



### COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

CV13-022

### STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code  
Section 3307.10 Variances by City Council

- A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.

Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of Public Streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

**I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:**

See attached.

Signature of Applicant

Date

4/24/13

**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 all checks payable to the Columbus City Treasurer

CV13-022

**CONTINUATION PAGE TO STATEMENT OF HARDSHIP  
APPLICANT: ALL A CART MANUFACTURING, INC.**

All A Cart Manufacturing, Inc. ("All A Cart"), acquired the manufacturing facility located at 2001 Courtright Road, in Columbus, at a real estate closing held on March 30, 2012, following several weeks of negotiation with the liquidating trustee, who had acquired the real estate in question, with improvements thereon, consisting of a total of approximately fifty-five and a fraction acres, described by three separate parcels, all contiguous. The real estate is improved with a large manufacturing building of over 221,000 square feet, with three much smaller detached buildings also located on the grounds. The facility was previously owned and operated by Tomasco Mulciber Inc. ("Tomasco"), which had been a manufacturing concern doing significant fabrication of parts and equipment for Honda Manufacturing, until the major recent recession forced first an enormous slowdown in Honda's production requirements and ultimately the idling of the facility, layoff of personnel and its subsequent closing by Tomasco. The liquidating trustee had acquired the facility in July, 2010. The structures were depreciating in value and being vandalized before being acquired by All A Cart. While All A Cart can effectively occupy and use a significant portion of the large manufacturing building for its regular manufacturing operations, including related activities and permitted uses within the M-1 zoning category that applies to the entire described real estate, a significant portion remains vacant and either unutilized or underutilized.

In order to maximize the effective use of the office space (which comprises approximately 5% of the square footage of the large manufacturing building), as well as to use a small, separate building originally used as a locker room building by Tomasco, the management of All A Cart contends that an alternate, "mixed" use for rehearsal and performance studios and a

CV13-022

recording studio would provide an opportunity for improved space utilization, would in no manner impair public interest or the interest of the owners of any neighboring, adjacent properties. This would also allow All A Cart the opportunity for creative and diverse operations which would allow it to maintain profitability, while, over time, improving the general appearance of the facility, so that decline, which has already been reversed significantly, would no longer be a factor of concern to the city. There is more than adequate parking for the entire facility, consisting of 450 spaces, so that portion which is sought to be designated as parking for the alternate use requested, adjacent to those areas of office space and the separate building described above, would in no manner impair or impede either traffic or other parking. There is no reasonable likelihood that traffic or parking at All A Cart's facilities will at any time in the foreseeable future equal or exceed the traffic or parking usage Tomasco made of the same facility when it was operating at full or close to full capacity.

All A Cart's proposed use of a small part of the facility for music rehearsal, performance and recording is not permitted under Columbus City Code §3365.01. To accompany this variance request, All A Cart submits a survey of a portion of one of the parcels: 1.768 acres located in the middle of a 13.137 acre tract. For this reason, the properties surrounding the subject property will not be affected by this zoning variance, as it is entirely encompassed in the M-1 zoned property. Further, as use of the property as a music recording and rehearsal space is a lesser commercial use than All A Cart's manufacture and repair operations, the property's current use, the surrounding properties will not be negatively affected.

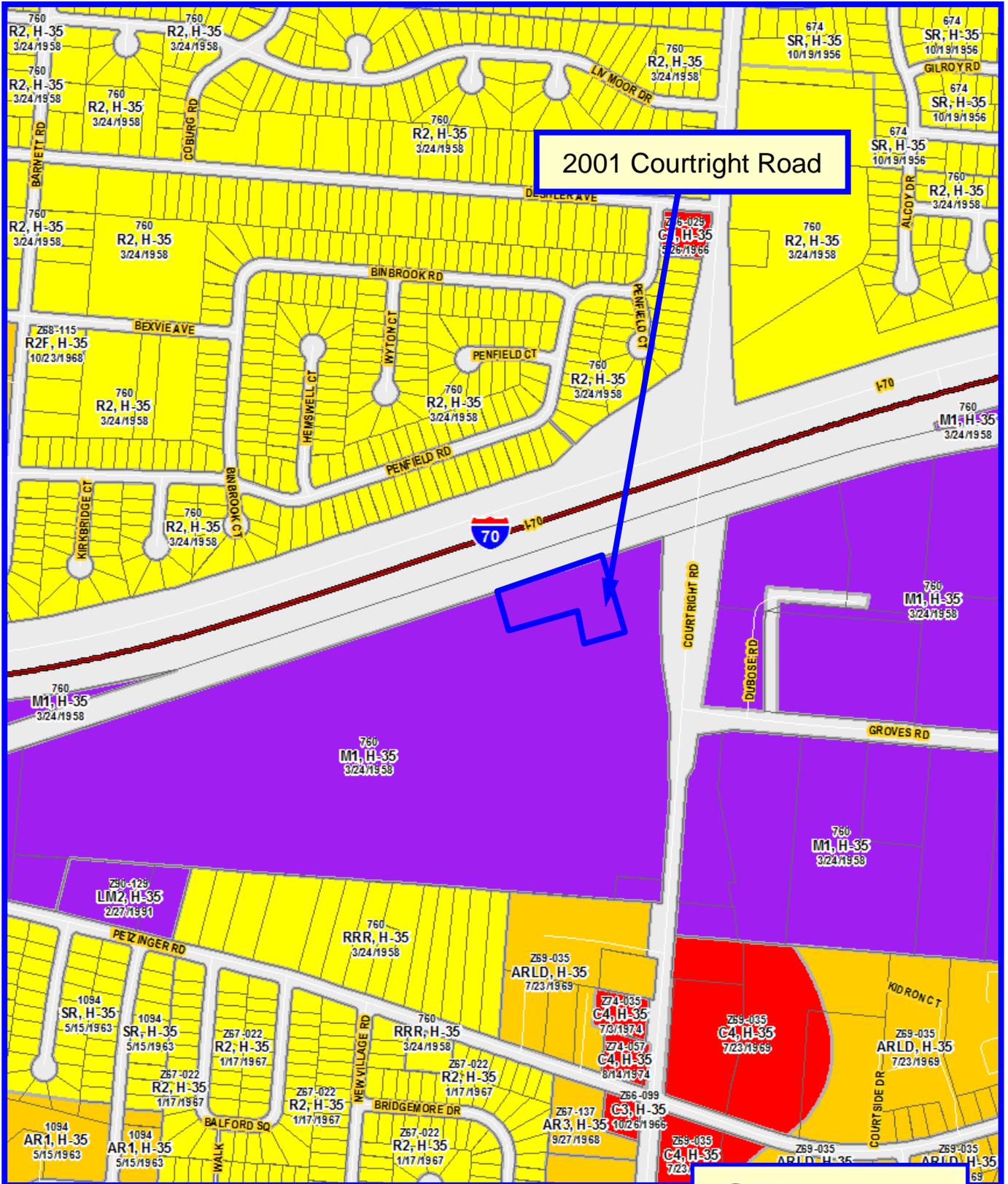
Based on the foregoing, the city should conclude that the variance requested will not impair an adequate supply of light and air to the adjacent properties, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety,

unreasonably diminish or impair established property values within the surrounding area, or, in any other respect, impair the public health, safety, comfort, morals, or welfare of the inhabitants. As such, permitting such use on the subject property will relieve a hardship to applicant and will permit the owner greater use of the facilities, but without adversely affecting other property owners.

All A Cart Manufacturing, Inc.

4/24/13  
Date

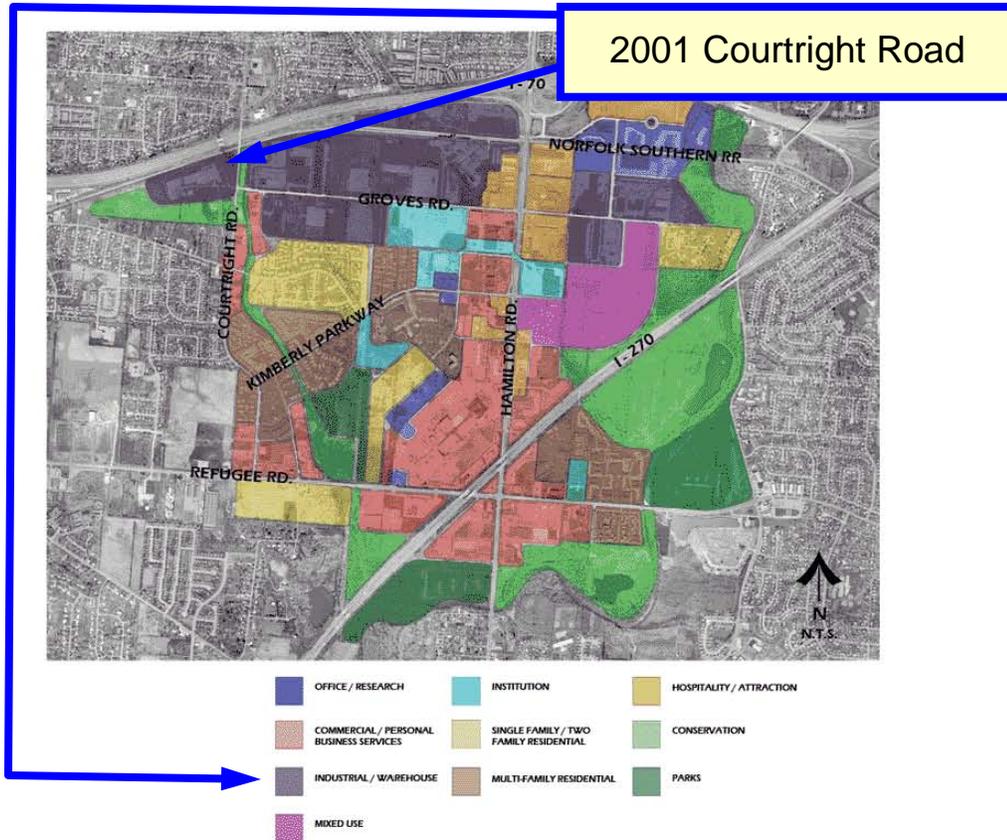
By: [Signature]  
(name) (title)  
president



2001 Courtright Road

CV13-022

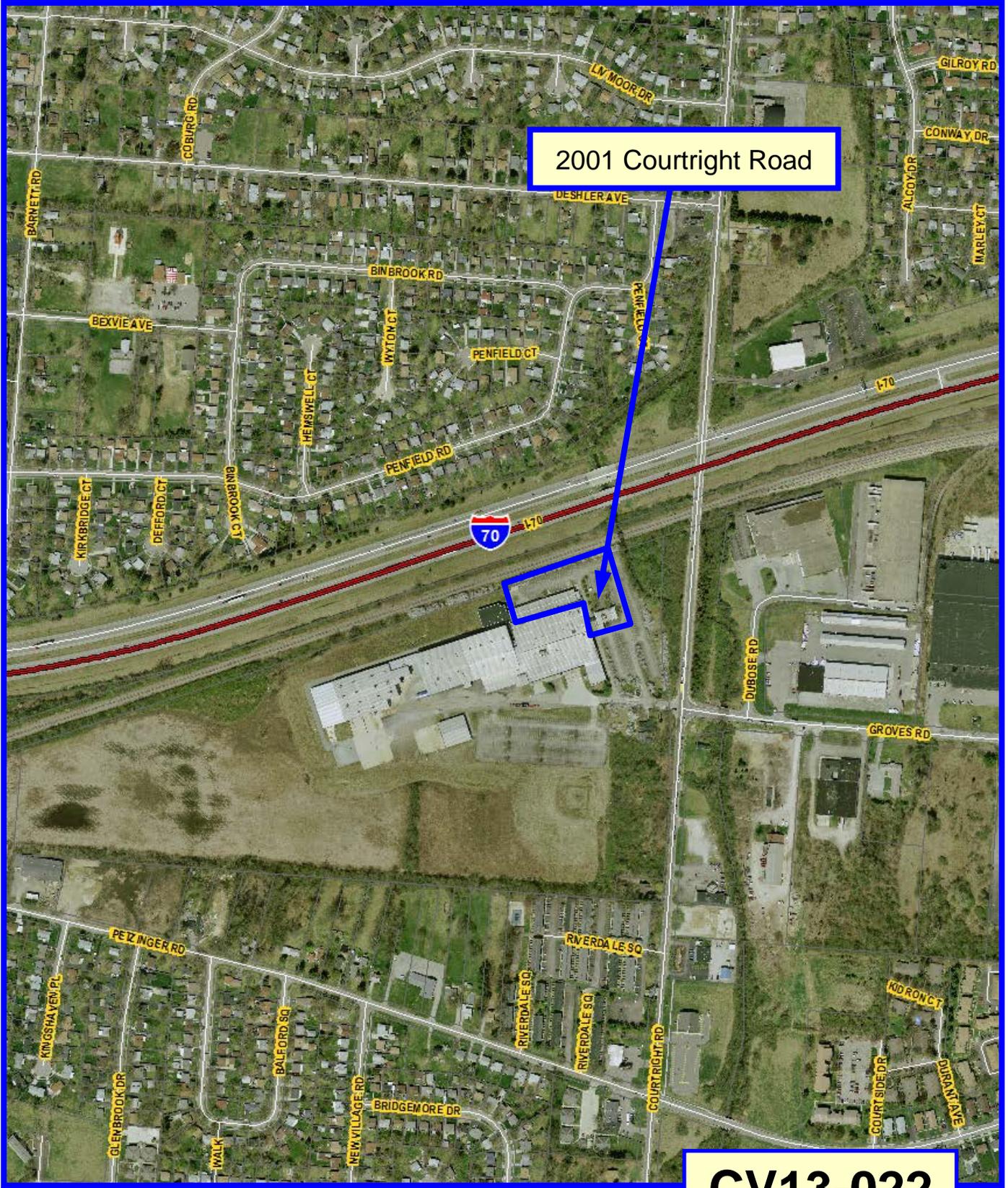
Map 5.1: Hamilton Road Corridor/Eastland Area Future Land Use



Source: BBPC, Jacobs Carter Burgess

Infill development/redevelopment in the Hamilton Road corridor will take place over the next ten to fifteen years. The pace of development will be incremental, especially with respect to commercial redevelopment, which tends to lag behind residential growth. An overriding influence will be the restricted share of market demand for commercial space that the study area is expected to capture. Another factor that may play a role in future business location decisions are variations in acquisition and development/redevelopment costs of individual sites, which in the past have acted to scatter redevelopment activity versus building business synergy and long term stability.

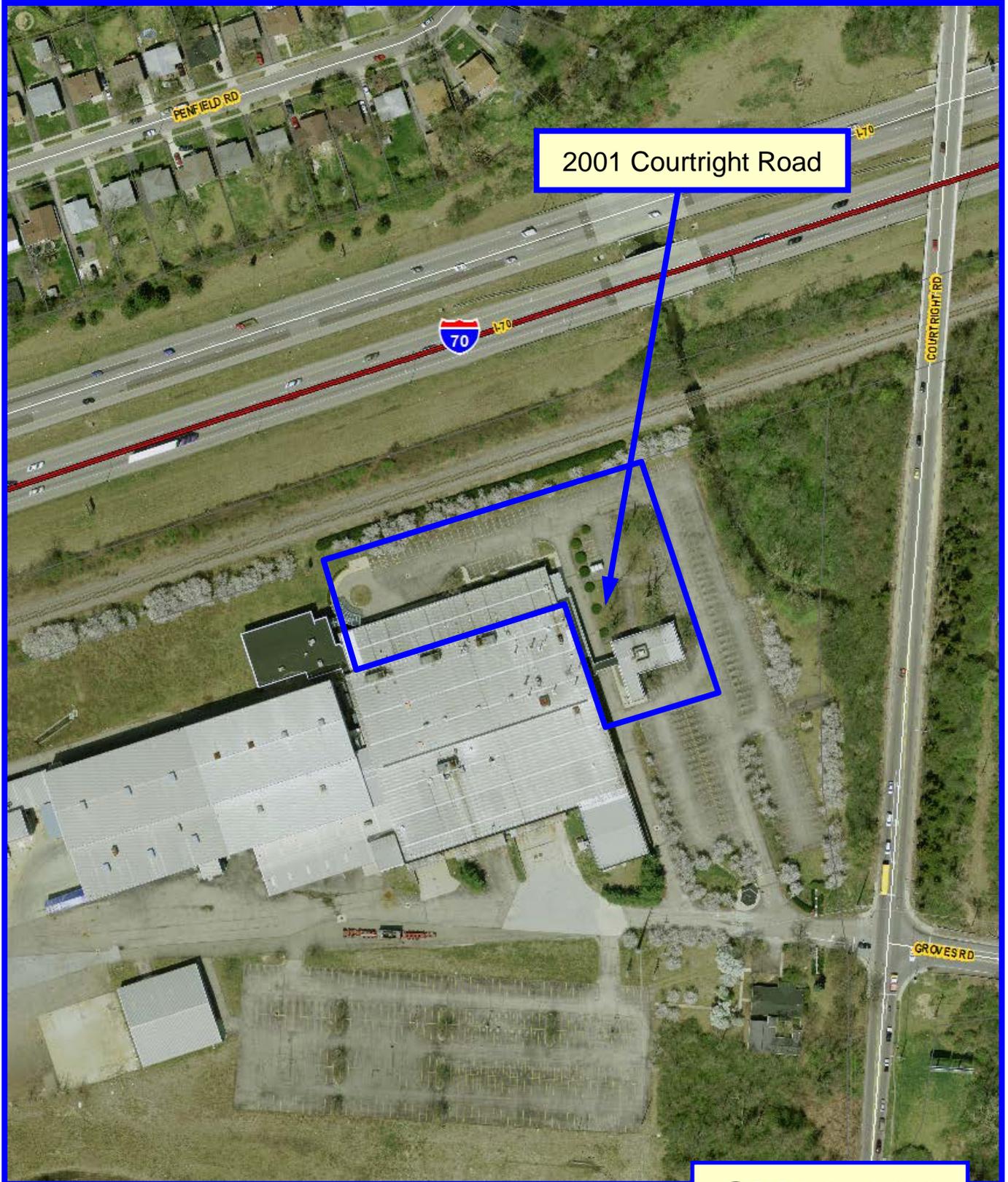
These market realities suggest the importance of weighing priorities within the corridor regarding how commercial development should occur in order to strengthen its market



2001 Courtright Road

CV13-022

**Enlarged Aerial**



**CV13-022**



# STANDARDIZED RECOMMENDATION FORM

City of Columbus, Ohio • Department of Building & Zoning Services  
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**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**

Case Number CV13-022  
Address 2001 Courtright Road, Columbus, 43232  
Group Name Southeast Community Coalition  
Meeting Date 6-6-2013

Specify Case Type  
 BZA Variance / Special Permit  
 Council Variance  
 Rezoning  
 Graphics Variance / Plan / Special Permit

Recommendation (Check only one)  
 Approval  
 Disapproval

**NOTES:** Site is surrounded by a much larger property all zoned M1 and should have no negative effect on neighboring properties. This appears to be a creative reuse of excess space as a vacant industrial site is brought back into use.  
Vote taken at the regularly scheduled public meeting.

Vote Unanimous

Signature of Authorized Representative Judy S. White  
SIGNATURE

Zoning chair, SECC  
RECOMMENDING GROUP TITLE

740-927-1173 or 614-864-0259 (SECC president)  
DAYTIME PHONE NUMBER

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.



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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 # CV13-022

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Elizabeth L. Roach

Of [COMPLETE ADDRESS] 600 S. High St. 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 in the following formats

- 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

1. All A Cart Manufacturing, Inc 2001 Courtright Rd. Columbus OH 43232 2 Columbus based employees Jeffrey J. Morris 614-443-5544	2.
3.	4.

Check here if listing additional parties on a separate page.

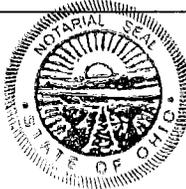
**SIGNATURE OF AFFIANT**

Subscribed to me in my presence and before me this 27<sup>th</sup> day of April, in the year 2013

**SIGNATURE OF NOTARY PUBLIC**

My Commission Expires: \_\_\_\_\_

Notary Seal Here



STEPHEN SWAIM, ATTORNEY AT LAW  
NOTARY PUBLIC, STATE OF OHIO  
Commission has no expiration date \$275.00

This Project Disclosure Statement expires six months after date of notarization.

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