

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

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

OFFICE USE ONLY

Application Number: CV16-010 Date Received: 2/2/16
Application Accepted by: SP + MM Fee: \$2090
Comments: Assigned to Michael Maret; 615-2749; mjmaret@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 2237 Eakin Road Zip: 43213

Is this application being annexed into the City of Columbus? Select one: YES NO

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 570109487

Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): M-2

Area Commission or Civic Association: Greater Hilltop Area Commission

Proposed Use or reason for Council Variance request:

Permit the operation of a tire re-treading business (waive objectionable use under 3363.15) and

Acres: 3.217 reduce required separation from a residential district.

APPLICANT:

Name: S&S Crawford Properties, LLC Phone Number: (614) 530-2053 Ext.: _____

Address: 2237 Eakin Road City/State: Columbus, OH Zip: 43213

Email Address: buckeyetire@rroho.com Fax Number: _____

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

Name: S&S Crawford Properties, LLC Phone Number: _____ Ext.: _____

Address: 2237 Eakin Road City/State: Columbus, OH Zip: 43213

Email Address: _____ Fax Number: _____

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

Name: Aaron J. Weir - Brennan Manna & Diamond Phone Number: (614) 246-7506 Ext.: _____

Address: 250 Civic Center Dr., Ste. 300 City/State: Columbus, OH Zip: 43215

Email Address: ajweir@bmdllc.com Fax Number: (614) 246-7507

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

APPLICANT SIGNATURE: Stanley Crawford Mark

PROPERTY OWNER SIGNATURE: Stanley Crawford Mark

ATTORNEY / AGENT SIGNATURE: AJ Weir

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

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

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

Please make checks payable to the Columbus City Treasurer

Statement of Hardship

To permit the operation of a tire re-treading business (Section 3367.01, M-2, Manufacturing District) by waiving the more objectionable manufacturing use under Section 3363.15, and a reduction in the distance from a residential zoning district (Section 3363.19 Location Requirement).

S&S Crawford Properties, LLC ("Applicant") purchased the property located at 2237 Eakin Road, Columbus, Ohio 43223 (the "Premises") on June 5, 2015. Stan Crawford, the majority owner of Applicant, is also the majority owner of Bucktread Acquisition Company ("Bucktread") which is the operating company operating the re-treading business. Applicant formed S&S Crawford Properties, LLC for the sole purpose of owning and holding the Premises, and will lease it to Bucktread (a related entity) as the operating business. Bucktread is in the business of re-treading tires, specifically for commercial vehicles. Bucktread is currently leasing a property in the Hilltop area of Columbus. Applicant purchased the Premises for re-location purposes because the owner of the property where Bucktread currently operates its business has entered into a contract to sell the property. The Premises is currently zoned M-2, Manufacturing, which only permits less objectionable uses. A tire re-treading business constitutes a more objectionable use under Section 3363.15 and also requires 600 feet of separation from a residential zoning district, which does surround the Premises.

Re-treading, also known as "recap" or a "remold" is a re-manufacturing process for tires that replace the tread on worn tires. Retreading is applied to casings of spent tires that have been inspected and repaired. It preserves approximately 90% of the material in spent tires and the material cost is roughly 20% compared to manufacturing a new one. The re-treading of tires employs one of two typical processes, mold cure and pre-cure, both of which involve a vulcanizing process similar to the construction of new tires. The pre-cure method of retreading tires uses previously prepared tread strip that is applied to tire casing with cement. This method allows more flexibility in tire sizes and it is the most commonly used method, but results in a seam where the ends of the strip meet.

Applicant is seeking a variance so that it can re-locate Bucktread to the Premises. This is necessary because its current facility has been sold. Through re-location, applicant and Bucktread will fill a vacant building in the area, and with expanded capacity, Bucktread will create 15 jobs. In addition, with the new facility, Bucktread will be better able to service its clients through expanded operations, including improved services with its existing obligations to re-tread the City of Columbus' sanitation fleet. Last year, Bucktread re-treaded 2,000 tires for the City of Columbus.

The pre-cure process of retreading tires will not create any emissions to the surrounding area and residents. This includes a lack of smoke, vibration and odor. The noise is entirely self-contained inside the building located on the Premises and will not be noticeable to residents within 600 foot radius. Furthermore, Bucktread only stores tires, if at all, for a minimal period of time inside the building. Therefore, no tires will be visible to surrounding residents.

The granting of the variance will not impair an adequate supply of light and air to the adjacent properties, unreasonable increase in congestion of public streets, increase in the danger of fires, endanger public safety, unreasonably diminish or impair public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus. Finally, Applicant would like to respectfully point out that the objectionable categories were created in the 1950's, mainly due to fire safety issues. There are uses under the Code that are permitted in the M-2 district that are arguably more worse than the proposed re-treading business, such as blending insecticides and fungicides, blacksmithing and welding.

Signature of Applicant Stanley Crawford MGR Date 02-02-16

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Department of Building & Zoning Services

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

AFFIDAVIT (See instruction sheet)

Application Number: CV16-010

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Aaron J. Weir
of (1) MAILING ADDRESS Brennan Manna & Diamond, LLC, 250 Civic Center Dr., Ste. 300, Cols. 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 the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 2237 Eakin Road

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 2/2/16

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS (4) S&S Crawford Properties, LLC
2237 Eakin Rd.
Columbus, OH 43213

APPLICANT'S NAME AND PHONE # (same as listed on front application) S&S Crawford Properties
(614) 530-2053

AREA COMMISSION OR CIVIC GROUP OR CONTACT PERSON AND ADDRESS (5) Greater Hilltop Area Commission
Greg Large
PO Box 28052, Columbus, OH 43228

and 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)

(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 February, in the year 2016

Rev [Signature] (8) SIGNATURE OF NOTARY PUBLIC My Commission Expires never



Daphne Saneholtz, Attorney At Law
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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CV16-010

Applicant/Property Owner

S&S Crawford Properties
2237 Eakin Road
Columbus, OH 43213

Area Commission

Greater Hilltop Area Commission
c/o Mr. Greg large
PO Box 28052
Columbus, OH 43228

Attorney

Aaron J. Weir
BMD
250 Civic Center Dr.
Ste. 300
Columbus, OH 43215

Surrounding Property Owners

Imbus Enterprises LP
874 State Route 28
Milford, OH 45150

John & Susan Griffith
6640 Hall Rd.
Galloway, OH 43119

BLS Rentals, LLC.
4181 Patzer Ave.
Grove City, OH 43123

Apple Run Phase II
of Columbus, LLC
1405 Haft Drive
Reynoldsburg, OH 43068

Jahshan Properties, Inc.
4797 Britton Farms Dr.
Hilliard, OH 43026

James McBee
2265 Eakin Rd.
Columbus, OH 43223

Sheila Easton-Jasinsky
448 Moss Ct.
Galloway, OH 43119

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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 # CV16-010

STATE OF OHIO
COUNTY OF FRANKLIN

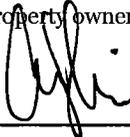
Aaron J. Weir

Being first duly cautioned and sworn (NAME) Aaron J. Weir
of (COMPLETE ADDRESS) Brennan Manna & Diamond, LLC, 250 Civic Center Dr., St. 300, Cols, 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 in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

<p>1. Stanley Crawford 1060 White Rd. Grove City, OH 43123 (614) 871-1635</p>	<p>2. Susan Crawford 1060 White Rd. Grove City, OH 43123 (614) 871-1635</p>
<p>3.</p>	<p>4.</p>

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

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 2nd day of February, in the year 2016


SIGNATURE OF NOTARY PUBLIC

never
My Commission Expires

Notary Seal Here



Daphne Sanaholtz, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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CV16-010

EXHIBIT A

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, VIRGINIA MILITARY SURVEY NO. 971 AND BEING 3.217 ACRES OF LAND ENTIRELY OUT OF 3.819 ACRE TRACT 200708070138578 AT THE FRANKLIN COUNTY RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND SAID 3.217 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL (SET), SAID MAG NAIL LOCATED AT THE MOST NORTHWESTERLY PROPERTY CORNER OF SAID 3.819 ACRE TRACT, SAID MAG NAIL ALSO BEING LOCATED AT THE CENTERLINE OF EAKIN ROAD (50 FEET WIDE);

THENCE FROM SAID POINT OF BEGINNING ALONG THE MOST NORTHERLY PROPERTY LINE OF SAID 3.819 ACRE TRACT, AND ALSO ALONG THE SAID CENTERLINE OF EAKIN ROAD, S. 75 DEGREES 47 MINUTES 44 SECONDS E., A DISTANCE OF 157.32 FEET TO A MAG NAIL (SET);

THENCE ACROSS SAID 3.819 ACRE TRACT, S. 14 DEGREES 44 MINUTES 26 SECONDS W. (PASSING A P.K. NAIL (SET) AT A DISTANCE OF 30,000 FEET), A TOTAL DISTANCE OF 250.00 FEET TO AN IRON PIN (SET);

THENCE CONTINUING ACROSS SAID 3.819 ACRE TRACT, S. 75 DEGREES 47 MINUTES 44 SECONDS E. A DISTANCE OF 102.00 FEET TO AN IRON PIN (SET), SAID IRON PIN BEING LOCATED AT THE MOST EASTERLY PROPERTY LINE OF SAID 3.819 ACRE TRACT, SAID IRON PIN ALSO BEING LOCATED AT THE MOST WESTERLY PROPERTY LINE OF A 2.00 ACRE TRACT BELONGING TO ONOFRIO AND JOANNE PEZZO OF RECORD IN INSTRUMENT NO. 200506010106037 AT SAID RECORDER'S OFFICE;

THENCE ALONG SAID WESTERLY PROPERTY LINE, S. 14 DEGREES 44 MINUTES 26 SECONDS W. A DISTANCE OF 351.20 FEET TO AN IRON PIN (SET), SAID IRON PIN BEING LOCATED AT A POINT IN ARC IN THE WESTERLY RIGHT-OF-WAY LINE OF C.S.X. RAILROAD (60 FEET WIDE); THENCE ALONG SAID ARC THAT BEARS TO THE LEFT (HAVING A RADIUS OF 11519.19 FEET, A DELTA ANGLE OF 00 DEGREES 19 MINUTES 14 SECONDS) A CHORD BEARING OF S. 37 DEGREES 19 MINUTES 46 SECONDS W. A CHORD DISTANCE OF 64.27 FEET TO AN IRON PIN (FOUND), SAID IRON PIN BEING A ½" REBAR PLUGGED J.J. SURVEYING, AND IN GOOD CONDITION; SAID IRON PIN BEING LOCATED AT THE MOST NORTHEASTERLY PROPERTY CORNER OF WOODBROOK VILLAGE CONDOMINIUMS OF RECORD IN PLAT BOOK 1, PAGE 970 AT SAID RECORDER'S OFFICE;

THENCE ALONG A NORTHERLY PROPERTY LINE OF SAID WOODBROOK VILLAGE CONDOMINIUMS TRACT, N. 75 DEGREES 15 MINUTES 19 SECONDS W. A DISTANCE OF 224.62 FEET TO AN IRON PIN (FOUND), SAID IRON PIN BEING A ½" REBAR PLUGGED J.J. SURVEYING, AND IN GOOD CONDITION, SAID ALSO IRON PIN BEING LOCATED AT THE EASTERLY RIGHT-OF-WAY LINE OF WOODBROOK LANE (VARIABLE RIGHT-OF-WAY);

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N. 14 DEGREES 44 MINUTES 26 SECONDS E. A DISTANCE OF 458.10 FEET TO AN IRON PIN (FOUND), SAID IRON PIN BEING 1" O.D. AND IN GOOD CONDITION.;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, N. 75 DEGREES 15 MINUTES 34 SECONDS W., A DISTANCE OF 10.00 FEET TO AN IRON PIN (FOUND), SAID IRON PIN BEING 1" O.D. AND IN GOOD CONDITION;

THENCE AGAIN CONTINUING ALONG SAID RIGHT-OF-WAY LINE, N. 14 DEGREES 44 MINUTES 26 SECONDS E., (PASSING AN IRON PIN BEING 1" O.D., AND IN GOOD CONDITION AT A DISTANCE OF 170.00 FEET) A TOTAL DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.217 ACRES OF LAND.

PARCEL NUMBER: 570-109487

NOTE: IRON PINS (SET) ARE 30" X 1" O.D. WITH YELLOW PLASTIC CAPS INSCRIBED 6065, AND ARE IN EXCELLENT CONDITION.

BASIS OF BEARING IS THE CENTERLINE OF EAKIN ROAD BEING, S. 75 DEGREES 23 MINUTES 00 SECONDS E, AS SHOWN IN INSTRUMENT NO. 200506010106037, AT THE FRANKLIN COUNTY RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO

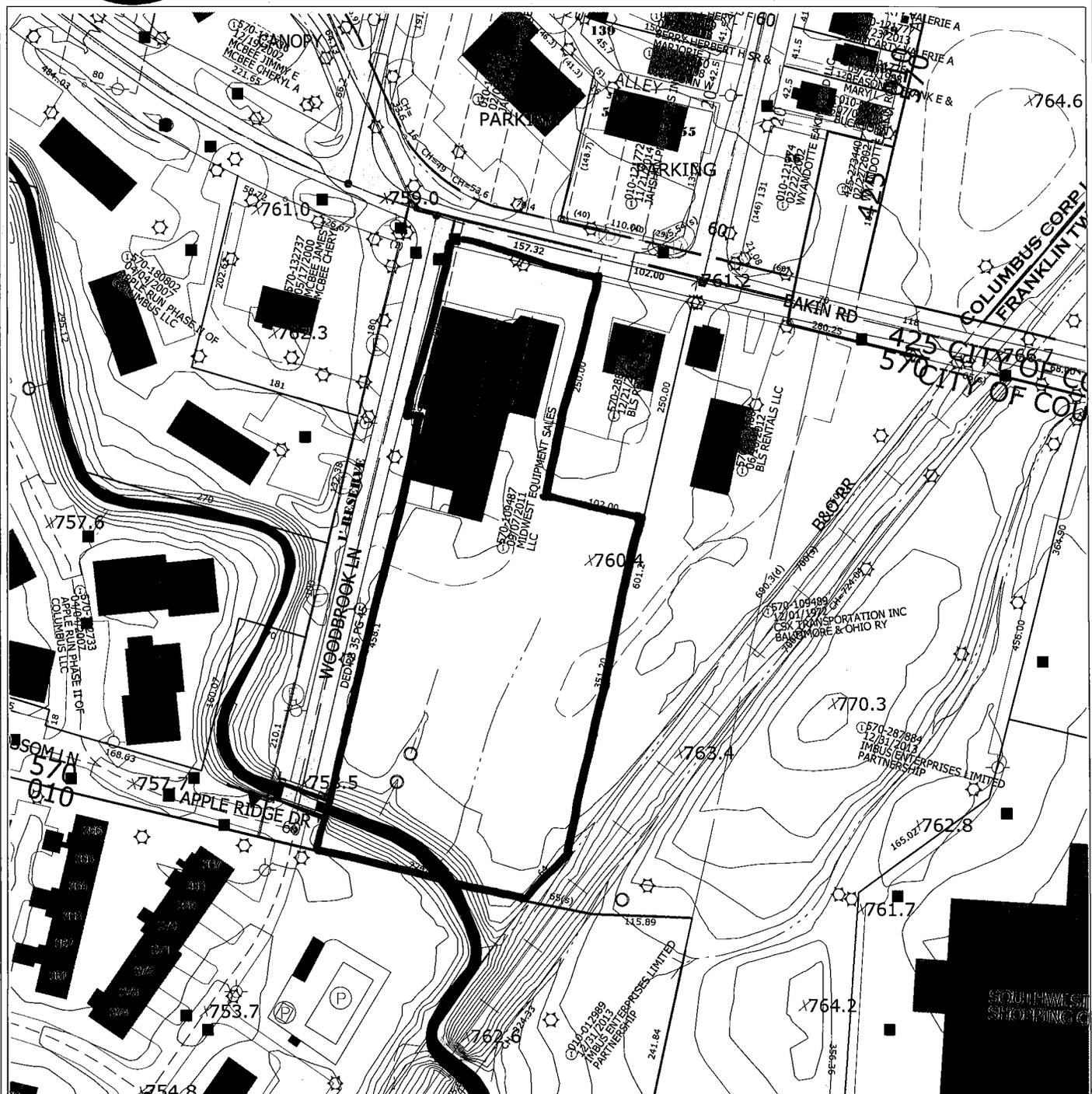
C116-010



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

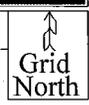
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DATE: 1/20/16



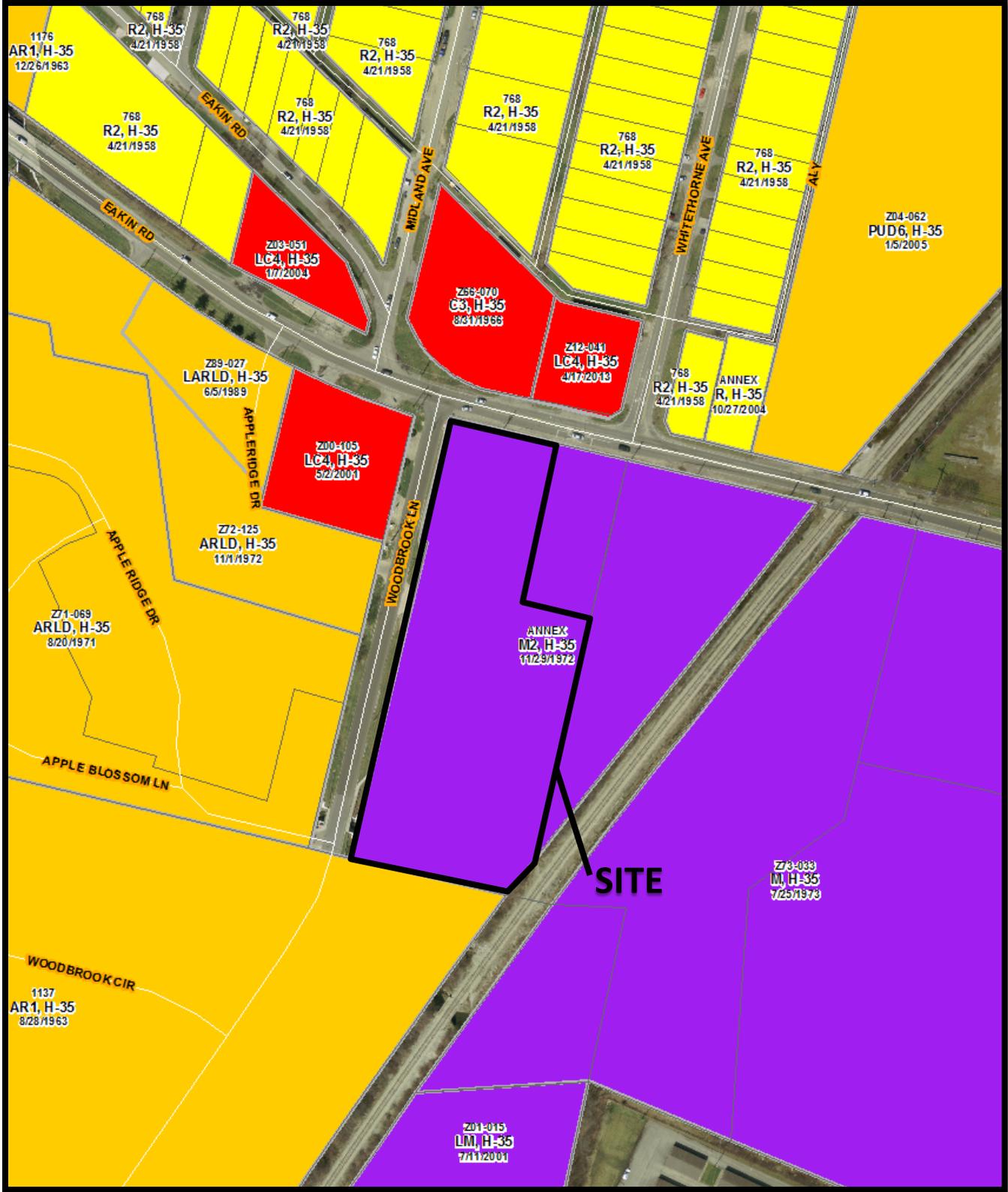
Disclaimer

Scale = 150



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.

Real Estate / GIS Department



CV16-010
 2237 Eakin Road
 Approximately 3.22 Acres

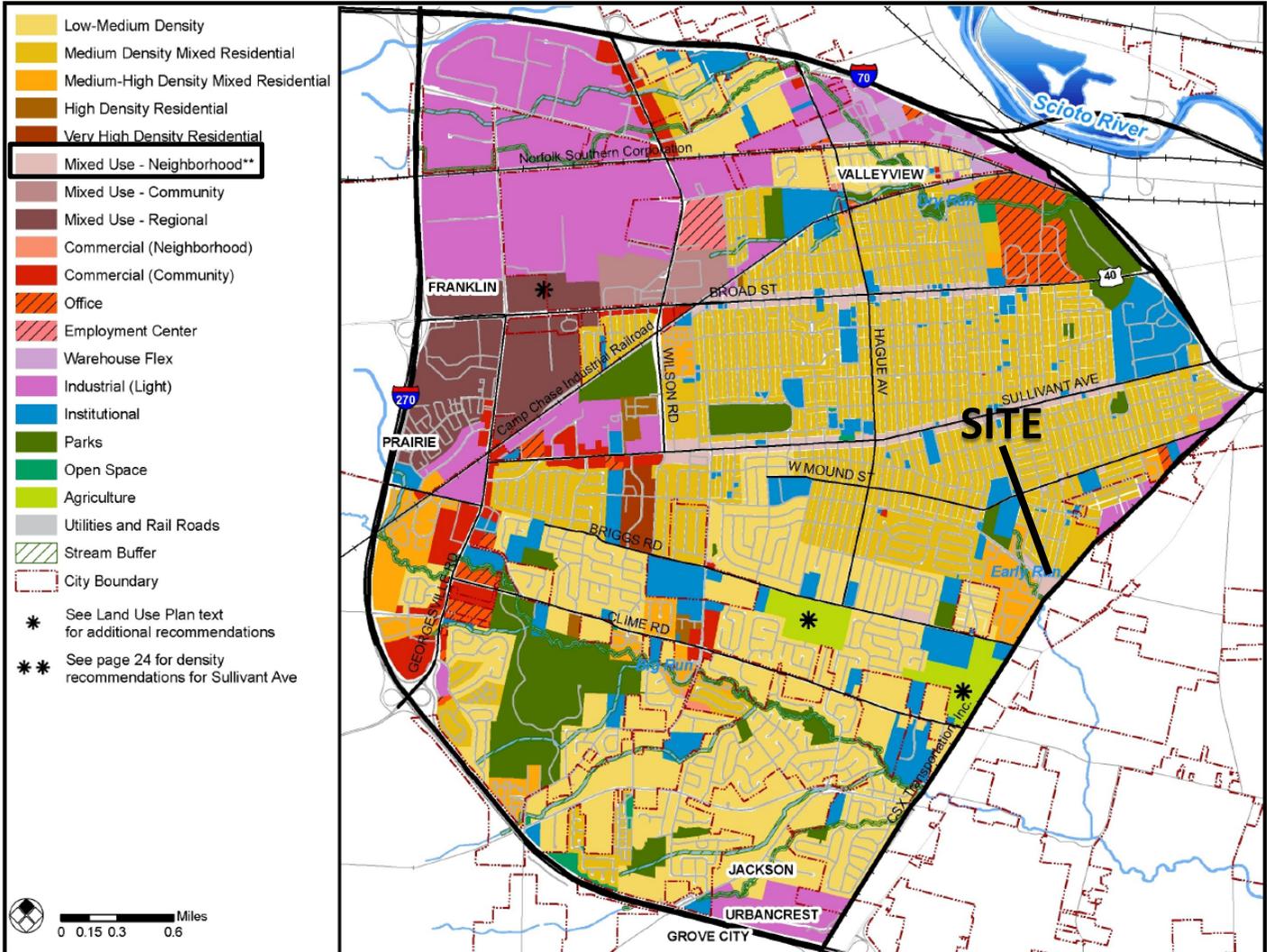
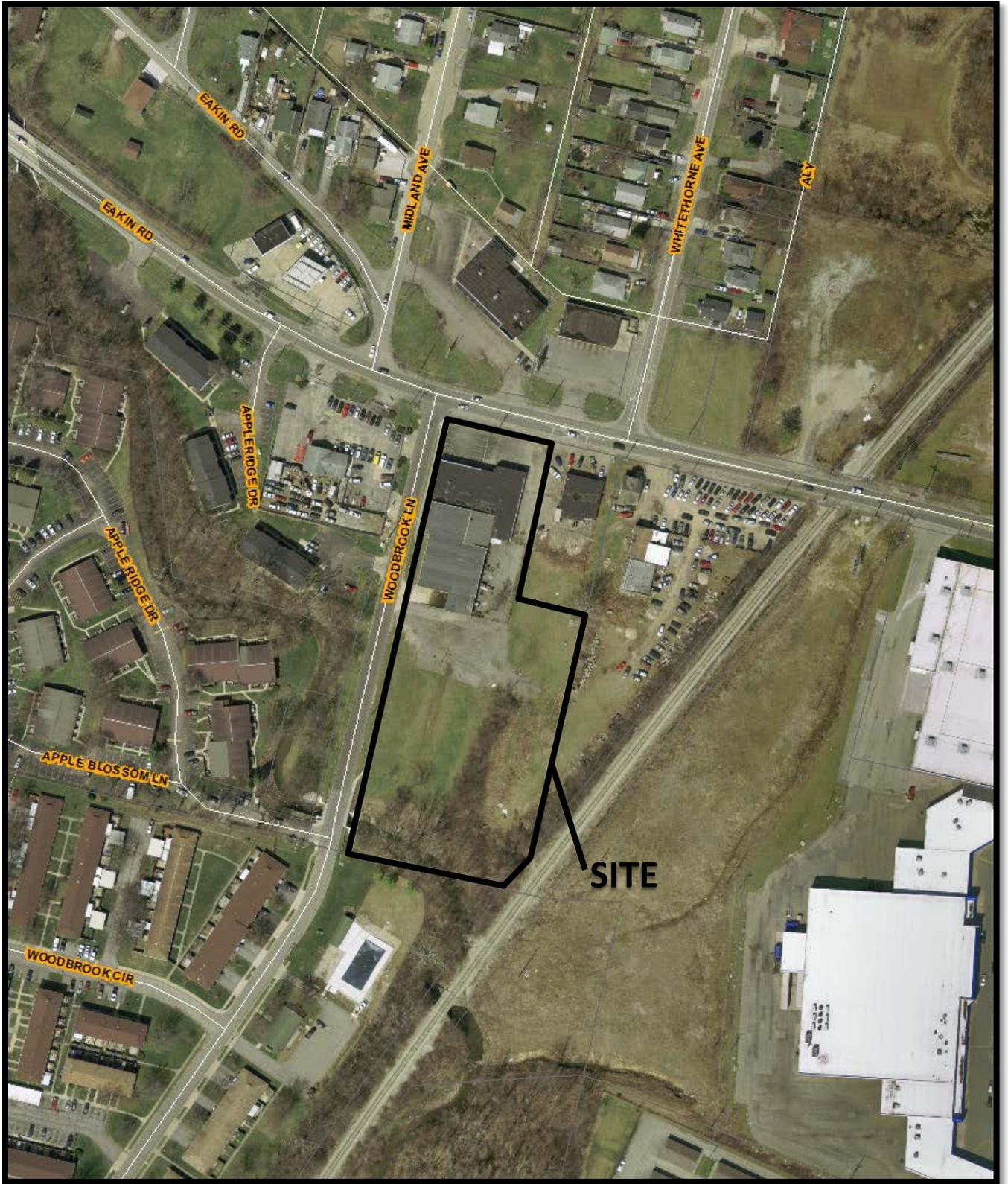


Figure 7: Future Land Use Plan

CV16-010
 2237 Eakin Road
 Approximately 3.22 Acres



CV16-010
2237 Eakin Road
Approximately 3.22 Acres