



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

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

OFFICE USE ONLY

Application Number: 12311-0-00475
Date Received: 8/13/12
Commission/Group: South Side
Existing Zoning: M Application Accepted by: 10. Reiss Fee: \$1,900.00
Comments: 10/23/12

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☒ Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

CC 3389.07 - Special Permit to allow a vehicle collection and transfer station (salvage yard)

CC 3392.12 - To allow salvage operation within 600 feet of a residentially zoned district

LOCATION

1. Certified Address Number and Street Name 2310 Refugee Road

City Columbus State Ohio Zip 43207

Parcel Number (only one required) 010-238695

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Randall Hall

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

Phone # 614-226-7610 Fax # 614-459-2781 Email casi@rroho.com

PROPERTY OWNER(S):

Name Larry E. Kaffenbarger Trust

Address 10100 Ballentine Pk. City/State New Carlisle, OH Zip 45344

Phone # 614-443-3600 Fax # 614-443-3612 Email www.kaffenbarger.com

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

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney

☐ Agent

Name Edward T. McClellan, Esq.

Address 880 Mendes Court City/State Columbus, Ohio Zip 43235

Phone # 614-226-7610 Fax # 614-459-2781 Email: tmcclellan@ohiorealestate.law.

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE

PROPERTY OWNER SIGNATURE

ATTORNEY / AGENT SIGNATURE

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

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer

Revised 02/01/11



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AFFIDAVIT

12310-00475
2310 Refugee Rd.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Edward T. McClellan
of (1) MAILING ADDRESS 880 Mendes Court, Columbus, Ohio 43235

deposed 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 the 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) Larry Kaffenbarger Trust

2310 Refugee Road

Columbus, Ohio 43207

Columbus, Ohio 43215

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

Randall Hall; (740) 236-0059

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

(5) Columbus South Side Area Commission

c/o Bob Dickershied, PO Box 7846

Columbus, Ohio 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(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS
SEE LIST ON ATTACHED MATRIX

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

SIGNATURE OF AFFIANT

(8) Edward T. McClellan

Subscribed to me in my presence and before me this 13th day of August, in the year 2012

SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires:

7/27/16



BRIAN J. FRANK
Notary Public, State of Ohio
My Commission Expires
July 27, 2016

Information regarding this form and fees please call: 614-645-4522
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Revised 02/01/11

APPLICANT

Randall Hall
2181 Alum Creek Drive
Columbus, OH 43207

PROPERTY OWNER

Larry Kaffenbarger, Trustee
Kaffenbarger Truck Equipment Co.
10100 Ballentine Park
New Carlisle, OH 45344

ATTORNEY

Edward T. McClellan, Esq.
880 Mendes Court
Columbus, OH 43235

AREA CIVIC ASSOCIATION

Columbus South Side Area
Commission
c/o Bob Dickershied
PO Box 7846
Columbus, OH 43207

SURROUNDING PROPERTY
OWNERS

U S BIR Inc.
6955 Sparrow Lane
Columbus, OH 43235

Katherine L. Gall
2262 Refugee Road
Columbus, OH 43207

Norfolk Southern Railway
Tax Department
110 Franklin Rd. SE
Roanoke, VA 24042

2298 Property LLC
2298 Refugee Road
Columbus, OH 43207

U Part It LLC
2181 Alum Creek Drive
Columbus, Ohio 43207

2298 Property LLC
2298 Refugee Road
Columbus, OH 43207

12310-00475
2310 Refugee Rd.



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2310 Refugee Rd.

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Tue Aug 14 2012

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 2310 REFUGEE RD COLUMBUS OH 43207

Mailing Address: 10100 BALLENTINE PK
NEW CARLISLE OH 45344

Owner: KAFFENBARGER LARRY E TR

Parcel Number: 010238695

ZONING INFORMATION

Zoning: 750, Manufacturing, M
effective 1/20/1958, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Columbus Southside Area Commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

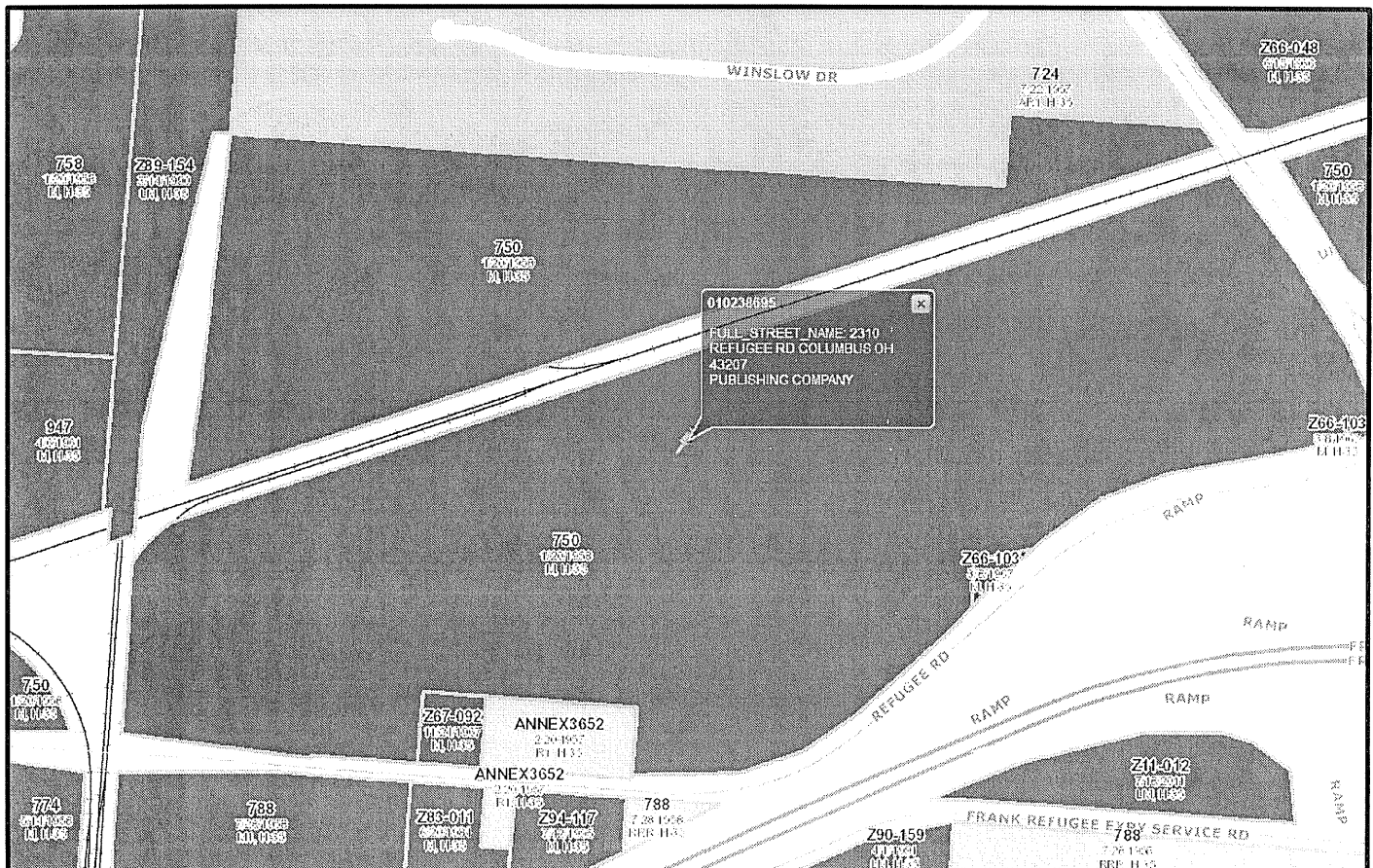
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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STATEMENT OF HARDSHIP

12310-00475
2310 Refugee Rd.

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. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That 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. That 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 the 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:

The variance requested is to vary from CC 3391.12 - operate a salvage yard within 600 feet of a residentially zoned district. At the request of the Civic Association, Applicant has filed this request as a substitute property for the BZA-granted special use permit for property on the south side of Refugee Road. The identical residentially zoned property consisting of 14.16 acres adjacent contains only the frontage being residentially zoned and the balance of the 14 +/- acres is zoned M-Manufacturing.

Signature of Applicant

Date August 7, 2012

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Revised 02/31/11

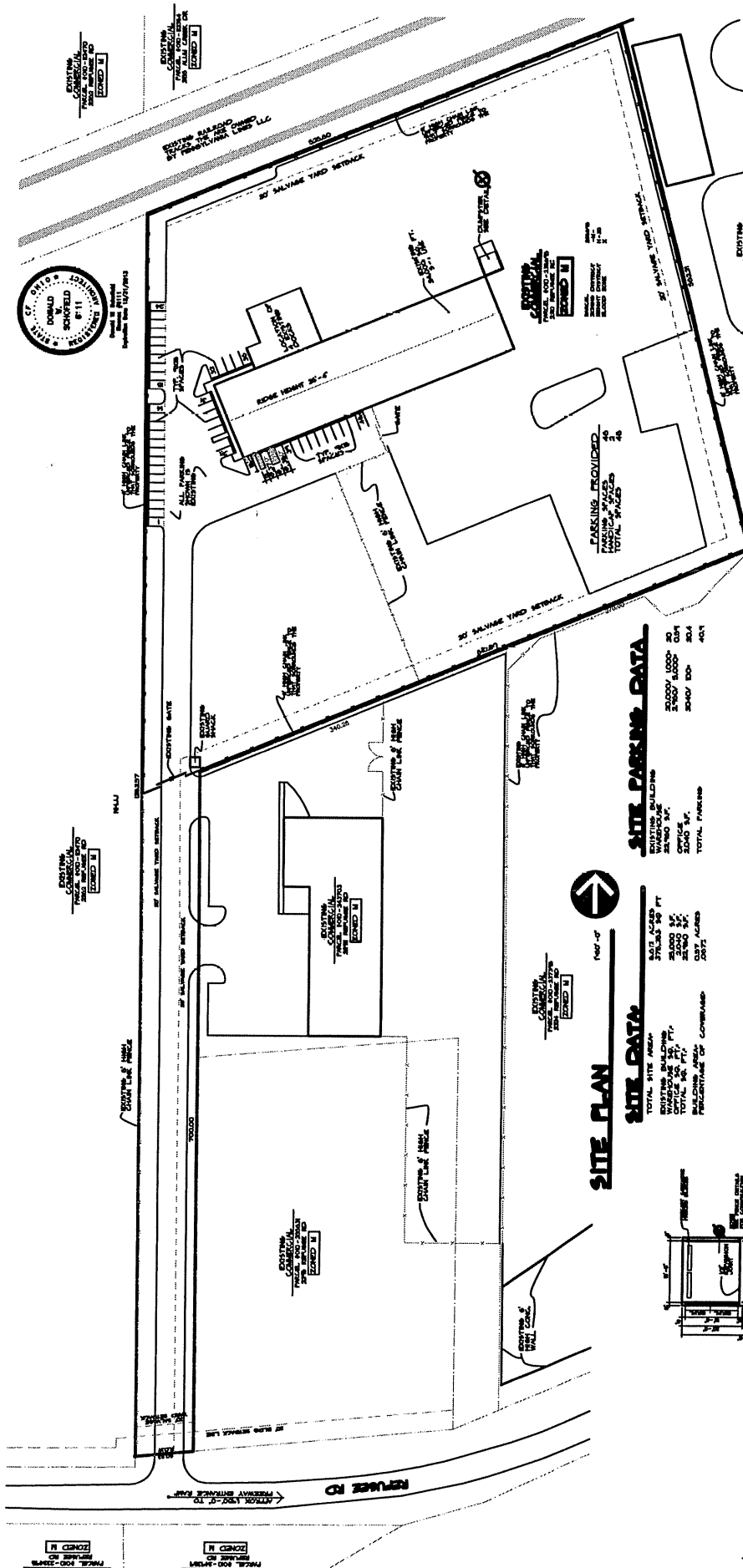
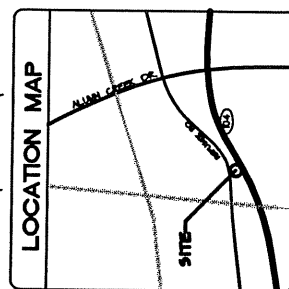


BALVARD YARD
 SITE PLAN
 REFUGEE RD
 COLUMBUS OH 43207

1277 WORTHINGTON WOODS BLVD.
WORTHINGTON, OHIO 43085
TEL (614) 840-0886
FAX (614) 840-0886

DATE TYPED	5	DATE	04/25/78
NUMBER IN	1		

2



SITE PLAN

TOTAL SITE AREA:	
EXISTING BUILDING	2,000 S.F.
WAREHOUSE	25,000 S.F.
OFFICE BLDG.	3,000 S.F.
TOTAL S.Q. FT.	28,000 S.F.
BUILDING AREA	0.37 ACRES
PERCENTAGE OF COVERAGE	0.07%

~~SITE PARKING DATA~~

EXISTING BUILDING	20
WAREHOUSE	20,000/ 1,000+
12,760 S.F.	2,760/ 5,000+
OFFICE	0.94
10,400 S.F.	20.4
TOTAL PARKING	40.4

SHINE NOTICE

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THE DATA

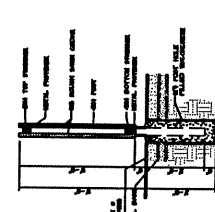
- THIS INFORMATION IS PROVIDED FOR THE CITY OF COLLEGE PARK
ZONING DEPARTMENT
- ☐ A SEE THIS SHEET FOR SITE PLAN DRAINAGE TO SCALE
 - ☐ B SEE THIS SHEET FOR SITE LOCATION MAP
 - ☐ C SEE SITE PLAN ON THIS SHEET FOR ZONING DISTRICTS
 - ☐ D SITE AREA 273,333 SQ FT (640 ACRES)

SITE DATA

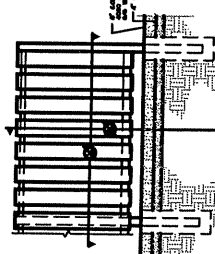
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DETAILS



QUESTION



ELEVATION



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: s

DATE: 7/10/12



Disclaimer

Scale = 300



This map is prepared for the real property inventory within this county. It survey plats, and other public records and data. Users of this map are not information sources should be consulted for verification of the information county and the mapping companies assume no legal responsibilities for the Please notify the Franklin County GIS Division of any discrepancies.

12310-00475
2310 Refugee Rd.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: s

DATE: 7/10/12



ORTHOPHOTOGRAPHY DATE 2011

Disclaimer

Scale = 550



This map is prepared for the real property inventory within this county. It survey plats, and other public records and data. Users of this map are not information sources should be consulted for verification of the informatio county and the mapping companies assume no legal responsibilities for th Please notify the Franklin County GIS Division of any discrepancies.

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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

12310-00475
2310 Refugee Rd.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Randall Hall

of (COMPLETE ADDRESS) 7725 Basil Western Road, Canal Winchester, Ohio 43110

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

7725 Basil Western Road, Canal Winchester, OH 43110

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this _____ day of August 7, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Seal Here



EDWARD T. MCCALL
Attorney
Notary Public, Ohio
My Commission Has Not Expired
Section 147.03 R

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Revised 02/01/11