

## Zoning Report

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### Site Information

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Address	2505 GROVEPORT RD
Mailing Address	2515 GROVEPORT RD COLUMBUS OH 43207-3147
Owner	ACE IRON + METAL CO
Parcel Number	010113204
In Columbus?	Yes
County	FRANKLIN

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### Zoning Information

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Zoning	765, Manufacturing, M, 4/21/1958, 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	Far South Columbus Area Commission
Historic Site	No
Flood Zone	Out
Airport Overlay Environs	None

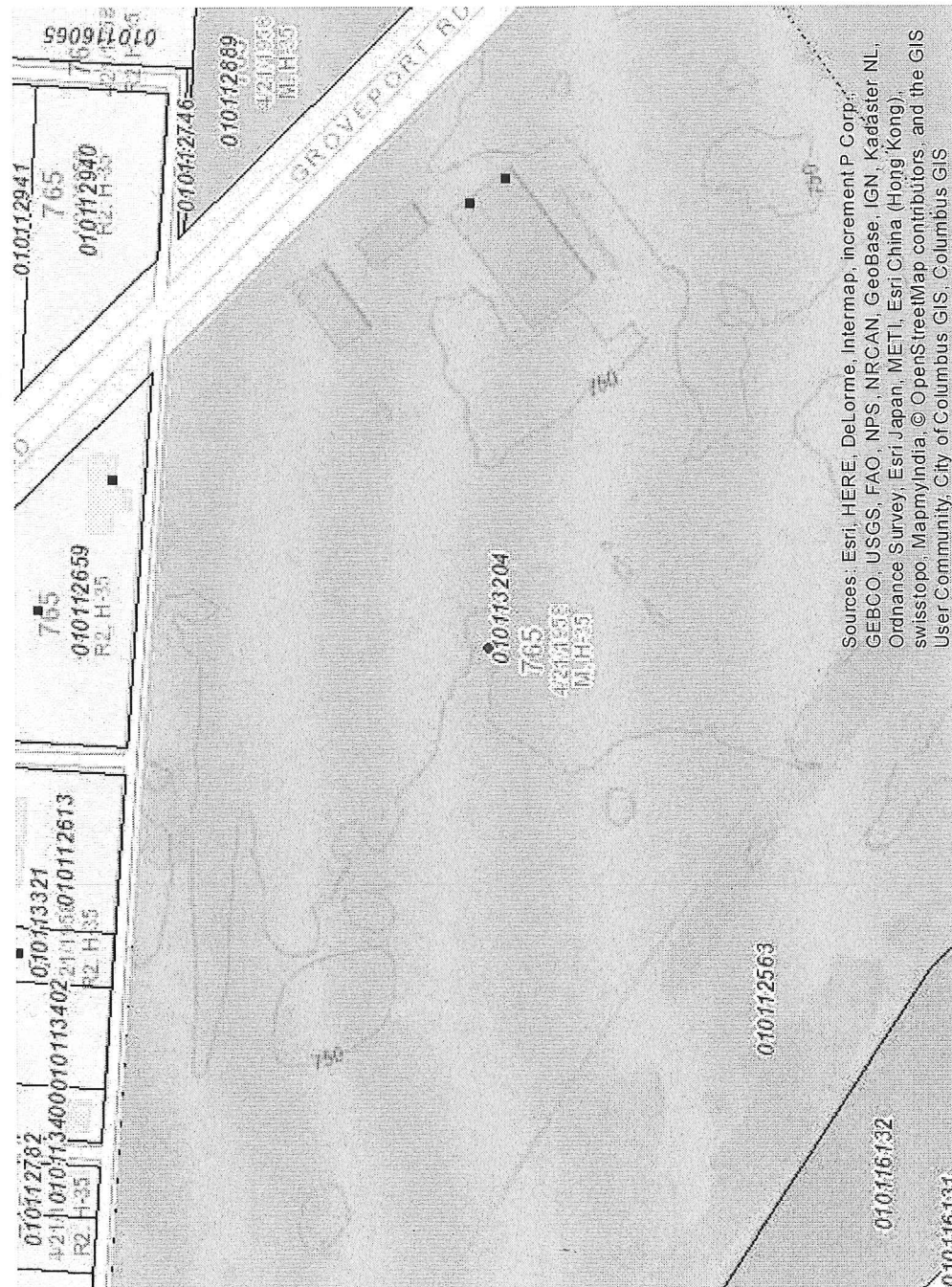
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### Pending Zoning Action

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

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# 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: BZA16-166 Date Received: 12/16/16  
Application Accepted by: D. Reiss Fee: \$1,900.00  
Commission/Civic: Far South  
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:

Variance to section 3392.10(b) to allow the increase of pile heights from 10' to 27'  
( an increase of 17' )

## LOCATION

Certified Address: 2505 Groveport Road City: Columbus, OH Zip: 43207

Parcel Number (only one required): 010-113204

## APPLICANT (If different from Owner):

Applicant Name: Ace Iron & Metal Co. Phone Number: (614) 443-5196 Ext.:

Address: 2515 Groveport Road City/State: Columbus, OH Zip: 43207

Email Address: ashank@aceiron.net Fax Number:

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

Name: Ace Iron & Metal Co. Phone Number: (614) 443-5196 Ext.:

Address: 2515 Groveport Road City/State: Columbus, OH Zip: 43207

Email Address: ashank@aceiron.net Fax Number:

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

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

Address: 37 West 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 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

# Board of Zoning Adjustment Application

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

BZA16-166

2505 Groveport Road

## AFFIDAVIT

STATE OF OHIO

COUNTY OF FRANKLIN

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

of (1) MAILING ADDRESS 37 West 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 the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 2505 Groveport Road

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) Ace Iron & Metal Co.

2515 Groveport Road

Columbus, OH 43207

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

Ace Iron & Metal Co.

(614) 493-5796

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

(5) Far South Columbus Area Commission  
c/o Becky Walcott

723 Ivorton Road South

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

see attached sheet

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

(8) SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 11<sup>th</sup> day of November 2016

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires



Notary Seal Here

Natalie C. Timmons

Notary Public, State of Ohio

My Commission Expires 09-04-2020

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**APPLICANT/PROPERTY OWNER**

Ace Iron & Metal Co.  
2515 Groveport Road  
Columbus, OH 43207

**ATTORNEY**

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

**AREA COMMISSION**

Far South Columbus Area Commissior  
c/o Becky Walcott  
723 Ivorton Road South  
Columbus, OH 43207

**SURROUNDING PROPERTY OWNERS**

Fred M Reid  
2440 Groveport Road  
Columbus, OH 43207

James Connors  
c/o Adm of Est. Angela Crosby  
145 East Rich Street, Suite 200  
Columbus, OH 43215

Virginia Williams  
473 Glendower Avenue  
Columbus, OH \$3207

Rod R & Roxane M Brown  
471 Glendower Avenue  
Columbus, OH 43207

Mark H Garnes Jr.  
483 Glendower Avenue  
Columbus, OH 43207

FMO Investments LLC  
P.O. Box 7867  
Columbus, OH 43207

Mount Clare Properties Ohio Inc.  
c/o Mount Clare Properties  
500 Water Street  
Jacksonville, FL 32202

Darlene West  
545 Glendower Avenue  
Columbus, OH 43207

Altin Oemalli  
2272 Glenbrook Drive  
Columbus, OH 43232

Alan Levine  
2515 Groveport Road  
Columbus, OH 43207

Carl F & Stephanie I Ruggles  
527 Glendower Avenue  
Columbus, OH 43207

Amber Boggs  
4331 Thelma Drive  
Obetz, OH 43207

Loraine F Pettry  
511 Glendower Avenue  
Columbus, OH 43207

Stephen R Young Investments LLC  
5518 Muirfield Way  
Avon, IN 46123

Barbara Butts  
447 Glendower Avenue  
Columbus, OH 43207

City of Columbus – Land Bank  
50 West Gay Street, 4<sup>th</sup> Floor  
Columbus, OH 43215

Victoria A & Alicia S Eckhart  
7603 Tyjon Circle  
Columbus, OH 43235

Lucille G Callahan  
509 Glendower Avenue  
Columbus, OH 43207

Norman Bauman  
4210 Groveport Road  
Obetz, OH 43207

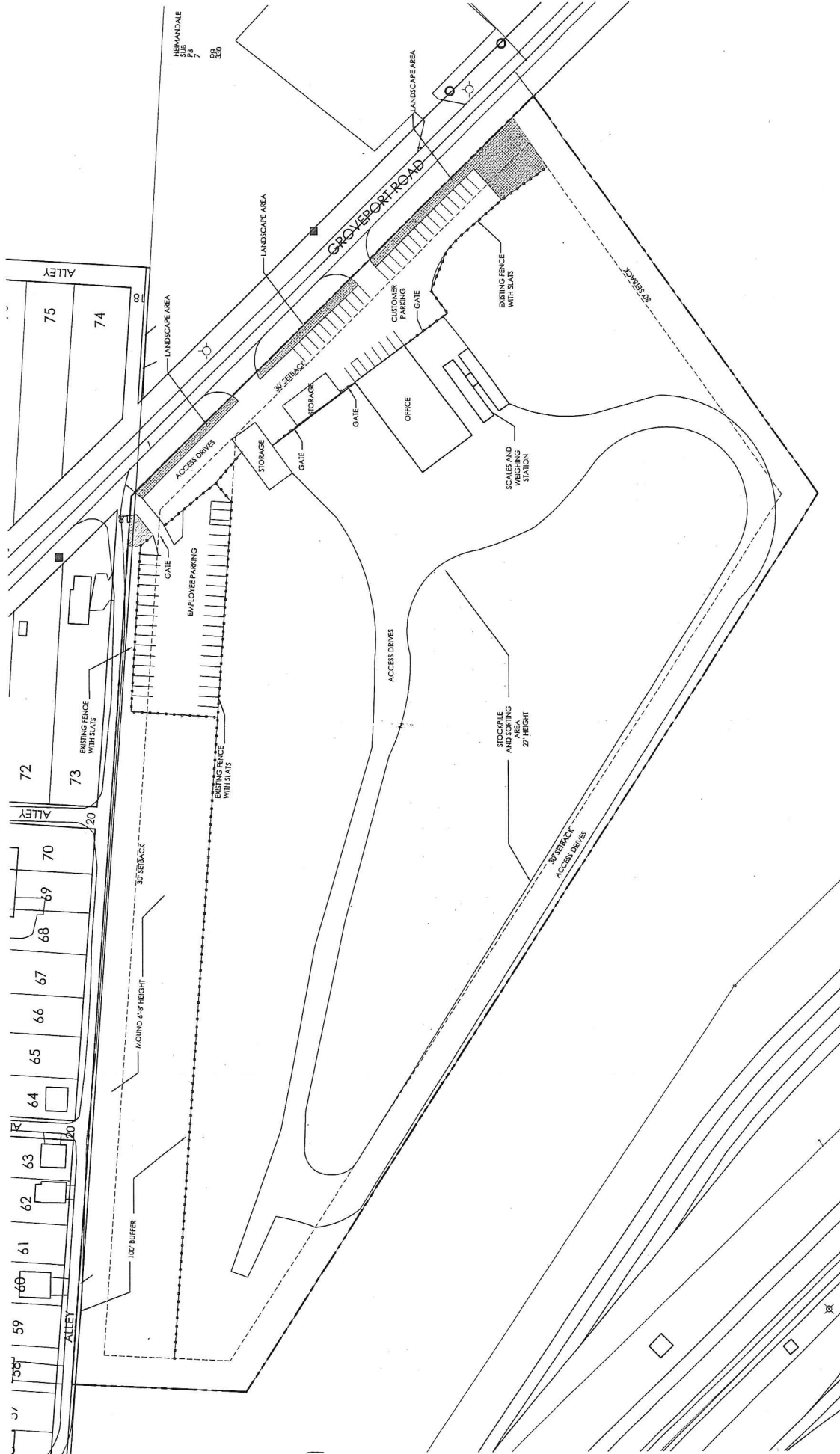
aceiron-groveportrd.lbl (nct)  
11/10/16 S:Docs/s&hlabels/2016

Variance Statement  
2505 Groveport Road  
Ace Iron

The property received a special permit approval in 2001 and has been operating ever since in the same location, however the type of operation slowly evolved from a vehicular salvage yard to a prominent recycling facility, so the special circumstances have changed as the operation has morphed into a recycling facility and the storage of non-flammable materials is a very important part of the business. The accumulation of scrap is an integral part of the business for this type of facility as scrap is collected from the public, sorted and then selectively piled for further recycling. The applicant is proposing a limited area for increased storage height that will pull the materials away from the residential area to the north and the right-of-way of Groveport Road the east. The site plan shows the area where the storage of recycled material can be piled up to 27 feet. The total site is only 12+/- acres in size and the increase in height allows for more storage of non-flammable materials. If the applicant was required to adhere to the 10' high pile height limitation the volume of scrap materials would swamp the site. The decrease in height from 27' to 10' would basically triple the amount of scrap material to be spread over the site and thereby seriously limit the operation of the facility as the amount of storage space will be severely limited. The 10' height limitation would be an inefficient use of the limited storage space available on the site as there are a variety of mandated setbacks, parking and other restrictions that limit use of the property. The purchase and sell of the scrap materials is a market driven business where materials will be purchased and stored on site until the market is ready to buy the materials and there needs to be adequate storage capacity on the site for the holding of materials until it is off loaded and sent on to the next step in the recycling process.

Further the distinction between a working pile versus a storage pile is very gray in this type of business as the stores of scrap can be moved off site within days or weeks based on the demand for the type of stored scrap. The market for a particular type of recycled material can change and the equipment that is used to move the material can be quickly shifted around the site to allow for rapid attention for loading the scrap for transport off the site thereby diminishing the difference between a working pile and storage pile of material. The granting of the requested variance would preserve a substantial property right which is possessed by other property owners who have sought similar variances and the granting of the variance in this instance would allow the applicant to compete on equal footing with other in the industry as well as those who recycle and store material on their property. The granting of the variance would not be injurious to surrounding properties. The applicant holds a license with the City of Columbus for its operations and is inspected on a regular basis, including the fire department who has seen no issues with the height of the materials stored on the site in the past 10 plus years thereto the granting of the height variance is appropriate and necessary for the applicant to maintain competitive footing with its competitors. It is worth noting that the applicant has worked diligently each year with the Code Enforcement staff to ensure compliance with all applicable City Standards and has even gone further to work with the City to help draft and adopt legislation regarding the operation and city supervision of recycling facilities to deter criminal activities taking place in the community. The applicant has worked closely with the Police Department to report and recover stolen property. The granting of the height variance is appropriate and will help a needed service provider to continue effective and efficient service to the Community.





SITE PLAN

**ACE IRON AND METAL**  
PREPARED FOR ACE IRON AND METAL  
DATE 11.10.14

**EMH&T**  
Evans, Mechwart, Hambleton & Tilton, Inc.

Job No: 2006-1366

Mount Clare Properties (Ohio), Inc.  
131.139 Ac.  
O.R. 01963 E18

● = STONE FND.  
 ■ = MON. FND.  
 ○ = I.P. FND.  
 ● = I.P. SET  
 ● = MAG. NAIL FND.  
 ○ = MAG. NAIL SET  
 ▲ = R.R. SPK. FND.  
 △ = R.R. SPK. SET  
 ● = P.K. NAIL FND.

I.P. Set are 13/16" I.D. in  
 place with cap inscribed FND.

I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC.



GRAPHIC SCALE  
(IN FEET)

*BASIS OF BEARINGS: The bearings shown hereon are based on the bearings of South 43° 47' 40" East, for the centerline of Groveport Road as delineated in the deed of record in Official Record 01993 E18.*



By James M. Hall 8/12/08  
Professional Surveyor No. 7840

ACE IRON & METAL COMPANY / Groveport Road boundary survey / 20061366 / 6135





# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 11/8/16



Disclaimer

Scale = 1012



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.

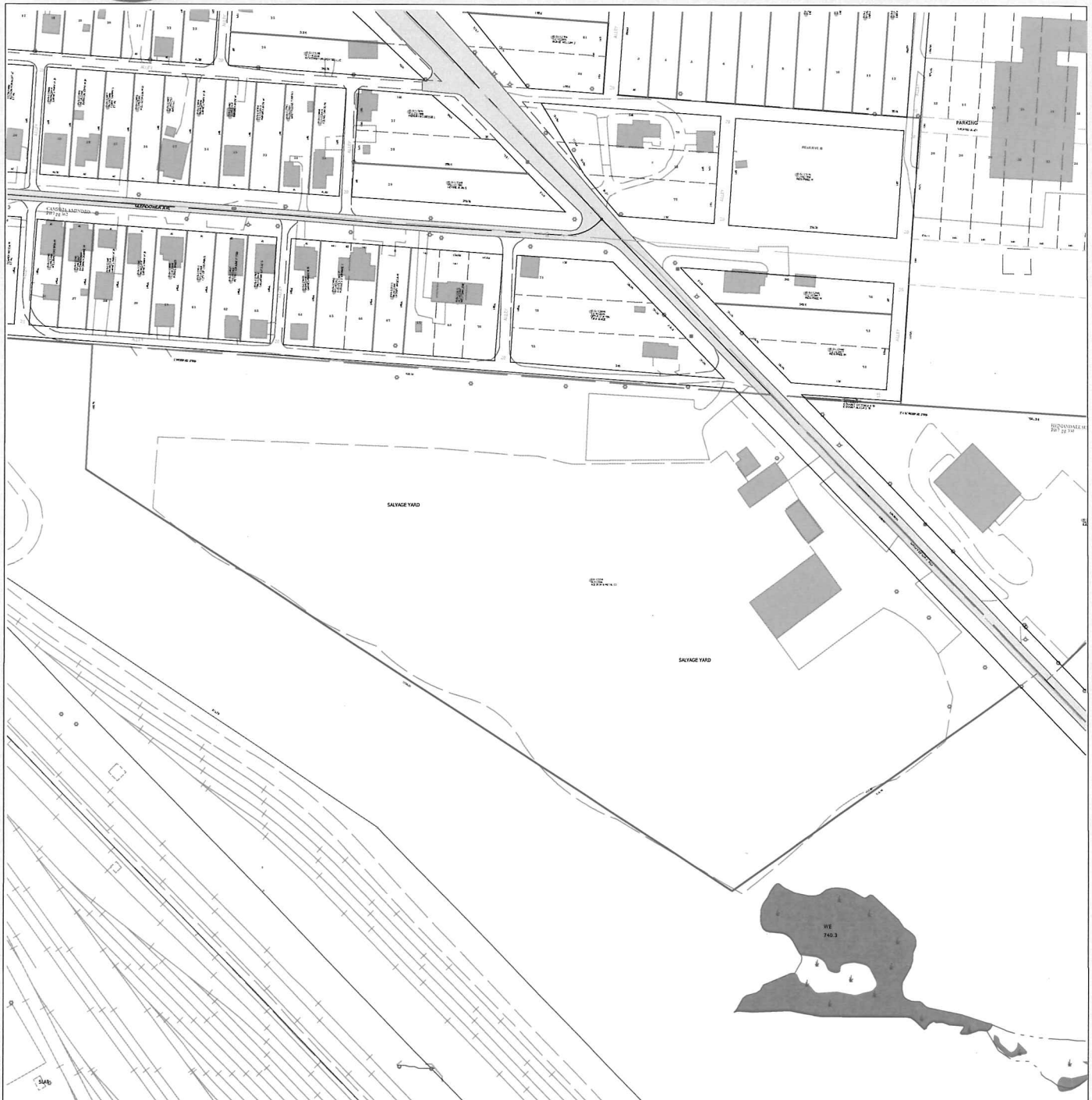
Real Estate / GIS Department



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 11/8/16



Disclaimer

Scale = 200



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Real Estate / GIS Department

JOSEPH W. TESTA

FRANKLIN COUNTY AUDITOR

MAP AREA:

DATE: NOV 3, 2000

PARCEL ID : 010-113204  
 OWNER'S NAME : LEVINE ALAN  
 MAIL ADDRESS : LEVINE ALAN 2515 GROVEPORT RD COLUMBUS OH  
 SITE ADDRESS : 2505 GROVEPORT RD  
 TAX DESIGNATION : CITY OF COLUMBUS  
 DESCRIPTION : GROVEPORT PK 5.60 ACRES R22 T4 S3 LOT 2

TRANSFER DATE : 04/05/1974  
 PRICE : 0  
 43207  
 AUDITOR'S MAP : 0054A 029.00

LAND APPRAISAL : 48700

BUILDING APPRAISAL : 11300

TOTAL APPRAISAL : 60000

## CITY OF COLUMBUS DIVISION OF ENGINEERING AND CONSTRUCTION



## ZONING NUMBER

BY AUTHORIZED SIGNATURE THE FOLLOWING NUMBER

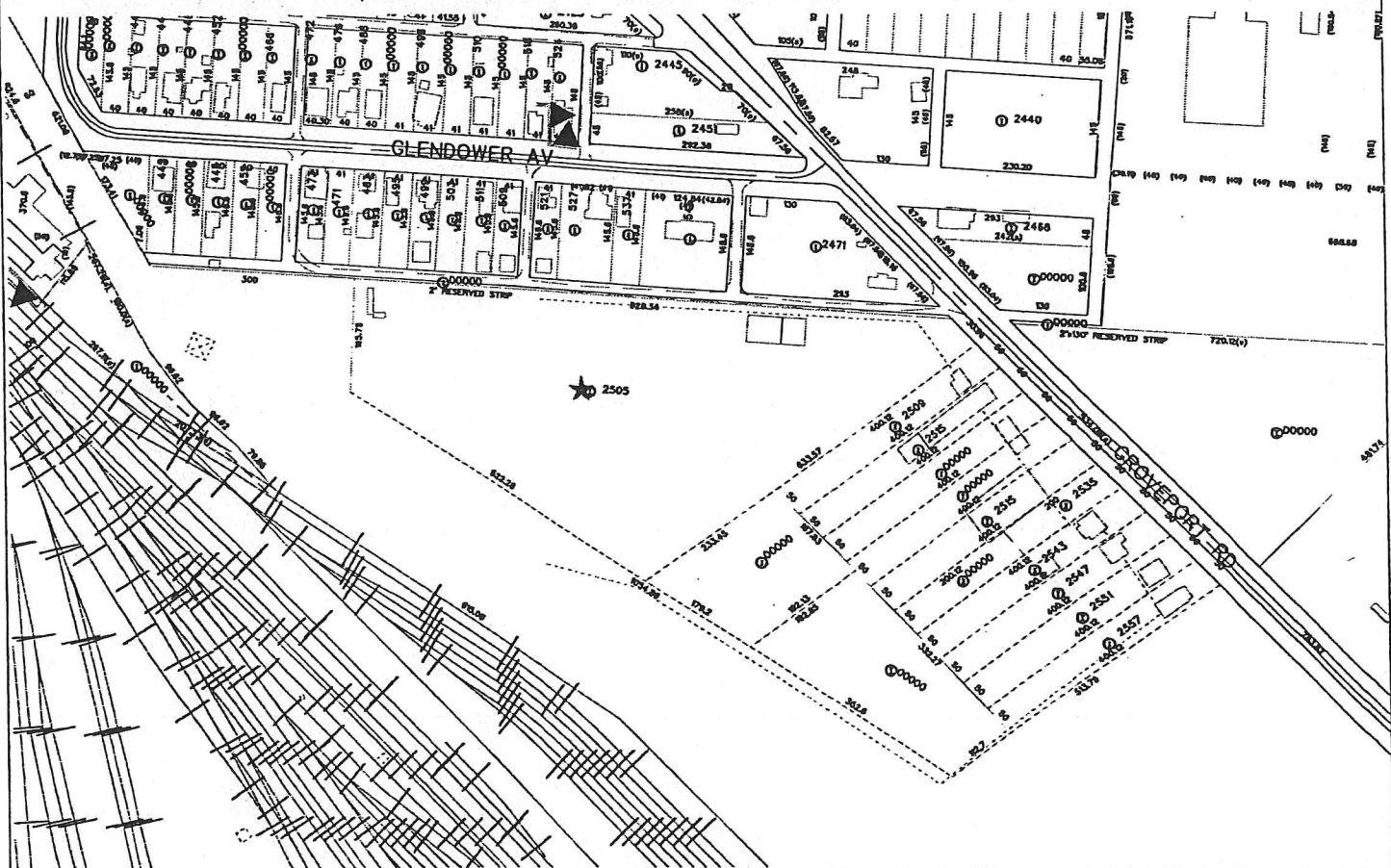
2505 GROVEPORT ROAD

HAS BEEN ISSUED FOR THE REZONING OF PROPERTY.  
 THIS NUMBER IS NOT A CERTIFIED ADDRESS AND HAS  
 NOT BEEN ISSUED FOR THE SECURING OF PERMITS

BJB

ISSUED TO: SMITH & HALE  
 STRUCTURE: NOT APPLICABLE

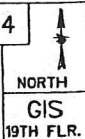
GROVEPORT PK 5.60  
 ACRES R22 T4 S3  
 LOT 2



DISCLAIMER

SCALE 1 = 274

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GIS DIVISION

**Board of Zoning Adjustment Application**

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

**BZA16-166**

**2505 Groveport Road**

**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

Jackson B. Reynolds, III

Being first duly cautioned and sworn (NAME) \_\_\_\_\_  
of (COMPLETE ADDRESS) 37 West 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**

Ace Iron & Metal Co.

2515 Groveport Road, Columbus, OH 43207

SIGNATURE OF AFFIANT

*Jackson B. Reynolds III*

Sworn to before me and signed in my presence this 11<sup>th</sup> day of November, in the year 2016

*Natalie C. Timmons*

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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