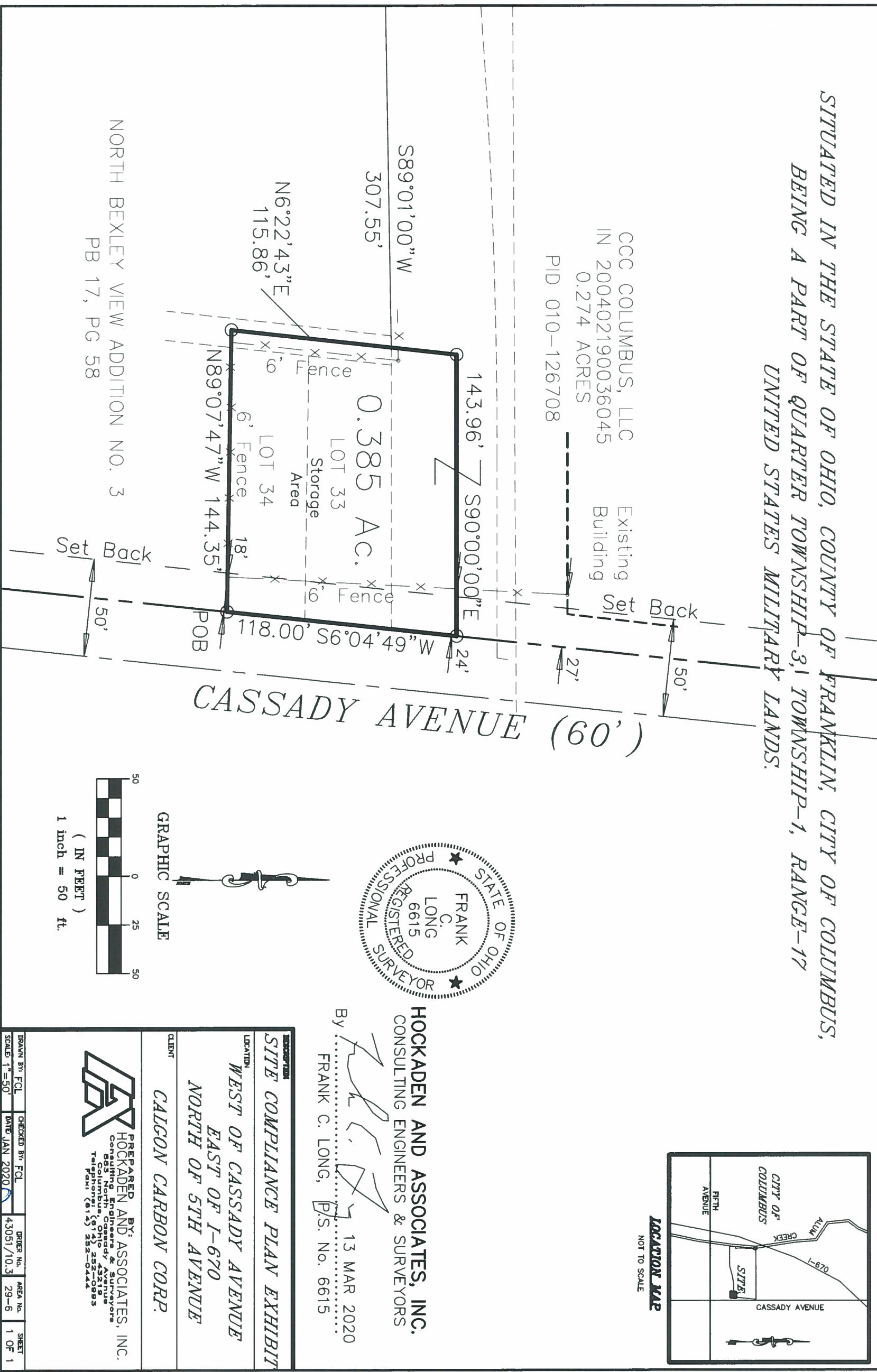


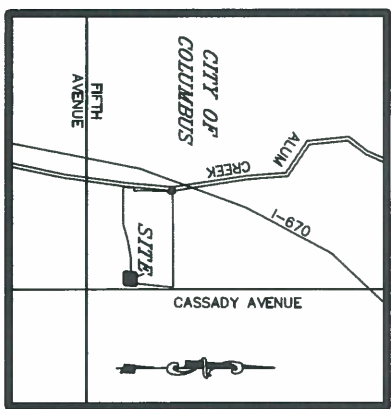
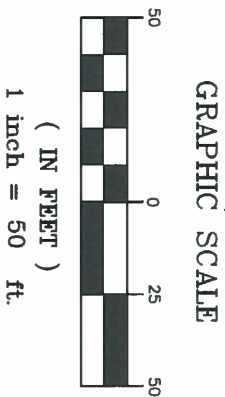
SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS,
 BEING A PART OF QUARTER TOWNSHIP-3, TOWNSHIP-1, RANGE-17
 UNITED STATES MILITARY LANDS.

CCC COLUMBUS, LLC
 IN 200402190036045
 0.274 ACRES
 PID 010-126708

Existing Building




CASSADY AVENUE (60')



HOCKADEN AND ASSOCIATES, INC.
 CONSULTING ENGINEERS & SURVEYORS

By: *[Signature]* 13 MAR 2020
 FRANK C. LONG, P.S. No. 6615

DESCRIPTION			
SITE COMPLIANCE PLAN EXHIBIT			
LOCATION			
WEST OF CASSADY AVENUE EAST OF I-670 NORTH OF 5TH AVENUE			
CLIENT			
CALCON CARBON CORP.			
PREPARED BY:			
 HOCKADEN AND ASSOCIATES, INC. Consulting Engineers & Surveyors 881 North Cassady Avenue Columbus, Ohio 43201 Telephone: (614) 253-0993 Fax: (614) 252-0444			
TRACED BY: FCL	CHECKED BY: FCL	ORDER NO.: 43051/10.3	AREA NO.: 29-6
SCALE: 1"=50'	DATE: JAN 2020		SHEET: 1 OF 1

CV20-014 Final Received 8/22/2020

[Handwritten signature] 8/22/20



DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application
111 North Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

CV20-014

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

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are discovered after your application is approved, a new application will be required.

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(s) requested as detailed below (use separate page if needed or desired):

See attached list

Signature of Applicant

[Handwritten signature]

Date

1/28/2020

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

In 1959 the main facility for the applicant was zoned M, Manufacturing for an industrial facility. In 1962 additional ground was zoned M-Manufacturing along with the subject site which was zoned P-1. Over the years the P-1 ground was used for open storage.

The property to the north of the site is zoned M, Manufacturing; and the property to the south and west are zoned M-2, Manufacturing; and across Cassady Avenue the properties are zoned M, Manufacturing and R-4, Residential.

The subject site is fenced and has a hard surface. By granting these variances, the applicant may continue to use this area for outside storage. There is no residential ground contiguous to this site and the granting of these variances will not impair an adequate supply of light and air to the adjacent property nor unreasonable increase the congestion of public streets, increase the danger of fire, endanger public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

Variance

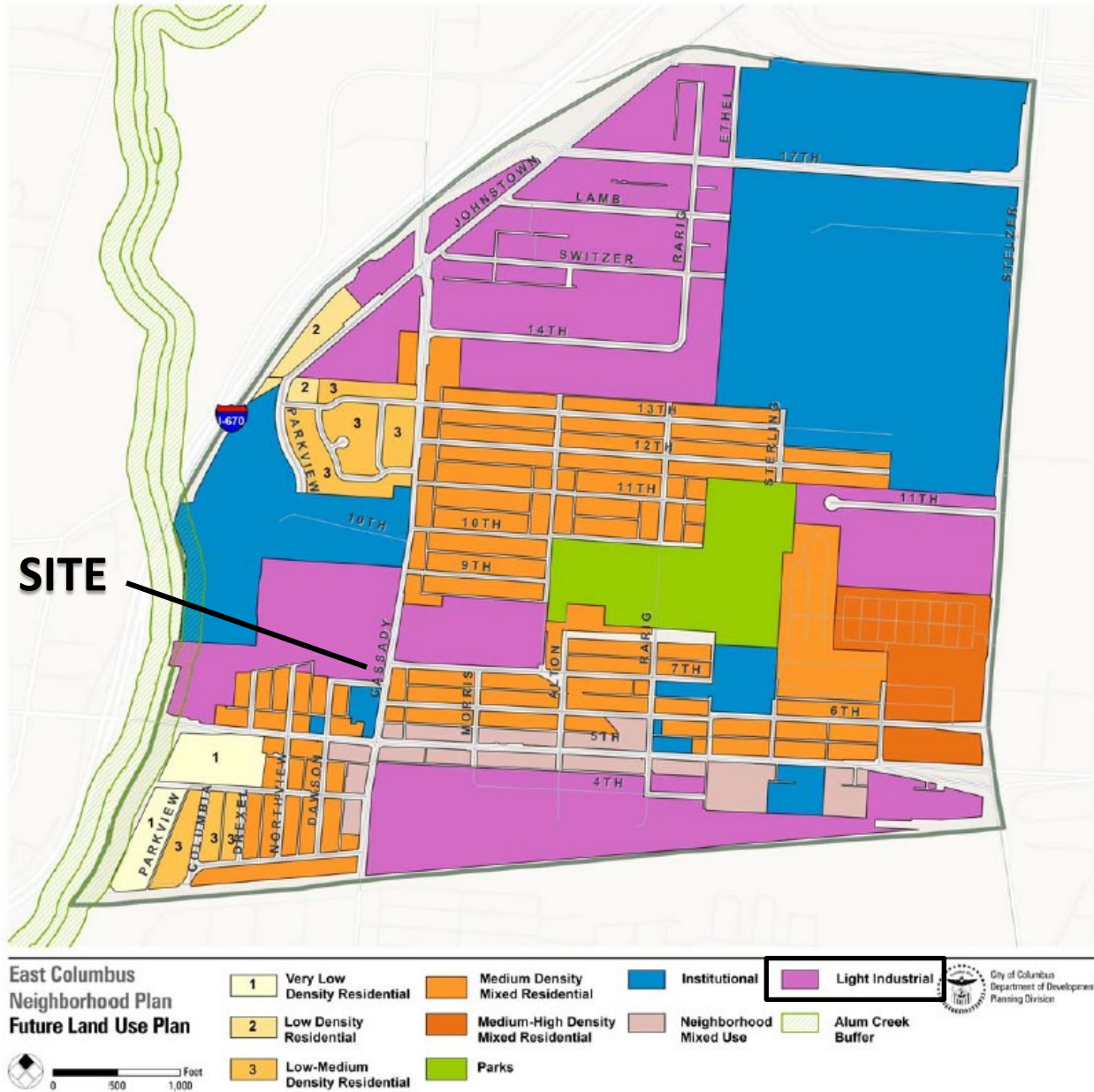
3363.41(a) Storage- to reduce the setback from residential for open storage from 100 to 60 feet from any residential district, 30 to 0 feet from street right of way and 20 to 0 feet from all other lot lines.

calgon-cv.doc (clh)
1/28/20 S: Docs

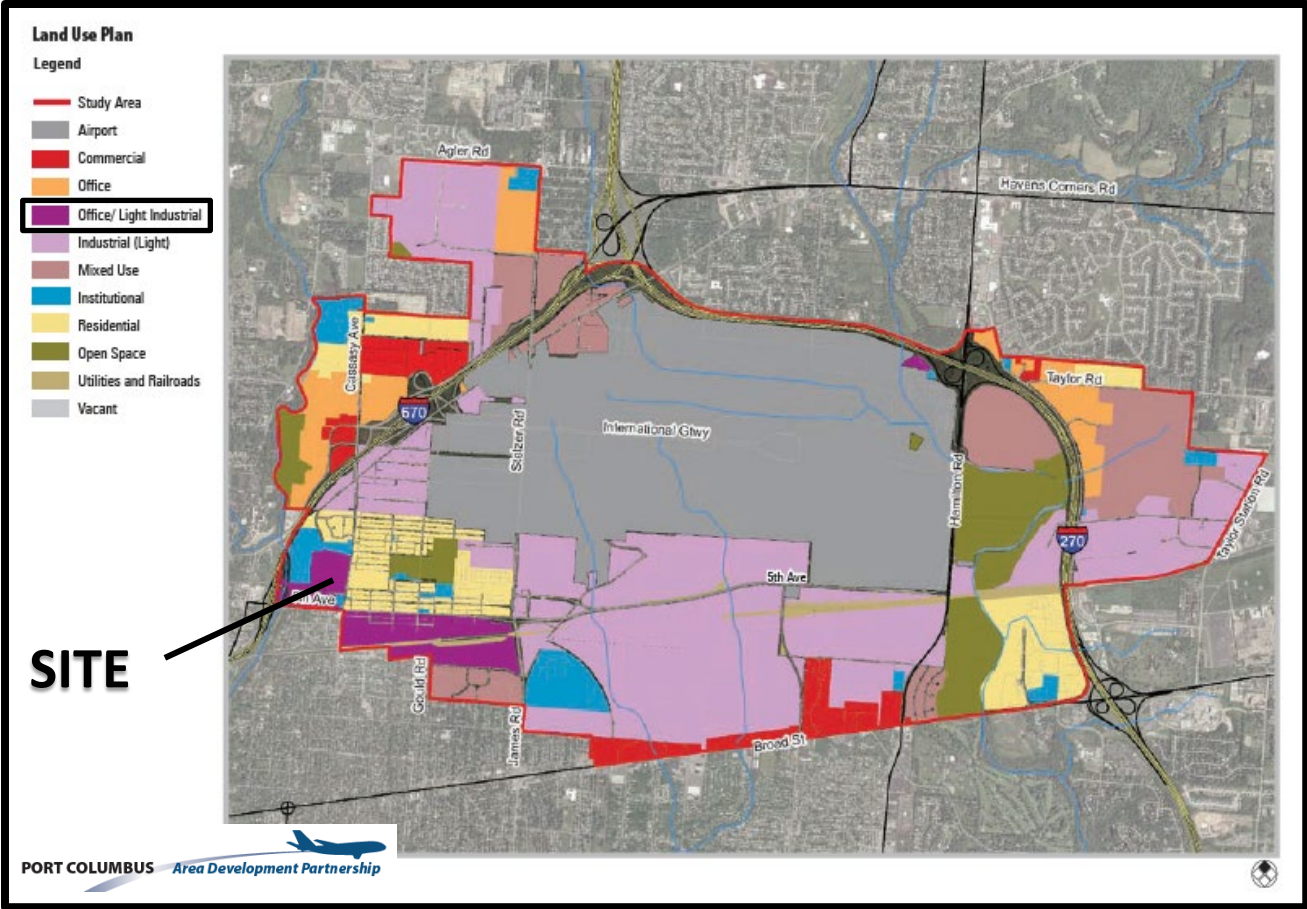
calgon.variance (nct)
3/30/20 S:Docs



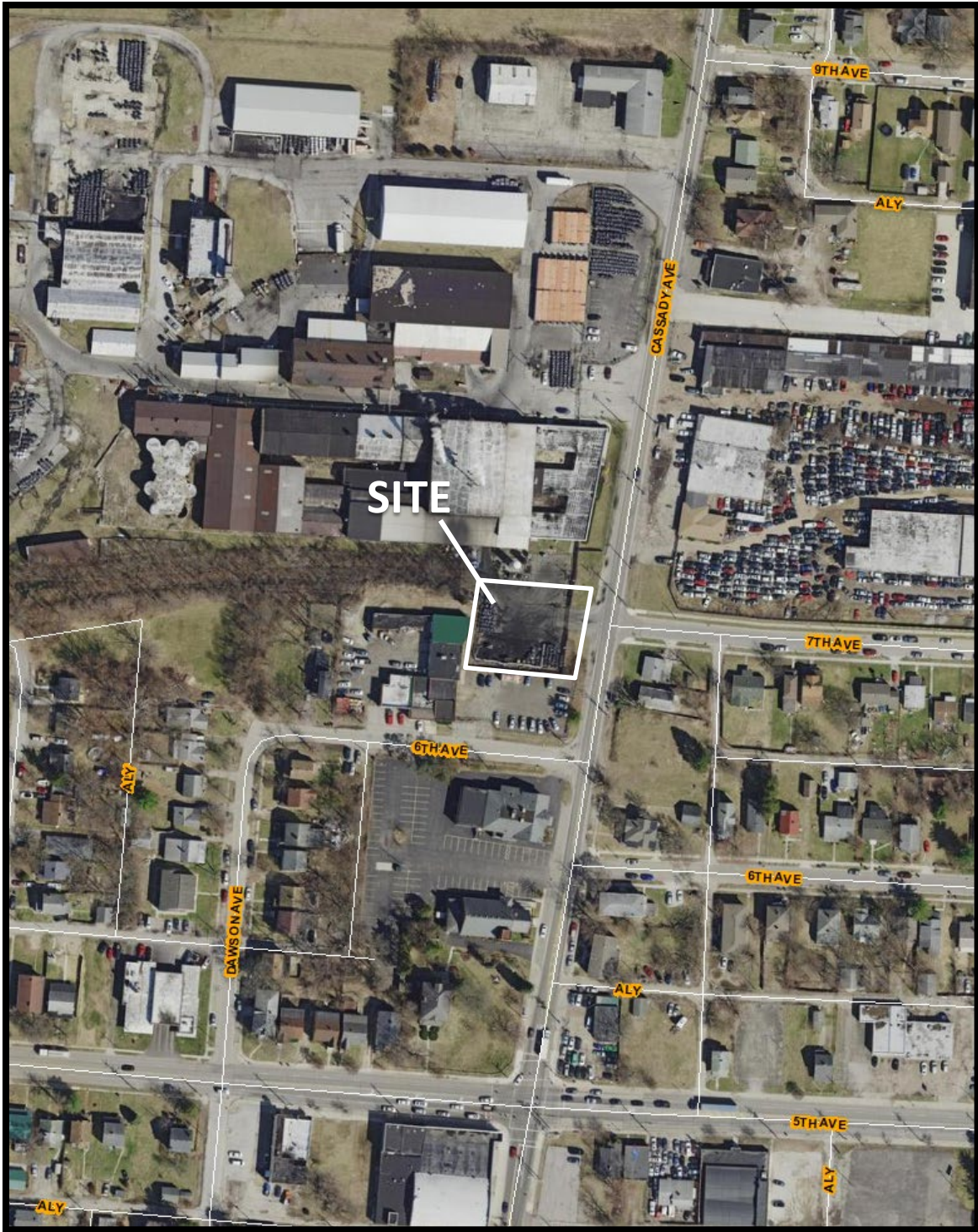
CV20-014
835 N. Cassady Avenue
Approximately 0.39 acres



CV20-014
 835 N. Cassady Avenue
 Approximately 0.39 acres



CV20-014
 835 N. Cassady Avenue
 Approximately 0.39 acres



CV20-014
835 N. Cassady Avenue
Approximately 0.39 acres

From: [Michael Johnson](#)
To: [Feightner, Hayley E.](#)
Subject: Re: Applications Received: Z20-011 & CV20-014
Date: Sunday, February 23, 2020 10:35:06 AM

Ms. Feightner,

The East Columbus Civic Association has approved/supports and endorses the Rezoning and concurrent Council Variance for the property located at 835 N. Cassidy Ave. reference not. Z20-011 and CV20-014.

I look forward to communicating with you on the appropriate next steps.

I will reach out to you and please feel free to reach out to me so that we can connect on keeping things moving forward.

Thanks,

Michael Johnson
President
East Columbus Civic Association
614 886 5060

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: CV20-014

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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 format:

Name of business or individual (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

1. CCC Columbus LLC P.O. Box 717 Pittsburgh, PA 15230 David McAdams 412-787-4793 50 Columbus based employees	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Jackson B. Reynolds III

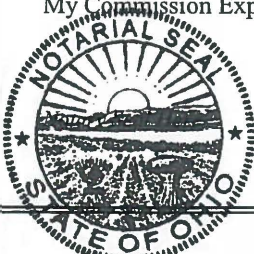
Subscribed to me in my presence and before me this 20th day of August, in the year 2020

SIGNATURE OF NOTARY PUBLIC

Natalie C. Timmons

My Commission Expires:

9/4/2020



This Project Disclosure Statement expires six months after date of notarization.
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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