

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JULY 10, 2025**

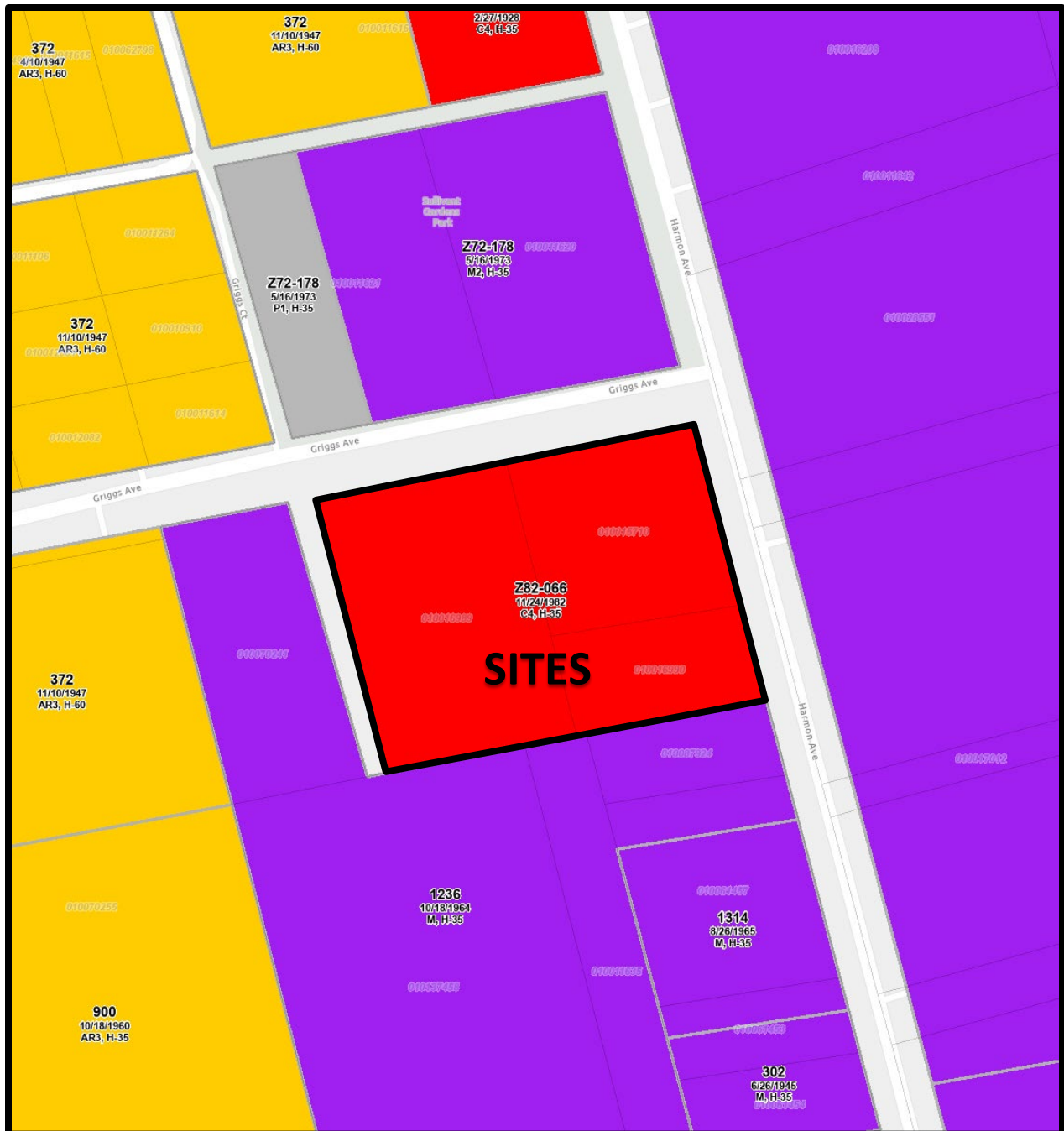
- 4. APPLICATION: Z25-020**  
**Location:** **753 HARMON AVE. (43223)**, being 1.59± acres located at the southwest corner of Harmon Avenue and Griggs Avenue (010-015710, 010-016990, and 010-016989; Franklinton Area Commission).  
**Existing Zoning:** C-4, Commercial District.  
**Request:** M, Manufacturing District (H-35).  
**Proposed Use:** Storage warehouse.  
**Applicant(s):** Elizabeth Leidy c/o Sidney M. Fimiani; 500 South Front Street, Suite 1200; Columbus, Ohio 43215.  
**Property Owner(s):** Vicinity Bricklayers Ltd; 503 Wilson Avenue; Columbus, Ohio 43205.  
**Planner:** Eastman Johnson; 614-645-7979; [roejohnson@columbus.gov](mailto:roejohnson@columbus.gov)

**BACKGROUND:**

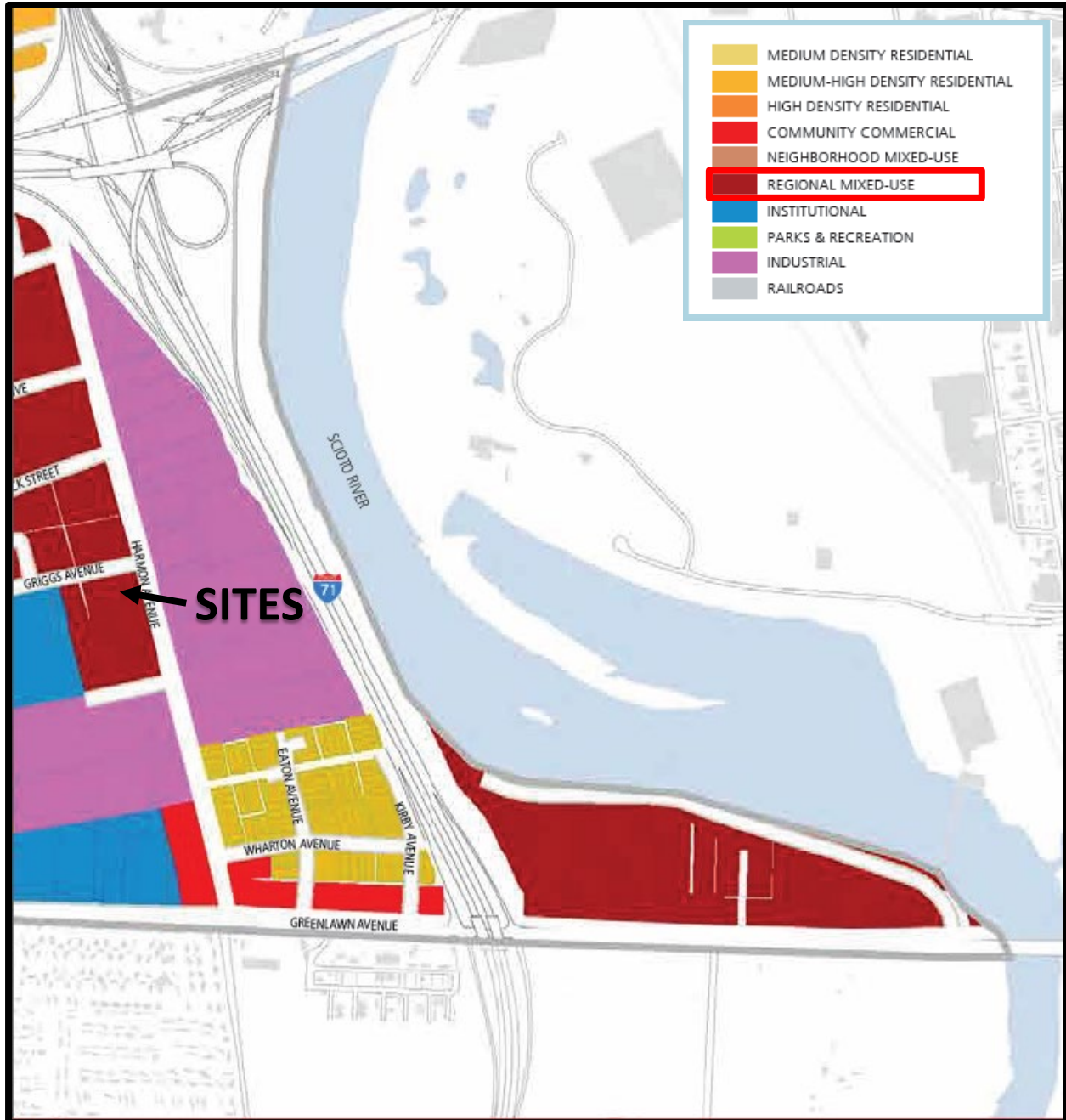
- The site consists of one parcel developed with a commercial warehouse in the C-4, Commercial District. The requested M, Manufacturing District will allow the construction of a warehouse for equipment storage.
- To the north of the site are undeveloped parcels in the M-2, Manufacturing District and the P-1, Private Parking District. To the south is a single-unit dwelling in the AR-1, Apartment Residential District. To the east and west is an undeveloped parcel, light industrial, and commercial warehouse uses in the M, Manufacturing District.
- The site is within the planning boundaries of the *West Franklinton Plan* (2014), which recommends “Regional Mixed Use” land uses at this location. Additionally, the Plan includes complete adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Franklinton Area Commission, whose recommendation is for approval.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Harmon Avenue as an Urban Community Connector requiring 80 feet of right-of-way.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval.

The requested M, Manufacturing District will allow the construction of a warehouse for equipment storage. Although the proposal isn’t consistent with the *West Franklinton Plan’s* “Regional Mixed Use” recommendation, Staff are in support because of nearby existing, and Plan recommended manufacturing and industrial uses. Additionally, the site design includes appropriate buffering and screening as recommended by C2P2 Design Guidelines.



Z25-020  
753 Harmon Ave.  
Approximately 1.59 acres  
C-4 to M



Z25-020  
753 Harmon Ave.  
Approximately 1.59 acres  
C-4 to M





## Standardized Recommendation Form

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

**FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP**  
(PLEASE PRINT)

**Case Number** Z25-020

**Address** 753 Harmon Ave.

**Group Name** Franklinton Area Comission

**Meeting Date** 6/10/25

**Specify Case Type**

☐ BZA Variance / Special Permit

☐ Council Variance

☒ Rezoning

☐ Graphics Variance / Plan / Special Permit

**Recommendation** ☒ Approval

(Check only one) ☐ Disapproval

### LIST BASIS FOR RECOMMENDATION:

The FAC find this rezoning both a nessecity to resolve enviornmental litigation as well as a positive change for the neighborhood.

By changing this Commerical space into a Manufacturing space it allows the owner to utilize it best for their buisness and improve their material and equipment storage, along with securing the property thus improving safety for the residents nearby.

The Zoning comittee is happy to see the applicant's commitment to planting trees and improving the property and see no issue with this rezoning request.

**Vote** 10 Yes 0 No 0 Abstain

**Signature of Authorized Representative** Jack Chambers

**Recommending Group Title** Zoning Chair

**Daytime Phone Number** (937)750-2799

Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

## Rezoning Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

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### PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z25-020

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.

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)

Omar A Ayala

of (COMPLETE ADDRESS)

753 Harmon Ave Colso Ohio 43223

deposes and states that they are 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 in the following format:

For Example:    Name of Business or individual  
                          Contact name and number  
                          Business or individual's address; City, State, Zip Code  
                          Number of Columbus-based employees

1. Vicinity Bricklayers, Ltd. Attn: Omar Ayala 614-554-1647 C/o Amundsen Davis 500 South Front St., Suite 1200 Columbus, OH 43215	2. Omar Ayala 614-554-1647 C/o Amundsen Davis 500 South Front St., Suite 1200 Columbus, OH 43215
3. 6 Employees	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Signature]

Sworn to before me and signed in my presence this

18th

day of

April

, in the year

2025

SIGNATURE OF NOTARY PUBLIC

[Signature]

4-29-2029

My Commission Expires



**This Project Disclosure Statement expires six (6) months after date of notarization.**