Special Permit for Salvage Yard
- 2) 3392.10 Fencing height – to reduce the required fencing height to 4' at certain locations around the facility (2' reduction) and 0' along the western property line as there is a eastern mound to provide opaquely *(6 ft. required)*
- 3) 3392.10(a) Special Hood Hazard Area – to permit a salvage yard to operate in a small Zone A flood zone.
- 4) 3392.10(b) Height of Stacked Materials – to increase the stackable height of material to 18' from 10' (an increase of 8')
- 5) 3392.12 Prohibited Location – to permit a salvage yard to be located 40' from a properly zoned residentially (a reduction of 560')
- 6) 3392.10(c) Distance Measurement – to allow salvage materials more than 200' from a driveway



manufacturing total sf = 6,480 sf / 750 = 9 spaces
office sf total 2847 sf / 450 = 7 spaces
16 total spaces required

Zoning Map
City of Columbus, Ohio



MAP ID: jbr

DATE: 11/8/16



Scale = 200



Real Estate / GIS Department



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 11/8/16



Disclaimer

Scale = 928



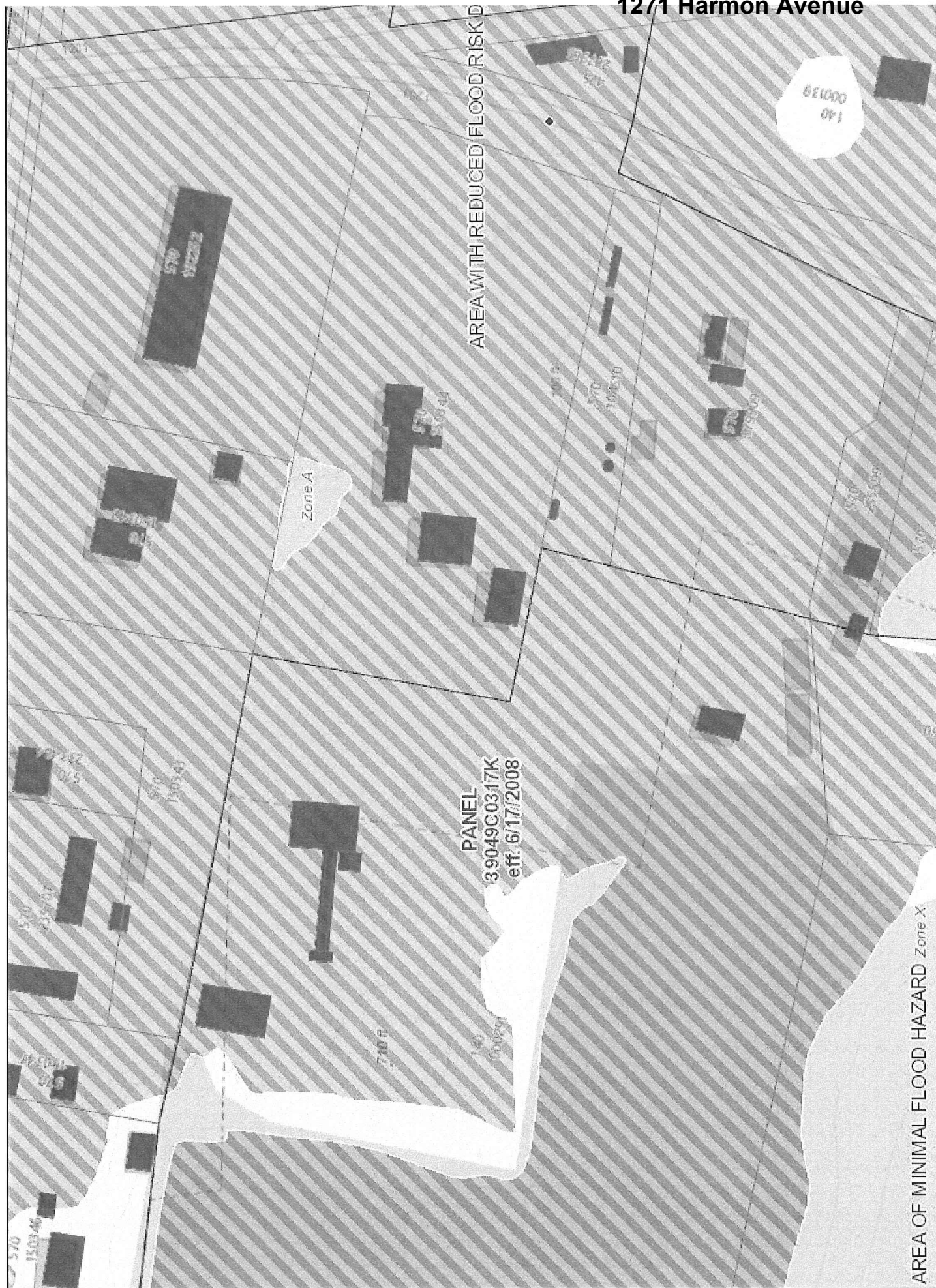
This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on 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

FEMA National Flood Hazard

BZA16-168

1271 Harmon Avenue





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: 570150344

Zoning Number: 1271

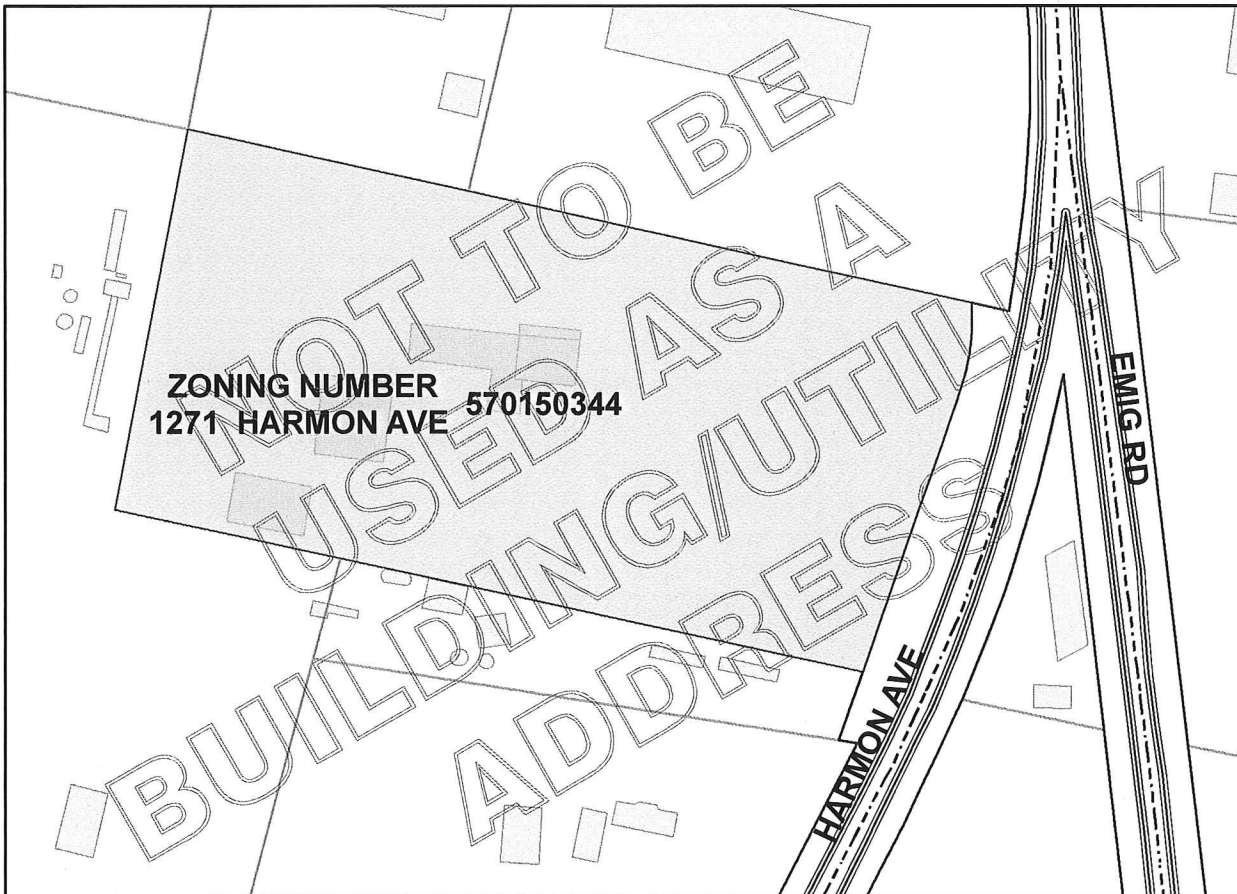
Street Name: HARMON AVE

Lot Number: N/A

Subdivision: N/A

Requested By: SMITH & AND HALE (JACK REYNOLDS)

Issued By: Adyana Amariam Date: 11/8/2016



FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 150 feet

GIS FILE NUMBER: 78516



THE CITY OF
COLUMBUS

HERBERT A. BARTHOLOMEW, MAYOR
DIVISION OF FIRE

Office of the Fire Marshal

3639 Parsons Avenue

Columbus, Ohio 43207

Telephone: 614-221-3132 Ext. 7-5604

CODE COMPLIANCE GUIDELINE

OUTDOOR STORAGE of WOOD AND PLASTIC PALLET STORAGE AND REHABILITATION

Code Requirements:

This code applies to all facilities with either storage or rehabilitation of pallets (both wooden and plastic).

Requirements:

Fire Flow. The minimum required fire flow in pallet storage yards exceeding 3200 sq. ft. of pallet storage areas shall be not less than 2,000 gpm. For storage yards with stable piles greater than 6,200 sq. ft. the required fire flow shall be not less than 3,000 gpm. Pallet storage yards shall not exceed the available fire hydrant flow and spacing.

Fire Hydrants. Fire hydrants required for fire flow purposes for pallet storage arrays shall be installed in accordance within 400 ft. of pallet locations measured along unobstructed access paths.

Fire Department Access. Fire apparatus access roads shall be located within 150 ft. of all portions of the pallet storage array(s). Permanent delineation of on-site fire apparatus access roads shall be provided as required by the fire code official.

Exterior pallet repair and storage areas greater than 3,200 sq. ft. Exterior pallet storage arrays greater than 3200 sq. ft. shall comply with all of the following:

1. Stacks shall not exceed a height of 18 ft.
2. Stacks shall be no closer than eight ft. to any property line or a distance equal to the stack height, whichever is greater.
3. Stacks shall be no closer than eight ft. to any other on-site storage area.
4. Stacks shall be no closer than 15 ft. to any on-site structure.
5. Stacks shall be arranged to form stable piles.
6. Piles shall not contain more than 7,200 cu. ft. of pallets.
7. Piles shall be separated from other piles by a minimum distance of eight ft.
8. Piles shall be arranged in a grid system to form pallet storage arrays with a maximum dimension of 100 ft. by 100 ft.
9. Pallet storage arrays shall be separated by a minimum distance of 20 ft.

Exterior storage not greater than 3200 sq. ft. in area. Exterior pallet storage not greater than 3200 square feet shall comply with all of the following:

1. Stacks shall be no closer than eight ft. to any property line or a distance equal to the stack height, whichever is greater.
2. Stacks shall be no closer than eight ft. to any other on-site storage.

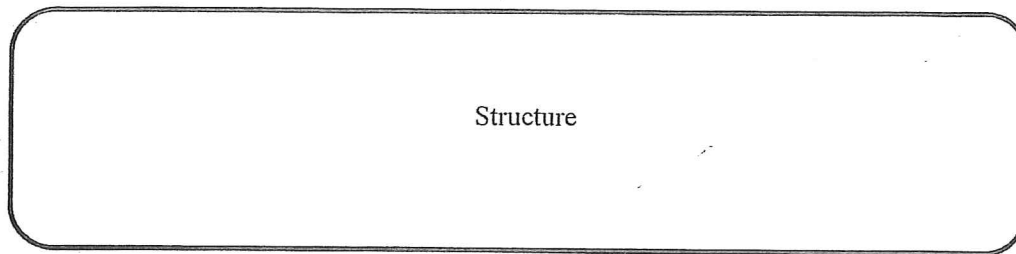
OUTDOOR STORAGE of WOOD AND PLASTIC PALLET STORAGE AND REHABILITATION *Columbus, Ohio*

3. Stacks shall be no closer than 15 ft. to any on-site structure.

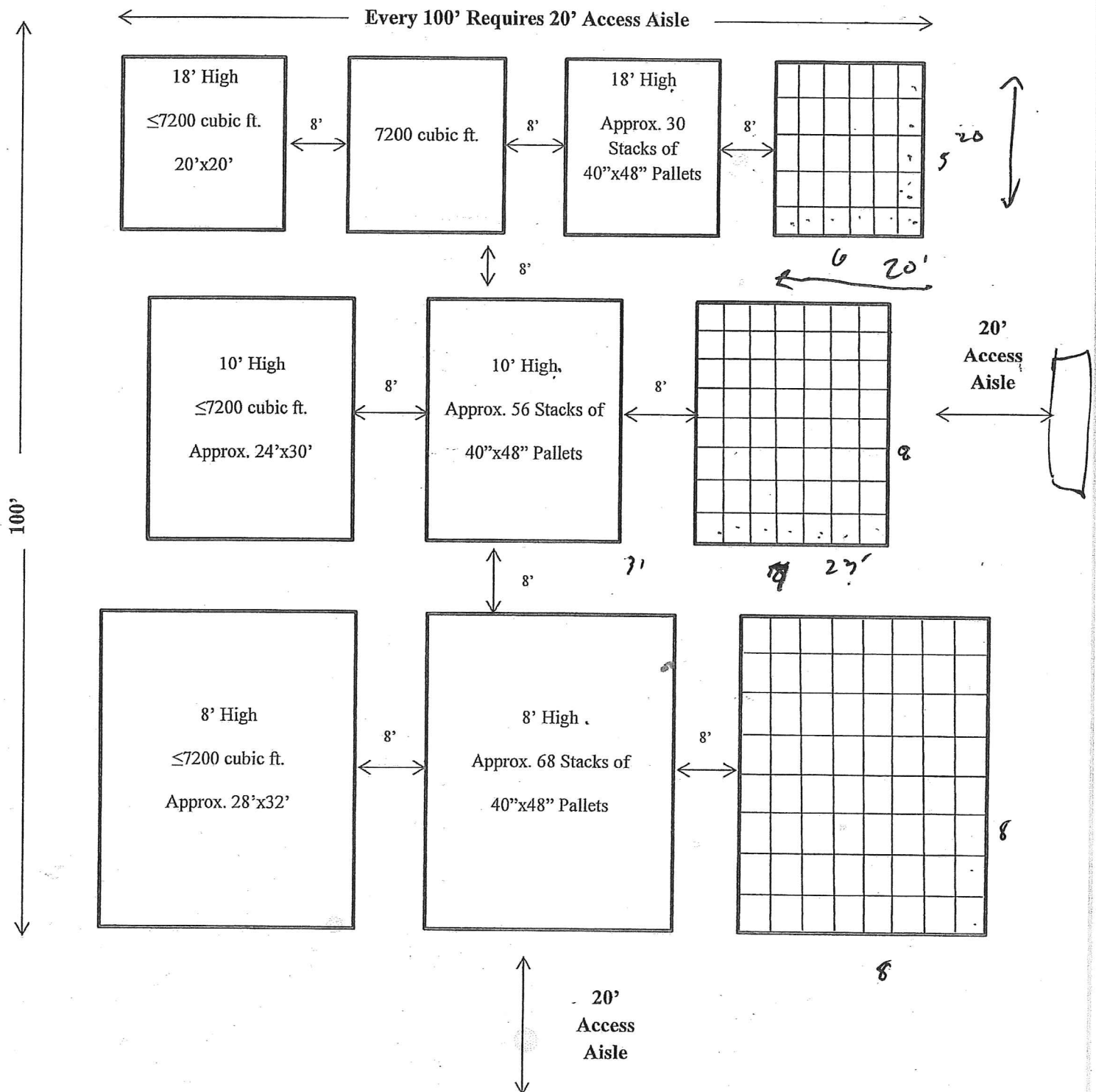
Exception: Where approved by the fire code official, stacks located closer than 15 ft. to a non-site structure shall maintain minimum horizontal clearances based on the quantity of pallets and the level of protection provided by the building construction as follows:

1. The minimum horizontal clearance for 50 pallets or less adjacent to a masonry wall without openings located within 20 ft. horizontally of the pallet stacks, or adjacent to a masonry wall with two hour fire-resistance rated protected openings shall be zero feet.
2. The minimum horizontal clearance for 51 to 200 pallets adjacent to a masonry wall without openings located within 20 ft. horizontally of the pallet stacks, or a masonry wall with two hour fire-resistance rated protected openings shall be eight feet.
3. The minimum horizontal clearance for 50 pallets or less adjacent to a wood or metal building equipped throughout with an approved automatic sprinkler system shall be eight ft.
4. Stacks located less than 15 ft. from an exterior building wall shall not exceed a height equal to 30 inches below the roof line elevation, or 15 feet, whichever is less.
5. Stacks shall be arranged to form stable piles. A stack is an individual stack of pallets, a pile is a group of two or more stacks of pallets grouped together.

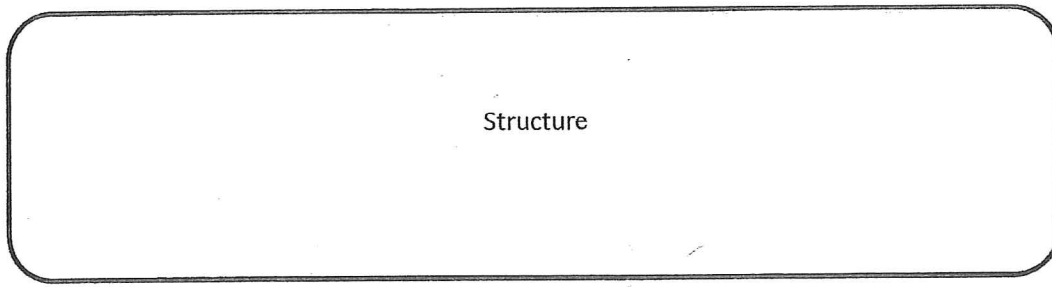
Outside Wood Pallet Storage



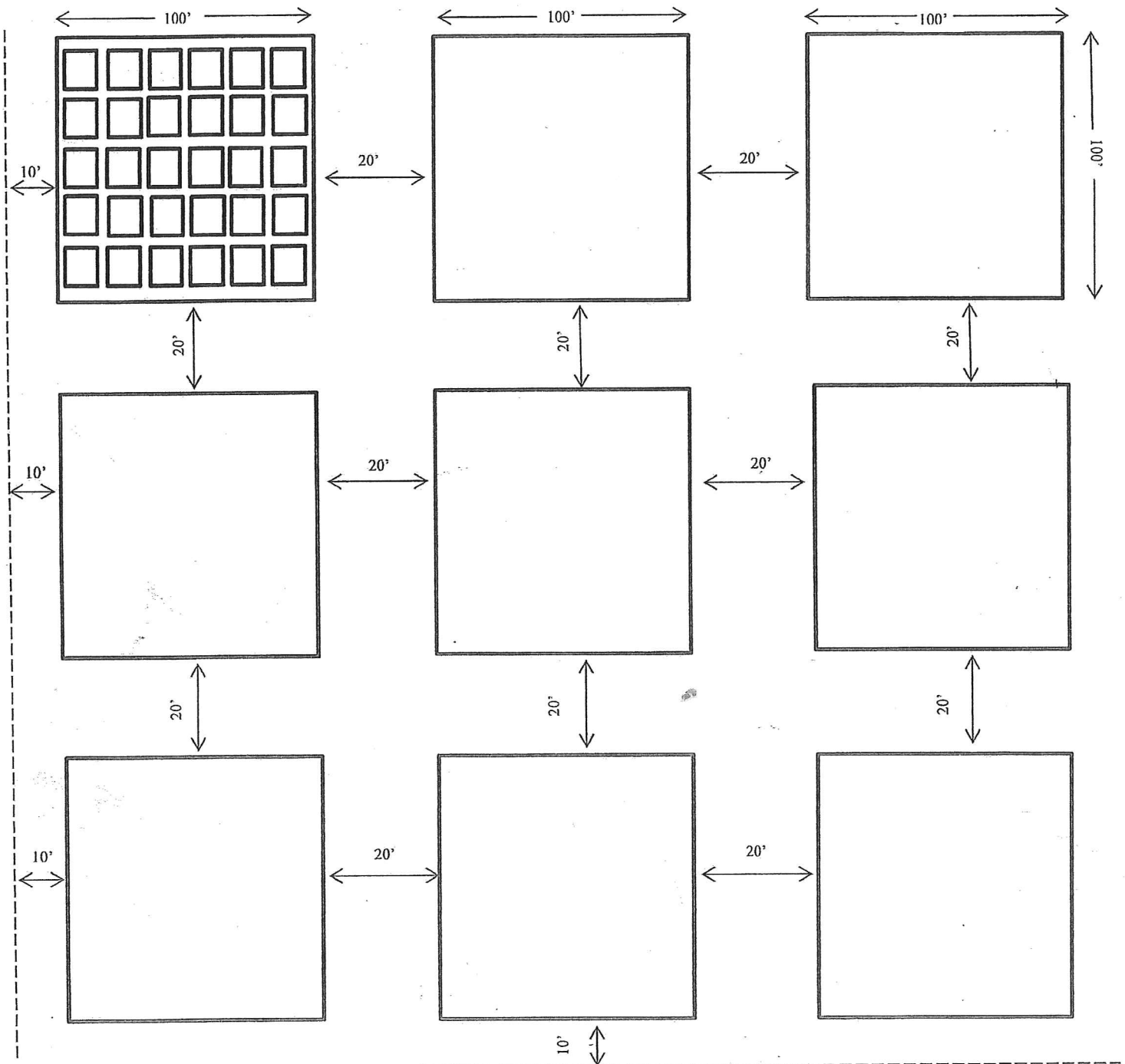
Distance From Structure Shall be 15' Minimum or Equal to the Height of Stacks, Whichever is Greater



Outside Wood Pallet Storage



Distance From Structure Shall be 15' Minimum or Equal to the Height of Stacks, Whichever is Greater



10' from property line, unless there is an opposing hazard

Date of Service/Posting _____

THE CITY OF
COLUMBUS
CODE ENFORCEMENT

Order Number: 16475-17854
Parcel Number: 570150344

Dana M. Rose, Administrator

Able Pallet Mfg. & Repair Inc.
Owner: Michael C. O'Harra
1271 Harmon Ave.
Columbus, OH 43223

COLUMBUS CITY CODE VIOLATION NOTICE

Re: Property Type: M District
At: 1271 HARMON AVE

Location Description (if applicable):
Entire Premises

An inspection has been made at the above address on **October 11, 2016**.

As provided by the Columbus City Code you are hereby given notice to correct the alleged violations listed below within 5 calendar days of the service of this notice unless otherwise noted in this notice, or an approval to 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.

To exercise your right of appeal, a written petition must be filed in this office stating the specific factual reasons for an appeal within fifteen (15) calendar days after service of this notice. Remit the written appeal petition to the City of Columbus, Department of Development/Code Enforcement, 757 Carolyn Avenue, Columbus, Ohio 43224.

Failure to comply with this notice may result in the abatement of violations noted herein, with the cost, including an administrative fee, charged to the owner of the land, and/or criminal and/or civil prosecution.

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

SEE LIST OF VIOLATIONS ON THE ATTACHED PAGE(S)

Kyle Kirker
Code Enforcement Officer
Phone: 614-645-2037
kkirker@columbus.gov
757 Carolyn Avenue
Columbus Ohio 43224

THE CITY OF
COLUMBUS*
CODE ENFORCEMENT

Dana M. Rose Administrator

Date of Service/Posting _____

Order Number: 16470-06457
Parcel Number: 570150344

Able Pallet Mfg. & Repair Inc.
Owner: Michael C. O'Harra
1271 HARMON AVE
COLUMBUS, OH 43223

ZONING CODE VIOLATION ORDER

Re: 1271 HARMON AVE

An inspection has been made at the above address on October 11, 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)

Kyle Kirker
Code Enforcement Officer
Phone: 614-645-2037
kkirker@columbus.gov
757 Carolyn Avenue
Columbus Ohio 43224

1271 HARMON AVE

Order Number: 16475-17854
Parcel Number: 570150344

Environmental Violations

1 709.03 Standards relative to noxious weeds

No owner or person having charge of any premises in the city shall permit to grow any grass, brush, vines, shrubs, or noxious weeds in excess of twelve (12) inches in height. Cited parties are responsible for the removal of high grass, noxious weeds, or solid waste to the centerline of any abutting street, alley, or right-of way.

2 707.03 Standards relative to solid waste

No owner or person having charge of any premises shall store or dispose of garbage, rubbish, debris, animal or solid waste by placing said waste in or on any land or premises in the city. Every owner or person having charge of any premises shall store and dispose of all garbage, rubbish, debris, animal or solid waste from those parts of the premises that he or she controls (including any abutting street, alley, easement or right-of-way to the centerline) in a clean, sanitary, and safe manner.

Including but not limited to junk, demolition debris, construction debris, pallet debris, damaged pallets, and all other manner of solid waste.

Board of Zoning Adjustment Application

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

BZA16-168

1271 Harmon Avenue

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) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 37 W. Broad Street, Suite #460, 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

Able Pallet Mfr. & Repair Inc., 1271 Harmon Avenue, Columbus, OH 43223

1271 Harmon Ave. LLC, (Mary O'Harra) 7035 Foxmoor Place, Columbus, OH 43235

SIGNATURE OF AFFIANT

Jackson B. Reynolds III

Sworn to before me and signed in my presence this 15th day of December, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Natalie C. Timmons

My Commission Expires



Notary Seal Here

Natalie C. Timmons
Notary Public, State of Ohio
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