

CV16-010

### **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.

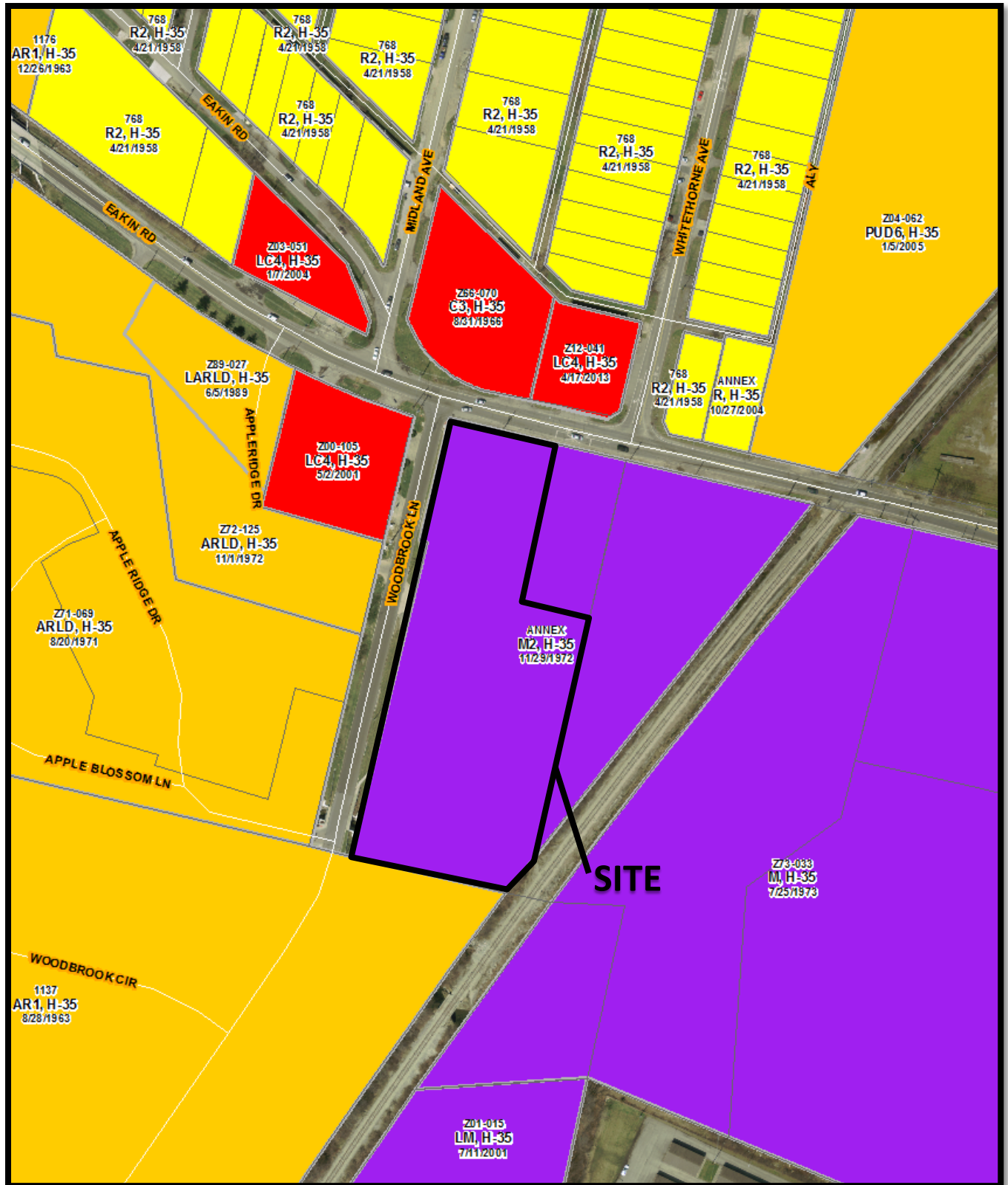
Re-treading, also known as "recap" or a "remold" is a re-manufacturing process for tires that replace the tread on worn tires. Retreading is applied to casings of spent tires that have been inspected and repaired. It preserves approximately 90% of the material in spent tires and the material cost is 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



CV16-010  
2237 Eakin Road  
Approximately 3.22 Acres

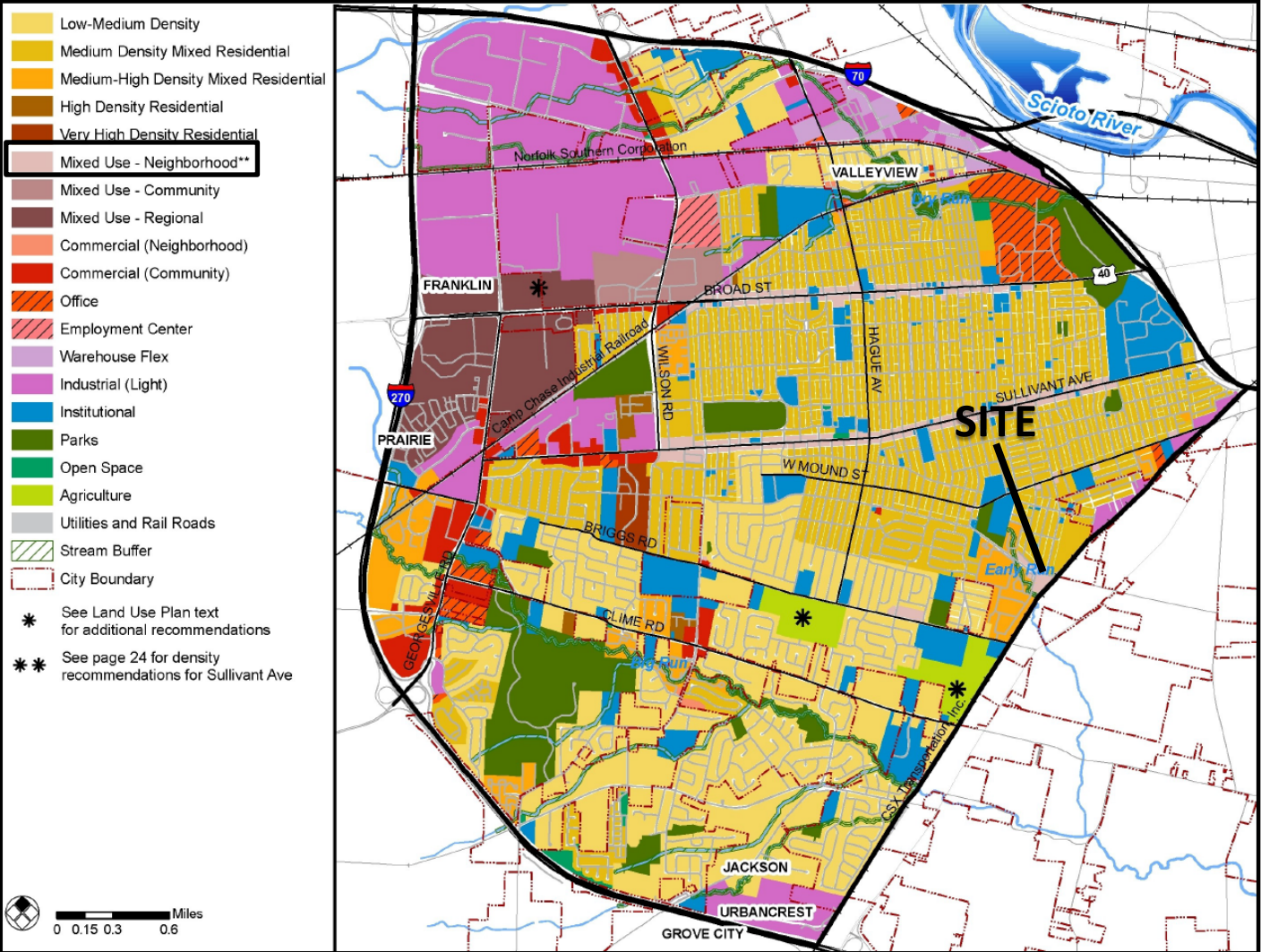
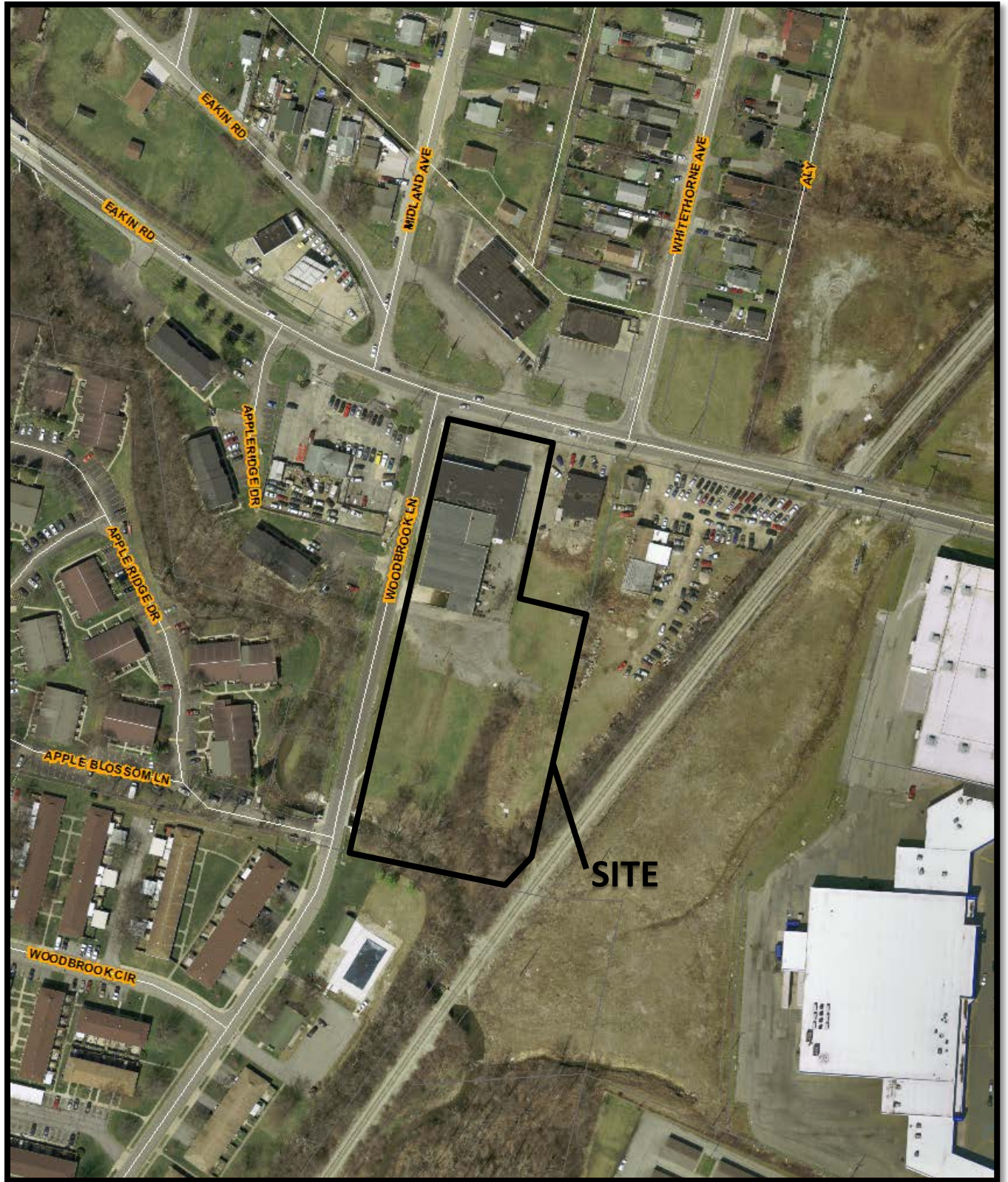


Figure 7: Future Land Use Plan

CV16-010  
2237 Eakin Road  
Approximately 3.22 Acres





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Approximately 3.22 Acres

**STANDARDIZED RECOMMENDATION FORM**

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)

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**

Case Number

CV16-010

Address

2237 EAKIN ROAD

Group Name

GREATER HILTOP AREA COMMISSION

Meeting Date

3/1/2016

Specify Case Type

- ☐ BZA Variance / Special Permit  
☒ Council Variance  
☐ Rezoning  
☐ Graphics Variance / Plan / Special Permit

Recommendation  
(Check only one)

- ☒ Approval  
☐ Disapproval

**NOTES:**

Vote

FOR = 10 AGAINST = 0 ABSTAIN = 1

Signature of Authorized Representative

SIGNATURE

ZONING CHAIR

RECOMMENDING GROUP TITLE

614-653-7653

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.

**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) \_\_\_\_\_  
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

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

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

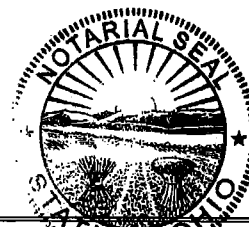
SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 2<sup>nd</sup> 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.

PLEASE NOTE: Incomplete information will result in the rejection of this application.  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Please make checks payable to the Columbus City Treasurer