



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Wed Oct 21 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 2411 HARRISON RD COLUMBUS, OH

Mailing Address: PO BOX 9806

COLUMBUS OH 43209-0806

Owner: 2411 LLC

Parcel Number: 010146229

ZONING INFORMATION

Zoning: ORIG, Manufacturing, M
effective 2/27/1928, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

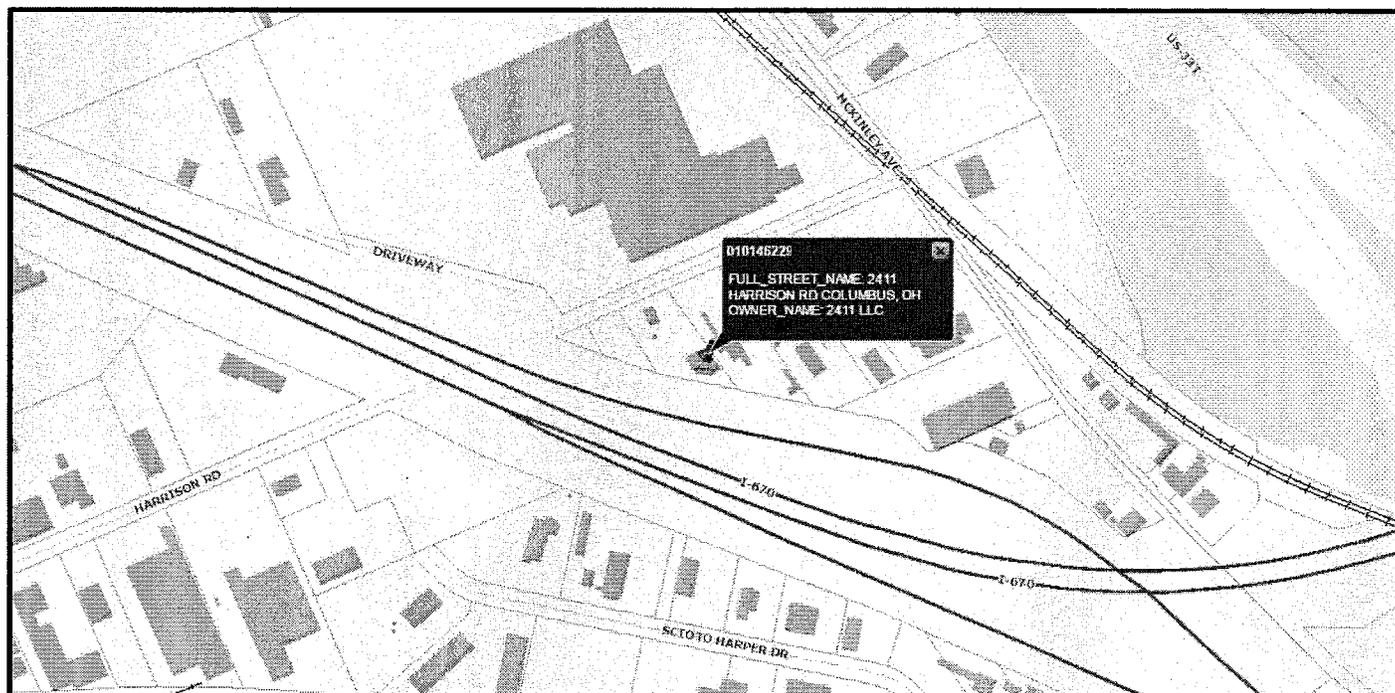
PENDING ZONING ACTION

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: BZA15-112 Date Received: 5 Oct. 2015
Application Accepted by: [Signature] Fee: \$1900
Commission/Civic: N/A
Existing Zoning: M
Comments: _____

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

- Variance Special Permit

Indicate what the proposal is and list applicable code sections:

Expand Scrap Yard License to Include Parcel 010-146229 and 010-146254
Variance to Increase outside storage Height from 10' to 15' as indicated
in Section 3392.10b (BOTH SITES)

LOCATION

Certified Address: 2411 Harrison Road City: Columbus Zip: 43204

Parcel Number (only one required): 010-146229

APPLICANT (If different from Owner):

Applicant Name: Cyclemet, inc. Phone Number: 614-276-0202 Ext.: _____

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

Email Address: bernie@cyclemet.com Fax Number: 614-351-5615

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

Name: Sanbern Holdings, LLC & 2411 LLC(subsidiary) Phone Number: 614-732-4997 Ext.: _____

Address: 2411 Harrison Road City/State: Columbus, OH Zip: 43204

Email Address: sandy@cyclemet.com Fax Number: 614-351-5615

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

Name: Bernard L. and Sandra G. Senser Phone Number: 614-276-0202 Ext.: _____

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

Email Address: bernie@cyclemet.com Fax Number: 614-351-5615

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

APPLICANT SIGNATURE _____

PROPERTY OWNER SIGNATURE Sandra G. Senser

ATTORNEY / AGENT SIGNATURE [Signature] Sandra G. Senser

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
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Please make checks payable to the Columbus City Treasurer

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Cyclemet, inc by Bernard L. 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 _____
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 (4) Sanbern Holdings, LLC
AND MAILING ADDRESS Sandra G. Senser, managing member
2405 Harrison Road
Columbus, OH 43204

APPLICANT'S NAME AND PHONE # (4) Cyclemet, inc. by Bernard L. Senser, president
(same as listed on front application) 614-276-0202

AREA COMMISSION OR CIVIC GROUP (5) none
AREA COMMISSION ZONING CHAIR _____
OR CONTACT PERSON AND ADDRESS _____

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>Overlook Investments, Ltd</u>	<u>2383 Harrison Road, Columbus, OH 43204</u>	<u>same</u>
<u>Hite Parts Rebuilders, inc</u>	<u>2235 McKinley Ave, Cols, OH 43204</u>	<u>same</u>
<u>Sygma Network, Inc</u>	<u>2400 Harrison Rd Cols, OH 43204</u>	<u>1390 Enclave Pkwy, Houston TX 77077</u>

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

(8) SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 2nd day of October, in the year 2015

M. Seth Fisher
(8) SIGNATURE OF NOTARY PUBLIC

05/22/2019 Notary Seal Here
My Commission Expires



MICHAEL SETH FISHER
Notary Public, State of Ohio
My Comm. Expires 05-22-2019

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STATEMENT OF HARDSHIP

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). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. Special circumstances or conditions apply to the subject property that do not apply, generally, to other properties in the same zoning district.
2. The special circumstances or conditions are not the result of the actions of the property owner or applicant.
3. The special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
4. The grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
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.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

Cyclemet, inc has outgrown the current location at 2405 Harrison Road and due to difficulty in obtaining a scrap license on other property, we request the expansion of the current license to the adjoining property.

The variance in height from 10' to 15' will accommodate more material in a small area.

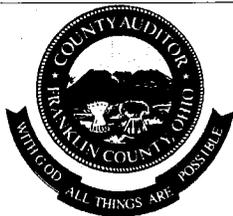
Signature of Applicant

[Handwritten Signature]

Date

10/2/15

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CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: JP

DATE: 9/17/15



Disclaimer

Scale = 90

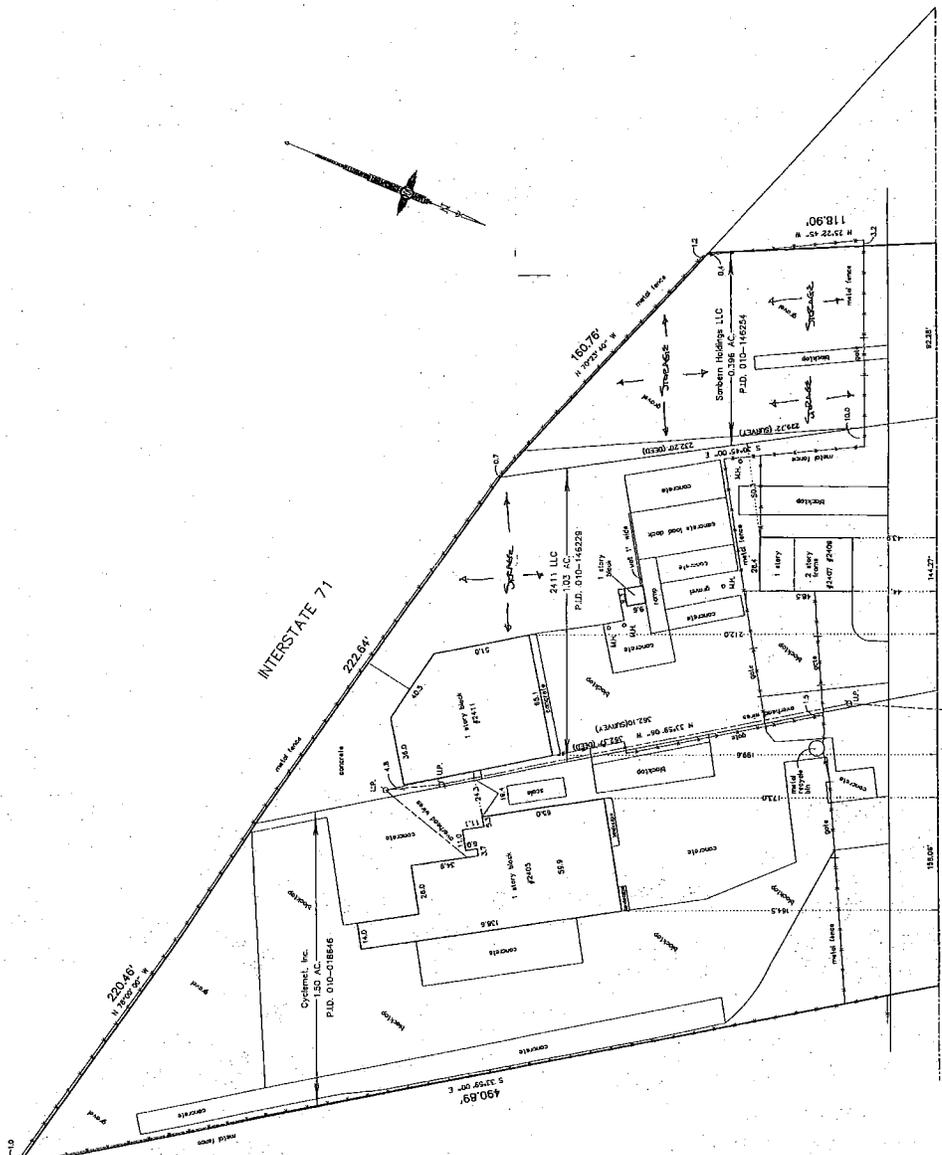


This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on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

REVISIONS:	
No.	Description
1	Initial Survey
2	Final Survey
3	Final Survey
4	Final Survey
5	Final Survey
6	Final Survey
7	Final Survey
8	Final Survey
9	Final Survey
10	Final Survey
11	Final Survey
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25	Final Survey
26	Final Survey
27	Final Survey
28	Final Survey
29	Final Survey
30	Final Survey

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

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 0.386 Acre Tract in Virginia Military Survey 2668



Legend

1	1/4" Iron Pipe
2	1/4" Iron Pipe
3	1/4" Iron Pipe
4	1/4" Iron Pipe
5	1/4" Iron Pipe
6	1/4" Iron Pipe
7	1/4" Iron Pipe
8	1/4" Iron Pipe
9	1/4" Iron Pipe
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26	1/4" Iron Pipe
27	1/4" Iron Pipe
28	1/4" Iron Pipe
29	1/4" Iron Pipe
30	1/4" Iron Pipe

myerssurveying.com
Myers Surveying, Inc.
2405, 2407, 2409 & 2411 Harrison Avenue
Columbus, Ohio 43204
614.291.3577
info@myerssurveying.com



A Mortgage Location Survey prepared for and entitled to:
Cyclomet, Inc.
d/b/a
2411, LLC
Sanbern Holdings LLC

We hereby certify that the foregoing Mortgage Location Survey was prepared from actual field measurements in accordance with Chapter 4733-33, Ohio Administrative Code, and is not a boundary survey prepared in Chapter 4733-37 of said code.
THE INFORMATION SHOWN HEREON IS NOT TO BE UTILIZED FOR THE INSTALLATION OF BOUNDARY LINES, LINES OF ADJACENT PROPERTY, OR OTHER PERMANENT IMPROVEMENTS.
BY: *Joseph P. Myers* Professional Surveyor No. 7351

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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 L. Senser
of (COMPLETE 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 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 L. Senser	2405 Harrison Road, Columbus, OH 43204
Sandra G. Senser	2405 Harrison Road, Columbus, OH 43204

SIGNATURE OF AFFIANT [Handwritten Signature]

Sworn to before me and signed in my presence this 2nd day of October, in the year 2015

[Handwritten Signature]
SIGNATURE OF NOTARY PUBLIC

05/22/2019
My Commission Expires

Notary Seal Here



MICHAEL SETH FISHER
Notary Public, State of Ohio
My Comm. Expires 05-22-2019

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