



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: 11311-00000-00587
Date Received: _____
Commission/Group: _____
Existing Zoning: _____ Application Accepted by: _____ Fee: _____
Comments: _____

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.
Requesting variances to C.C. 3363.19, 3363.27, 3392.12, 3363.41 and 3392.10 to permit a mixing and proportioning plant and salvage yard to be located within 600 feet of residentially zoned property as well as variances to storage and enclosure requirements. A special permit is required for a salvage yard. Please see attached statement.

LOCATION

1. Certified Address Number and Street Name 1502 Harmon Avenue
City Columbus State Ohio Zip 43223
Parcel Number (only one required) 570-129549

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Central Ready-Mix LLC
Address 550 S. Main St. City/State Monroe, Ohio Zip 45050
Phone # 513-402-5001 Fax # 513-402-5002 Email _____

PROPERTY OWNER(S):

Name 1500 Harmon Avenue LLC
Address 3715 Rushmore Dr. City/State Columbus, Ohio Zip 43220
Phone # _____ Fax # _____ Email _____
 Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

Attorney Agent

Name Jeffrey L. Brown / David Hodge
Address 37 W. Broad St., Suite 725 City/State Columbus, Ohio Zip 43215
Phone # 221-4255 Fax # 221-4409 Email: _____

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

APPLICANT SIGNATURE Central Ready-Mix LLC By: David Hodge
PROPERTY OWNER SIGNATURE 1500 Harmon Avenue LLC By: David Hodge
ATTORNEY / AGENT SIGNATURE _____ By: David Hodge

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



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICE

11311-0000-00587
1502 HARMON AVE.

One Stop Shop Zoning Report Date: Thu Oct 20 2011

Zoning General Inquiry: 614-645-8637

SITE INFORMATION

Address: 1500 HARMON AVE COLUMBUS OH 43223

Mailing Address: 3715 RUSHMORE DR
COLUMBUS OH 43220

Owner: IGOE DANIEL J ET AL

Parcel Number: 570129549

ZONING INFORMATION

Zoning: Z73-097, Manufacturing, M
effective 8/29/1973, Height District H-35

Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A

Area Commission: Southwest Area Commission

Planning Overlay: N/A

Historical District: N/A

Historical Site: No

Overlay: N/A

Flood Zone: OUT

Airport Noise Environ: 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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AFFIDAVIT

11311-0000-00587
1502 HARMON AVE.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David Hodge
of (1) MAILING ADDRESS 37 W. Broad St., Suite 725, Columbus, OH 43215
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 1502 Harmon Avenue 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) 1500 Harmon Avenue LLC
3715 Rushmore Dr.
Columbus, OH 43220

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

Central Ready-Mix
513-402-5001

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

(5) Southwest Area Commission
c/o Stephanie Coe
1397 Gorham Dr., Columbus, OH 43223

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
Please see attached list.

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 11th day of October, in the year 2011

(8) David Hodge
(8) Natalie C. Timmons
9/4/15

SIGNATURE OF NOTARY PUBLIC

My Commission Expires: Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015



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Statement of Hardship

1502 Harmon Avenue

The subject property is currently zoned in the M, Manufacturing, district which permits the applicant's use, a central mixing and proportioning plant, under C.C. 3363.10. In implementation of its intended use the applicant requests a series of variances all necessary due to the fact that this M zoned property is adjacent to property zoned in the R, Rural zoning district in Franklin Township outside the corporate boundary of the City of Columbus.

The applicant requests the following variances:

C.C. 3363.19 – Location requirements.

This section requires any use listed in C.C. 3363.09 to 3363.16 to be located more than 600 feet away from the boundaries of any residential zoning district, because the subject property is adjacent to property zoned in the R district a variance is requested to reduce this requirement to zero.

C.C. 3363.27 – Height and area regulations.

This section duplicates the requirement of 3363.19 above.

C.C. 3392.12 – Prohibited location.

This section duplicates the above requirements, providing that a salvage yard must be greater than 600 feet from a residentially zoned property.

C.C. 3363.41 – Storage.

This section provides that open storage of salvage materials must be located at least 100 feet from residentially zoned property, 30 feet from street right-of-way, and 20 feet from lot lines, where the applicant is requesting a reduction to zero. In addition the applicant requests a variance to this section to not enclose the property with an unpierced fence at least 6 feet in height and / or enclosed with green belt planting strip not less than 20 feet in width and 8 feet in height.

C.C. 3392.10 – Performance requirements.

This section requires the business to be conducted in an open area enclosed by a nontransparent fence at least 6 feet in height and provides materials may not be piled higher than 10 feet in height, where the applicant requests a variance to not provide the enclosure and to exceed the 10 foot requirement.

The request for these variances is reasonable and appropriate. This property is located in a manufacturing and industrial section of the City of Columbus with M, Manufacturing as the predominate zoning classification in this area. While variances are requested due to the fact that 2 adjacent properties are zoned in the R, Rural classification in Franklin County, these properties are not used for rural purposes and are used and developed with industrial uses, thus making the grant of these variances appropriate. The grant of these variances will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of the Zoning Code.

Pursuant to C.C. 3389.07 a salvage yard requires a Special Permit. While the primary use of the property will be a concrete mixing and proportioning plant, there are some additional concrete uses including acquisition, possession, dismantling, processing, and storing which technically classify this portion of the intended use of the property as a salvage yard under C.C. 3303.19. The applicant therefore requests the Special Permit which in this instance may granted without substantial detriment to the public good, without substantial impairment of the general purpose and intent of this M, Manufacturing zoning district, and without significant incompatibility with the general character of the neighborhood, which is predominately zoned M, Manufacturing and developed with industrial type uses.

The applicant respectfully requests the grant of the requested variances and special permit.

Central Ready-Mix LLC

Signature of Applicant: By: David Hodge

Date: 10/11/2011

11311-0000-00587
1502 HARMON AVE.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 10/7/11



Disclaimer

Scale = 679



This map is prepared for the real property inventory within the survey plats, and other public records and data. Users of this information sources should be consulted for verification of the county and the mapping companies assume no legal responsibility. Please notify the Franklin County GIS Division of any discrepancy.

11311-0000-00587
1502 HARMON AVE.

ds,

map.

Real Estate / GIS Department

11311-0000-00587
1502 HARMON AVE.

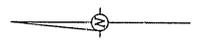
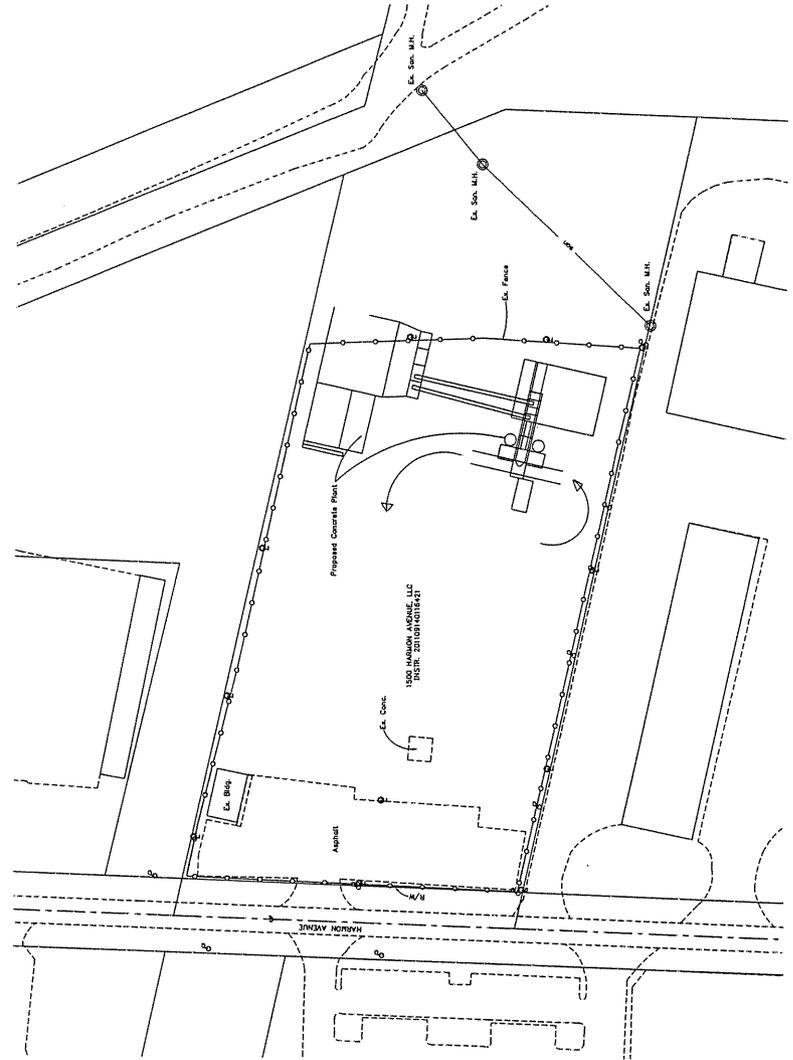




1500 HARMON AVENUE
COLUMBUS, OHIO

ZONING PLAN

DATE: 11/20/2011
SCALE: 1" = 50'



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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 # **11311-0000-00587**
1502 HARMON AVE.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge
of (COMPLETE ADDRESS) 37 W. Broad St., Suite 725, 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
Central Ready-Mix LLC,	550 S. Main St., Monroe, OH 45050
1500 Harmon Avenue LLC,	3715 Rushmore Dr., Columbus, OH 43220

SIGNATURE OF AFFIANT David Hodge

Subscribed to me in my presence and before me this 11th day of October, in the year 2011

SIGNATURE OF NOTARY PUBLIC Natalie C. Timmons

My Commission Expires: 9/4/15



Here
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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