

## Zoning Report

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### Site Information

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Address	2310 REFUGEE RD, COLUMBUS, OH
Mailing Address	7725 BASIL WESTERN RD NW CANAL WINCHESTER OH 43110
Owner	HALL RANDALL
Parcel Number	010238695
In Columbus?	Yes
County	FRANKLIN

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### Zoning Information

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Zoning	750, Manufacturing, M, 1/20/1958, 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	Columbus Southside 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	12311-00475, Proposed
Council Variance	None
Graphics Variance	None

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THE CITY OF  
**COLUMBUS**

ANDREW J. GINTHER, 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

Application Number: BZA 17-133 Date Received: 11/13/17  
Application Accepted by: D. Reiss Fee: \$1,200.00  
Commission/Civic: South Side Area Commission  
Existing Zoning: M  
Comments: 1/23/18

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:  
See Exhibit "B"

### LOCATION

Certified Address: 2310 Refugee Road City: Columbus, OH Zip: 43207

Parcel Number (only one required): 010-238695

### APPLICANT (If different from Owner):

Applicant Name: Randall Hall Phone Number: 614-443-2683 Ext.: ----

Address: 2181 Alum Creek Drive City/State: Columbus, OH Zip: 43207

Email Address: RHall@cautoshred.com Fax Number: -----

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

Name: Randall Hall Phone Number: 614-443-2683 Ext.: -----

Address: 2181 Alum Creek Drive City/State: Columbus, OH Zip: 43207

Email Address: RHall@cautoshred.com Fax Number: -----

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

Name: ----- Phone Number: ----- Ext.: -----

Address: ----- City/State: ----- Zip: -----

Email Address: ----- Fax Number: -----

**SIGNATURES** (All signatures must be provided and signed in **blue** ink) Consultant: Dave Perry (David Perry Company, Inc.)  
411 E Town Street, 1st FL, Columbus, Ohio 43215

APPLICANT SIGNATURE Randall Hall

PROPERTY OWNER SIGNATURE Randall Hall

ATTORNEY / AGENT SIGNATURE -----

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

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

Dear BPA, Consultant

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**AFFIDAVIT**STATE OF OHIO  
COUNTY OF FRANKLINBeing first duly cautioned and sworn (1) NAME David B. Perry (David Perry Company, Inc.)  
of (1) MAILING ADDRESS 411 East Town Street, 1st Floor, Columbus, Ohio 43215deposes 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 2310 Refugee Road, Columbus, OH 43207for 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) Randall Hall2181 Alum Creek Drive  
Columbus, Ohio 43207APPLICANT'S NAME AND PHONE #  
(same as listed on front application)Randall Hall  
(614) 443-2683AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR  
OR CONTACT PERSON AND ADDRESS(5) Columbus Southside Area Commission  
c/o Curtis Davis  
584 E Moler Street, Columbus, OH 43207and 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 10<sup>th</sup> day of November, in the year 2017  
(7) SIGNATURE OF NOTARY PUBLIC11-5-2018  
My Commission Expires

Notary Seal Here

Stacey L. Danza  
Notary Public, State of Ohio  
My Commission Expires 11-05-2018PLEASE NOTE: Incomplete information will result in the rejection of this submittal.  
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**EXHIBIT A, Public Notice**  
**2310 Refugee Road**  
**BZA-\_\_\_\_\_**  
**November 10, 2017**

**APPLICANT**

Randall Hall  
2181 Alum Creek Drive  
Columbus, Ohio 43207

**PROPERTY OWNER**

Randall Hall  
2181 Alum Creek Drive  
Columbus, Ohio 43207

**ATTORNEY FOR APPLICANT**

James B. Harris, Attorney  
Harris McClellan Binau & Cox  
37 W Broad Street, Suite 950  
Columbus, OH 43215

**COMMUNITY GROUP:**

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

**PROPERTY OWNERS WITHIN 125 FEET**

Katherine L Gall (*or current occupant*)  
2262 Refugee Road  
Columbus, OH 43204-2843

US BIR Inc.  
(*or current occupant*)  
6955 Sparrow Lane  
Columbus, Ohio 43235-6200

U Part It LLC (*or current occupant*)  
2181 Alum Creek Drive  
Columbus, Ohio 43207-2204

2298 Property LLC (*or current occupant*)  
2298 Refugee Road  
Columbus, OH 43207-2843

Larry E Kaffenbarger, TR (*or current occupant*)  
10991 Ballentine Pike  
New Carlisle, OH 45344-9533

**ALSO NOTIFY**

David B. Perry  
David Perry Company, Inc.  
411 E. Town Street, FL 1  
Columbus, OH 43215



ANDREW J. GINTHER, 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**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):**

See Exhibit 'B'

Signature of Applicant

Date 11-11-17

Consultant

(Dave Perry, David Perry Company, Inc.) Date 11/11/17

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**EXHIBIT B**

**Request for Special Permit and Statement In Support (Variance)**

**2310 Refugee Road, Columbus, OH 43207**

**BZA: SP17/V17 - \_\_\_\_\_**

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2310 Refugee Road is an 8.6 +/- acre parcel on the north side of Refugee Road, approximately one-half mile west of Alum Creek Drive, and is zoned M, Manufacturing. Applicant owns and operates Columbus Auto Shredding and U-Part It, both of which are businesses located on parcels to the south and east. Applicant purchases salvage and junk vehicles for the removal and sale of parts by customers at the U-Part It business. Salvage and junk vehicles are collected and temporarily stored at the 2310 Refugee Road site to supply vehicles for the U-Part It business. Applicant also proposes an expansion of the U-Part It business on the south side of the existing building at 2310 Refugee Road, contiguous with U-Part It. The expansion area is for additional vehicle storage area for vehicles in the U-Part It business, for removal of parts and subsequent salvage of vehicles. The Board of Zoning Adjustment approved a Special Permit and Variance (12311-00475, October 30, 2012) for this site previously. Applicant proposes this new application to update the previous Board Order and to include the expansion area for the U-Part It business. The site is part of a large area zoned M, Manufacturing and developed with industrial uses. The proposed use is appropriate for the area and is supported by the South Side Plan (2014). Recycling of vehicles, other metals and car parts is consistent with public policy goals for recycling and diversion of recyclable materials from landfills.

Special Permit (SP):

By previously granting a Special Permit, the Board of Zoning Adjustment (BZA) has determined the site met the criteria for granting a Special Permit based on the applications at the time of approval. Applicant requests a new Special Permit (3389.07, Impound Lot, Junk Yard or Salvage Yard), to update the 2012 Special Permit and to expand the vehicle storage/parts removal area for U-Part It. The BZA has the authority to grant a Special Permit upon finding that the proposed Special Permit

*"... can be granted without substantial detriment to the public good, without substantial impairment of the general purpose and intent of the zoning district in which the use is proposed to be located, and without significant incompatibility with the general character of the neighborhood." (Section 3307.06 (A), Special Permits).*

Applicant believes the Special Permit meets the criteria of Section 3307.06 (A), in that the new Special Permit will not be detrimental to the public good, will not be detrimental

to the general purpose and intent of the zoning district (M, Manufacturing) and is not incompatible with the general character of the neighborhood, in that the site is zoned M, Manufacturing, is in an area of extensive M, Manufacturing District zoning, and industrial uses are supported by the South Side Plan (2014).

The requested variances will not be injurious to neighboring property owners and will not be contrary to the public interest or the intent of the Zoning Code. Applicant has hardship and practical difficulty to comply with the referenced code sections to reasonably conduct the business as stated.

- A. Applicant requests a Special Permit, to permit the collection and storage of junk and salvage vehicles and to permit the display and removal of parts from junk and salvage vehicles south of the existing building, contiguous to U-Part It (PID 010-237395).
- B. Applicant requests the following variances:
  - 1). 3363.41(b), Storage, to reduce the 600 foot separation from an apartment residential district to the north to 320' (closest point) to the north property line and to zero (0) feet for part of PID 010-112470, a 14 acre parcel abutting the west side of 2310 Refugee Road, most of which is zoned M, Manufacturing, but part, along the Refugee Road frontage, is zoned R, Rural from annexation; to not provide an opaque screen along the north and west property lines and where contiguous with U-Part It, but existing 6' chain link fence to remain; and to reduce the setback for outside storage from 20 feet to zero (0) feet along all property lines except the west property line.

November 12, 2017







Conveyance
Mandatory 9520
Permissive 9520
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR

TRANSFERRED 11770

JUN 24 2013

CLARENCE E. MINGO II  
AUDITOR  
FRANKLIN COUNTY, OHIO

TRANSFER  
NOT NECESSARY

APR 11 2014

CLARENCE E. MINGO II  
AUDITOR  
FRANKLIN COUNTY, OHIO

Reserved for County

201306240106252  
Pg: 3 \$36.00 T20130607269  
06/24/2013 3:32PM BALTIC  
Terry J. Brown  
Franklin County Recorder

CONVEYANCE TAX EXEMPT
C
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR

Reserved for Recorder

12-44468

DEED OF FIDUCIARY  
(5302.09 O.R.C.)

201404110043763  
Pg: 4 \$48.00 T20140023608  
04/11/2014 8:32AM MEPHOCKING VA  
Terry J. Brown  
Franklin County Recorder

Larry E. Kaffenbarger, Trustee of The Larry E. Kaffenbarger Revocable Trust  
w/d/o February 19, 2002, as amended and restated on November 15, 2007, by the power  
conferred by the terms of said Trust, and every other power, for valuable consideration  
paid, grants, with Fiduciary Covenants, to Randall Hall, the Grantee, whose tax mailing  
address is: 7725 Basil Western Rd. Canal Winchester, Ohio, 43110, the following real  
property:

(See Legal Description on EXHIBIT A attached hereto)

Prior Instrument Reference: 200403160056496

Tax Parcel No: 010 - 238695

Grantee accepts the title to real property subject to the restriction that the property shall  
not be used for a period of Fifteen (15) years from the date of recording of this Deed for  
the purpose of manufacturing and distributing new truck bodies and new truck equipment  
without the prior written consent of Grantor. This restriction shall run with the land and  
shall bind Grantee, its successors and assigns, and shall be enforceable by law or in  
equity by Grantor, its successors and assigns.

This conveyance, and Grantor's covenants, are subject to conditions, covenants, restrictions, leases, reservations, and easements of record; all legal highways; zoning and building ordinances; and real estate taxes and assessments, both general and special, accruing from the date of delivery of this instrument and thereafter, which Grantee assumes and agrees to pay in accordance with the terms of the purchase agreement between the parties.

Executed this 21 day of June, 2013.

Larry E. Kaffenbarger  
LARRY E. KAFFENBARGER, TRUSTEE

STATE OF OHIO ) SS:  
COUNTY OF Franklin )

Before Me, a Notary Public in and for said County and State, personally appeared the above named Larry E. Kaffenbarger, Trustee of The Larry E. Kaffenbarger Revocable Trust u/d/o February 19, 2002, as amended and restated on November 15, 2007, who acknowledged that he did sign the foregoing instrument and that the same was his free act and deed on behalf of said Trust.

In Testimony Whereof, I have hereunto set my hand and official seal at Columbville, Ohio, this 21 day of June, 2013.

This Instrument Prepared By:  
Jeffrey D. Windon - Attorney



Christina M. Yoder  
NOTARY PUBLIC  
CHRISTINA M. YODER  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES MARCH 11, 2017

EXHIBIT A

Situated in the State of Ohio, County of Franklin, and in the City of Columbus. Being parts of Half Section 36 and 37, Township 5, Range 22 of the Refugee Lands, and being part of the same 31.824 acre tract as conveyed in a deed to 5K1 Ltd., an Ohio limited liability company, (as shown in Official Record 34012J18) and being more particularly described as follows:

Beginning for reference at a State of Ohio Department of Transportation Centerline monument box (found) at station 86+24.53, as shown on a Centerline Plat of the Relocated Refugee Road (page 220/245 thru 245/245 also 2/24 thru 24/24), thence with the centerline of Refugee Road South 43° 46' 14" West a distance of 224.53 feet to Survey nail (set) at station 84+00;

thence North 46° 13' 46" West a distance of 40.00 feet to an iron pipe (found) at station 84+00 (40 feet right), and being the north right-of-way line of Refugee Road;

thence with the following 4 calls along the north line of said Refugee Road right-of-way, South 43° 46' 14" West a distance of 400.00 feet to an iron pipe (found);

thence South 51° 44' 59" West a distance of 195.94 feet to an iron pipe (found);

thence South 66° 34' 29" West a distance of 206.99 feet to an iron pipe (found);

thence South 84° 38' 46" West a distance of 269.39 feet to an iron pipe (set) and being the True place of Beginning;

thence continuing with the north line of said right-of-way, South 84° 38' 46" West a distance of 60.23 feet to an iron pipe (found), at the southeast corner of a 14.16 acre tract as conveyed in a certificate of transfer to Katherine & Estella Gall (as shown in Official Record 33346D05);

thence with the east line of said 14.16 acre tract, North 00° 21' 33" West a distance of 1282.57 feet to an iron pipe (found), on the south line of the Toledo and Ohio Railroad (as shown in Deed Book 262 Page 165);

thence with the south line of said railroad, North 67° 08' 10" East a distance of 525.60 feet to an iron pipe (set);

thence with the following 3 calls crossing said 31.824 acre tract South 14° 33' 51" East a distance of 562.21 feet to an iron pipe (set);

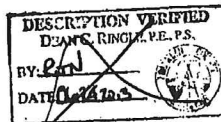
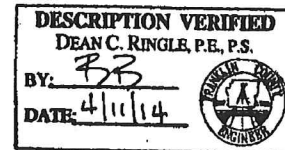
thence South 67° 08' 10" West a distance of 610.00 feet to an iron pipe (set);

Thence South 00° 21' 35" East a distance of 700.00 feet, to the True Place of Beginning containing 8.617 acres.

This description is based on an actual survey completed in December 1996 by the Harmon Surveying Company. Bearings were based on the North line of said 31.824 acre tract as being North 67° 08' 10" East as shown in previous deed reference (Official Record 16765D18). All iron pipes that are set are 30" in length x 3/4" OD with a yellow plastic cap marked "HARMON P57659". All deed references are recorded with the Franklin County Recorder's Office.

RECORDER: THIS DEED IS BEING RE-RECORDED TO CORRECT ERROR  
IN LEGAL DESCRIPTION

053P  
All of  
(010)  
238695



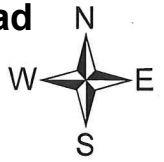
053P  
All of  
(010)  
238695



This is to certify that the foregoing is a true and correct copy of  
a Deed on record in Records Office, Franklin County,  
Ohio, Instrument # 201306240156252 in testimony  
whereof I have hereunto subscribed my name and affixed my  
official seal this 3 day of Mar 20 14

Terry J Brown, Recorder  
By E. Johnson Deputy

# 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: 010238695

Zoning Number: 2310

Street Name: REFUGEE RD

Lot Number: N/A

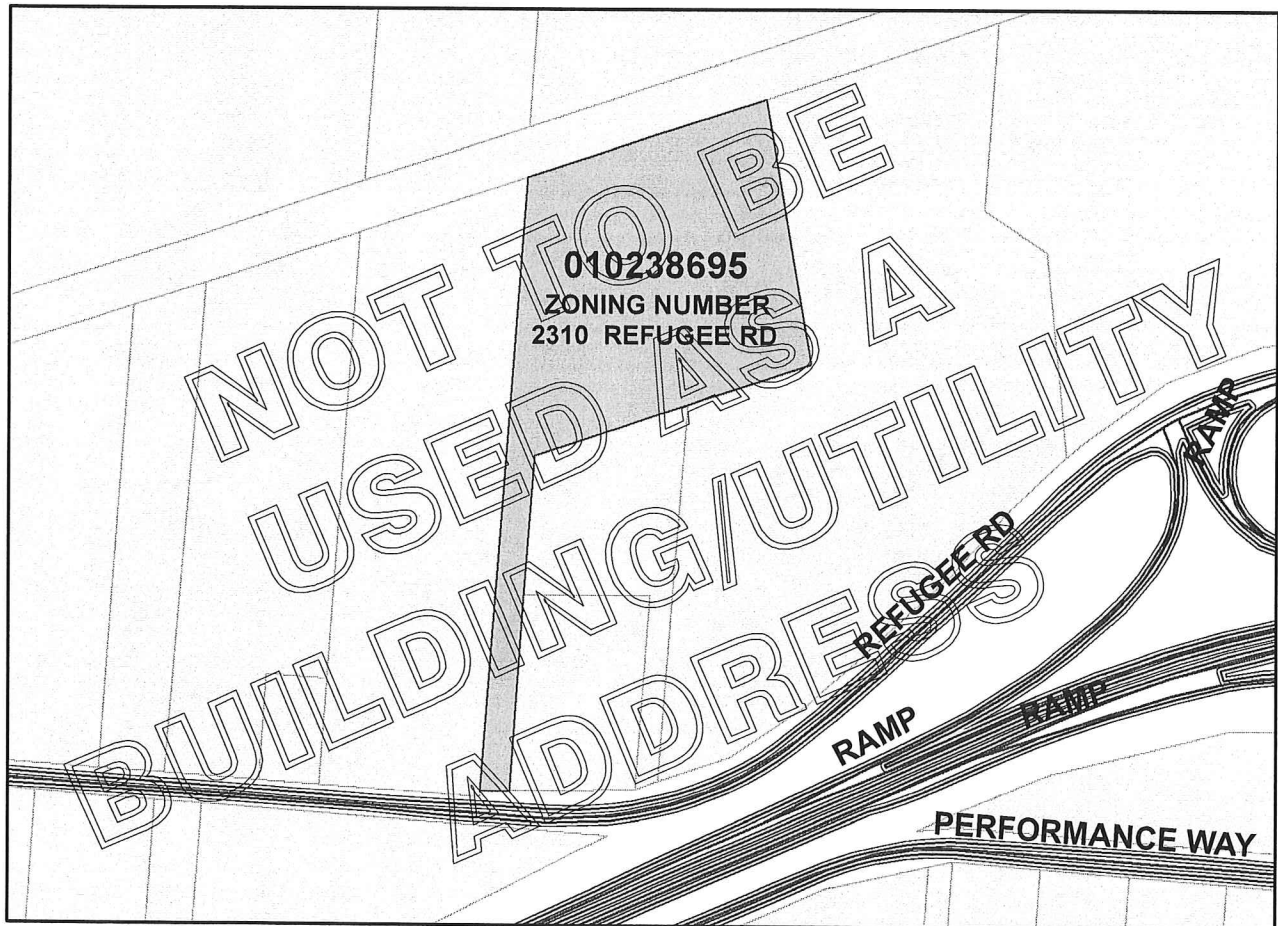
Subdivision: N/A

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

Issued By:

*Adyana Amarian*

Date: 10/20/2017



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

SCALE: 1 inch = 400 feet

GIS FILE NUMBER: 105733

THE CITY OF  
**COLUMBUS**

ANDREW J. GRIFFIN, 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) Randall Hall  
of (COMPLETE ADDRESS) 2181 Alum Creek Drive, Columbus, Ohio 43207  
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
Randall Hall	2181 Alum Creek Drive
	Columbus, OH 43207

SIGNATURE OF AFFIANT

*[Handwritten Signature]*

Sworn to before me and signed in my presence this 10th day of November, in the year 2017

SIGNATURE OF NOTARY PUBLIC

*Stacey L. Danza*

11-5-2018

Notary Seal Here

My Commission Expires



Stacey L. Danza  
Notary Public, State of Ohio  
My Commission Expires 11-05-2018

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