

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
DEVELOPMENT

Zoning Report

Site Information

Address	2405 HARRISON RD, COLUMBUS, OH
Mailing Address	2405 HARRISON RD COLUMBUS OH 43204-3509
Owner	CYCLETMET INC
Parcel Number	010018646
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	ORIG, Manufacturing, M, 2/27/1928, H-35
Historic District	None
Short North Special Parking Area	Out
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	None
Commercial Overlay	None
Planning Overlay	None
Graphics Variance	None
Area Commission	West Scioto Area Commission
Historic Site	No
Flood Zone	Out
Airport Overlay Environs	None

Pending Zoning Action

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

Board of Zoning Adjustment Application

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

OFFICE USE ONLY

Application Number: BZA17-095 Date Received: 10 Nov. 2017
Application Accepted by: West Sward Fee: N/A
Commission/Civic: _____
Existing Zoning: _____
Comments: _____

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

☒ Variance ☒ Special Permit

Indicate what the proposal is and list applicable code sections:

3361.41 Reduce setback from 20' to 0'

3392.10b Increase pile height from 10' to 25'

3392.10 Reduce fence height from 6' to 5' and be transparent for 2405 and 2411 Harrison Road

LOCATION

Certified Address: 2405 Harrison Rd City: Columbus Zip: 43209

Parcel Number (only one required): 010-018646-00

APPLICANT (If different from Owner):

Applicant Name: Cyclemet inc/Bernard Senger President Phone Number: 6142760202 Ext.: _____

Address: 2405 Harrison Road City/State: Columbus Zip: 43204

Email Address: bernie@cyclemet.com Fax Number: 6143515615

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

Name: Cyclemet inc Phone Number: 6142760202 Ext.: _____

Address: 2405 Harrison Rd City/State: Columbus Zip: 43204

Email Address: bernie@cyclemet.com Fax Number: 614.351.5615

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

Name: Mark Schieber, Landscape Architect Phone Number: 614.496.1303 Ext.: _____

Address: 2807 Del Mar Drive Ste B City/State: Bexley, OH Zip: 43209

Email Address: landarch@schieberassociates.com Fax Number: 614.754.8752

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

APPLICANT SIGNATURE _____

PROPERTY OWNER SIGNATURE _____

ATTORNEY / AGENT SIGNATURE Mark Schieber, LANDSCAPE ARCHITECT

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Cyclemet inc., by Bernard Senser, president

of (1) MAILING ADDRESS 2405 Harrison Road, Columbus, OH 43204

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 2405 Harrison Road, Columbus, OH 43204

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) Cyclemet, inc

2405 Harrison Road

Columbus, OH 43204

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

Cyclemet inc., by Bernard Senser, president

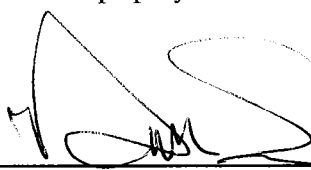
614.276.0202

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

(5) none

and that the attached document (6) 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

(7) SIGNATURE OF AFFIANT



Sworn to before me and signed in my presence this 20th day of July, in the year 2017

David J. Reiss
(7) SIGNATURE OF NOTARY PUBLIC

DAVID J. REISS
NOTARY PUBLIC - STATE OF OHIO
MY COMMISSION EXPIRES MAY 30, 2020

Notary Seal Here

Easy Peel® Labels
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Overlook Investment Ltd or
Current Occupant
2383 Harrison Road
Columbus, OH 43204

Hite Parts Rebuilders, Inc or
Current Occupant
2235 McKinley Ave
Columbus, OH 43204

Sygma Network Inc or
Current Occupant
1390 Enclave Parkway
Houston, Texas 77077

Sanbern Holdings or
Current Occupant
2411 Harrison Road
Columbus, OH 43204

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Current Occupant
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Columbus, OH 43204

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Current Occupant
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Houston, Texas 77077

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2411 Harrison Road
Columbus, OH 43204

BZA17-095
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Board of Zoning Adjustment Application

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Phone: 614-645-7433 • www.bzs.columbus.gov

STATEMENT IN SUPPORT OF VARIANCE(S)

APPLICATION #

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). The board shall take into account all of the following facts and conditions when considering variances:
1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.
 2. Whether the variance is substantial.
 3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.
 4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).
 5. Whether the property owner purchased the property with knowledge of the zoning restriction.
 6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.
 7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

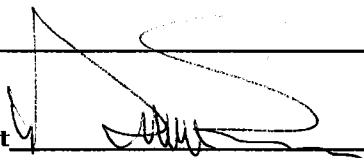
PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code demonstrates practical difficulty as contemplated by that section, in the following ways (use separate page if needed or desired):

3363.41 Reduce setback from 20' to 0' to accomodate the staging of finished material to be shipped out.
3392.10 b Increase pile height from 10' to 25' for the working pile of ferrous material isolated out of
sight behind our buildings

3392.10 Reduce fence height for 2405 and 2411 Harrison road using the existing ODOT fence over I 70
at the back of the property. We will use existing and new vegetation to provide a non-transparent natural
screen.

Signature of Applicant

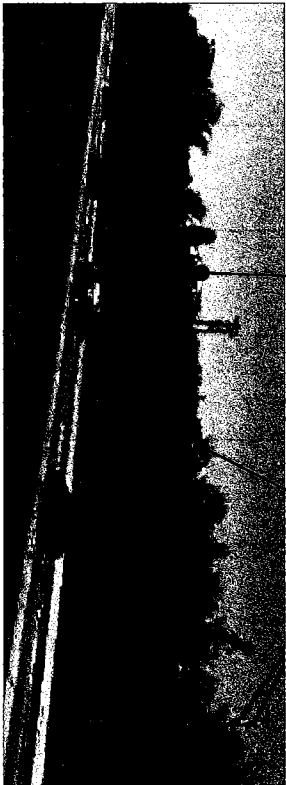
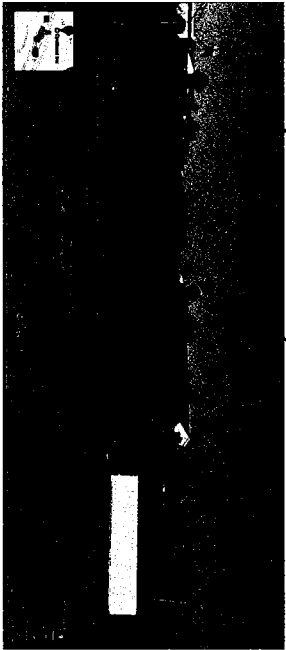
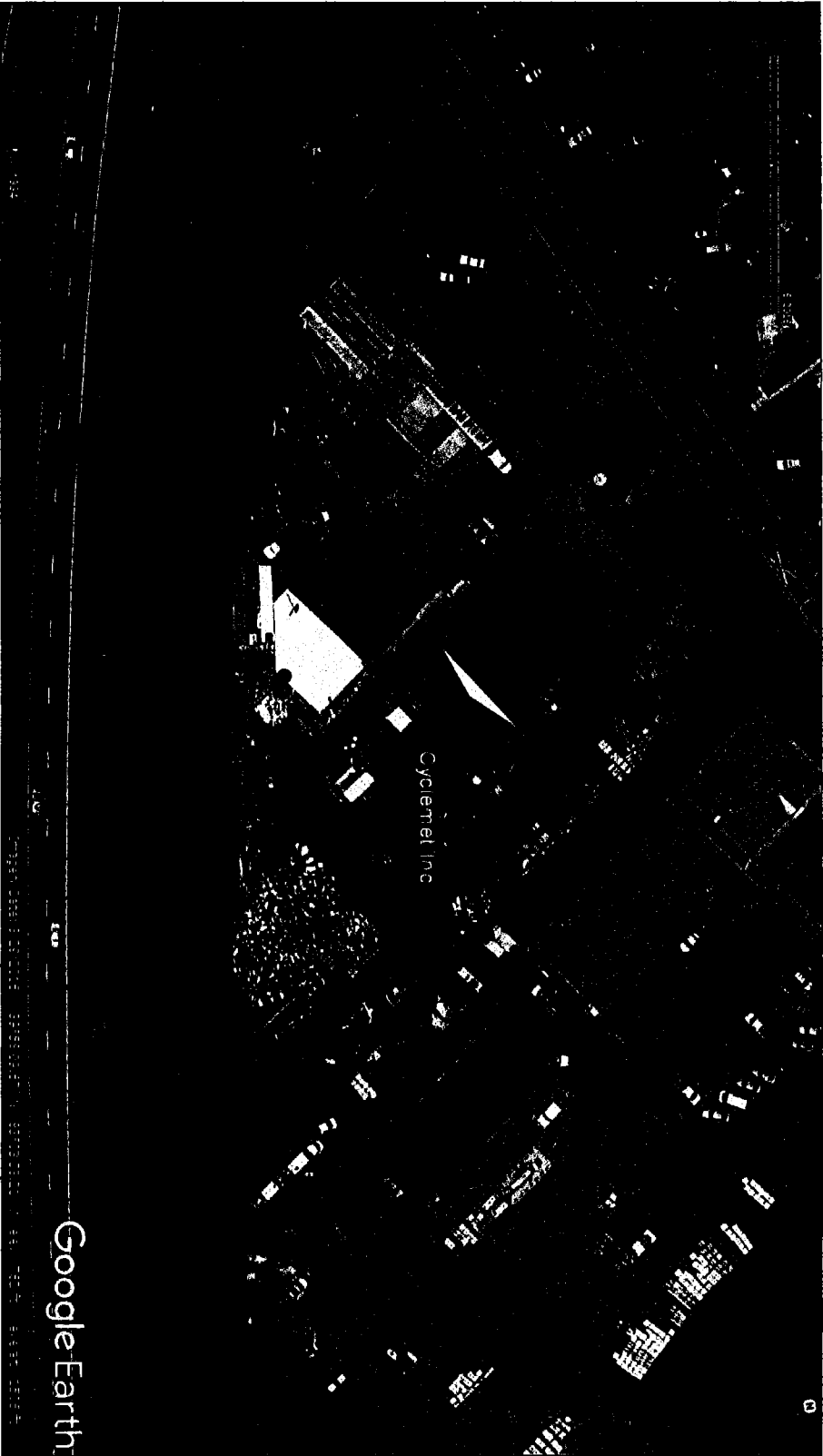


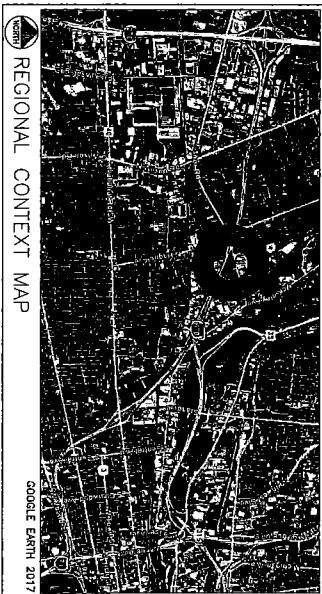
Date

11/10/17

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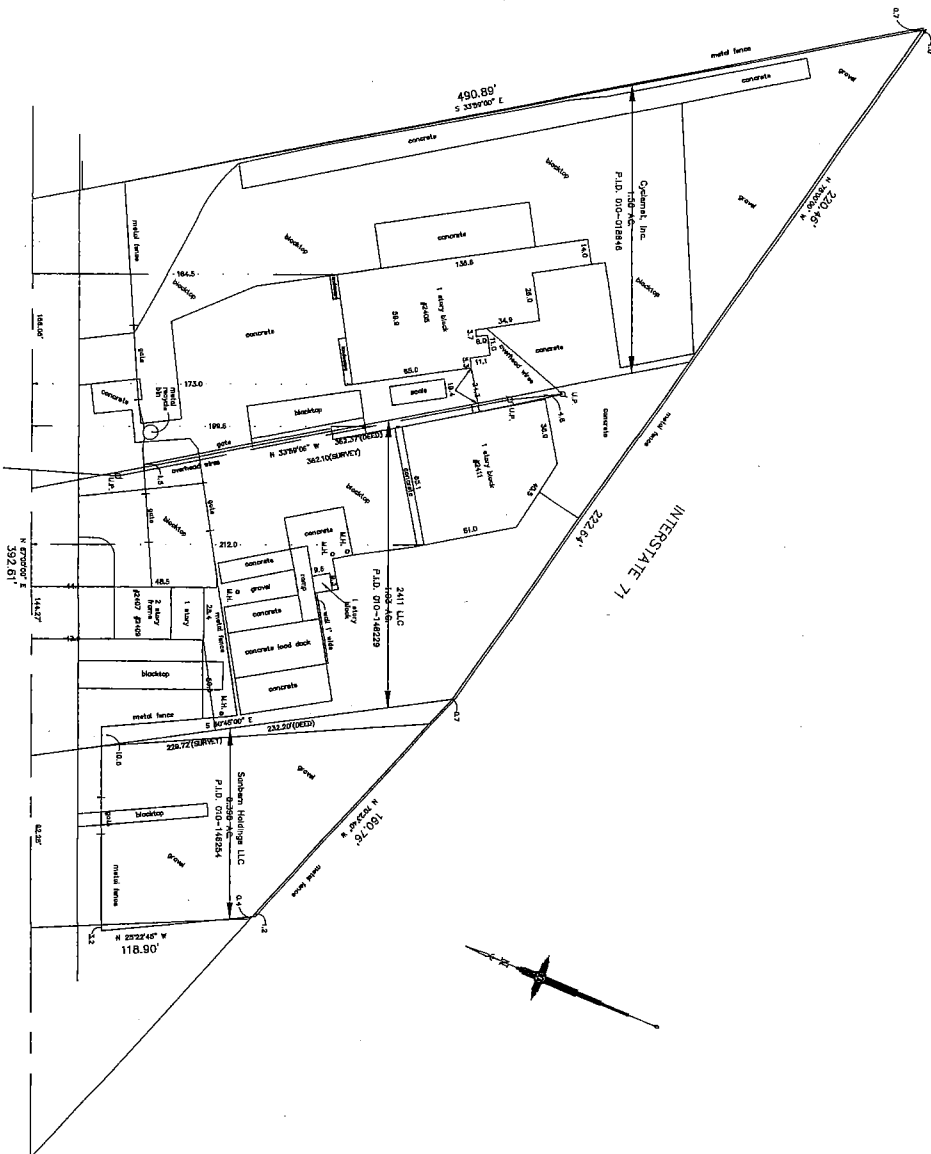
LANDSCAPE PLAN

CYCLEMET INC.

2405 HARRISON ROAD
Columbus, Ohio 43204

[illegible]

Situated in The State of Ohio, County of Franklin, City of Columbus, being a 1.50 Acre Tract, a 1.03 Acre Tract and a 0.396 Acre Tract in Virginia Military Survey 2668



A Mortgage Location Survey prepared for and entitled to:
 Cyclomet, Inc.
 2411 LLC
 and/or
 Southern Holdings LLC

10. Lender hereby certifies that this Mortgage Location Survey was prepared from actual field measurements and is accurate to the best of its knowledge and belief. THE INFORMATION SHOWN HEREON IS NOT TO BE UTILIZED FOR THE DETERMINATION OF BUILDINGS, FINCHES, LANDSCAPES OR OTHER PERMANENT IMPROVEMENTS.

BY: Joseph P. Byrne Professional Surveyor No. 7281

REVISIONS	
No.	Description
1	
2	
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8	
9	
10	

Mortgage Location Survey
 Scale: 1" = 30'
 January 19, 2010
 Posted Address: 2405, 2407,
 2409 & 2411 Harrison Avenue
 Columbus, Ohio 43204

Legend	
1	Survey Boundary
2	Property Boundary
3	Right-of-Way Boundary
4	Easement Boundary
5	Setback Boundary
6	Utility Boundary
7	Water Boundary
8	Other Boundary
9	Structure
10	Other

ingsurvey inc.
 2405 Harrison Road, Columbus, OH 43204
 Phone: (614) 496-1303
 Fax: (614) 496-1304
 Email: info@ingsurveyinc.com
 Website: www.ingsurveyinc.com

MARK A. SCHIEBER ASSOCIATES, L.L.C.
 A Studio of Landscape Architecture & Horticulture
 2807 B Delmar Dr.
 Beavercreek, Ohio 43009
 Mobile: (614) 496-1303
 Office: (614) 754-8752

CYCLEMET
 INC.
 2405 HARRISON ROAD
 Columbus, Ohio 43204

ENGINEER'S
 SURVEY

DATE: 06/29/2017

SCALE:

PROJECT NO.:

C1 of 3

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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) BERNARD SENSER
of (COMPLETE ADDRESS) 2405 HARRISON RD.

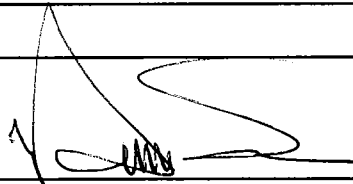
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

BERNARD SENSER 2405 HARRISON RD. COLUMBUS, OH
43204

SIGNATURE OF AFFIANT



Sworn to before me and signed in my presence this 20th day of July, in the year 2017

David J. Reiss
SIGNATURE OF NOTARY PUBLIC

DAVID J. REISS
NOTARY PUBLIC - STATE OF OHIO
MY COMMISSION EXPIRES MAY 30, 2020

Notary Seal Here