

REV. A DESCRIPTION: ADDED TITLE SHEET, SKYLIGHT DETAILS & UPDATED FASTENING DETAILS. DATE: 4/17/2024 APPROVED: JE		REV. - DESCRIPTION: - DATE: - APPROVED: -	
<b>RATINGS:</b> 20 PSF ROOF LOAD 120 MPH WIND SPEED APPROX. WEIGHT 3870 LBS		<b>EXTERIOR VIEWS</b> MODEL: 6559 Assembly PLOT SCALE: 1:48 BY: JE DATE: 2/7/2024	
<b>PROPRIETARY TO SHELTER WORKS</b> This document is confidential and proprietary to Shelter Works and cannot be used, disclosed, copied, or duplicated in any manner without the prior written consent of Shelter Works. © 2007 Shelter Industries, Inc. All Rights Reserved.		<b>SHELTER WORKS</b> CUSTOMER: Advanced Control Panels PROJECT: Cleveland & Weber RMV TITLE: 8' x 12' x 8' Freedom Series Enclosure SCALE: 1:48 DWG #: 6559 Assembly	
SHELLER WORKS 2616 South Third Street, St. Louis, MO 63118 Phone: (800)794-8037 Fax: (314) 664-9301 www.shelterworks.com		ORDER #: 6559 SIZE: B SHEET: 3077	





# Council Variance Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

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

## STATEMENT OF HARDSHIP

### **Columbus City Code Section 3307.10 - Variances by City Council.**

City council may grant the following zoning variances:

- A. Permit a variation 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 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

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 not included, a new application (and applicable fees) 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 the SOH that is attached to CV23-141

Signature of Applicant

Date

6/26/2024

# (NCHP 1)

## Cleveland and Weber Site

### Statement of Hardship

Campos EPC is performing the engineering and design of a pipeline and associated stations that Columbia Gas of Ohio will be constructing. The new pipeline is a replacement of the existing pipeline that traverses Columbus today. With this new pipeline installation, Columbia will be adhering to all code requirements. One of these code requirements will be to create shutoff segments within the pipeline so that if the line ever ruptured, the pipeline segment could be closed to contain the rupture. These rupture mitigation valves are the driving requirement on why we need additional land along the new pipeline path, as these valves and associated equipment must be above grade. The sites we are requesting will house those rupture mitigation valves, and we will need to change the zoning of those sites to allow these facilities to be constructed.

### Code Variance:

3356.11 – C-4 Setback requirements

### Explanation of Code Variance:

The proposed fence is backed up to the front right of way line, less than 1 foot at the nearest point, that is less than the minimum building setback of 50 feet from the edge of ROW. The fence is an 8' wrought iron fence which counts as a structure. This site is also dedicating a substantial amount of right of way to the city and abiding by this requirement would cut the available land for the site in half and would impose difficulties on the station design to accommodate this. Thus, we would need a variance to change the minimum setback from 50' to 0'

### Code Variance:

3356.03-C-4 permitted uses.

### Explanation of Code Variance:

A natural gas regulation station is not listed with the uses permitted within the city codes; therefore, it was listed as a variance.

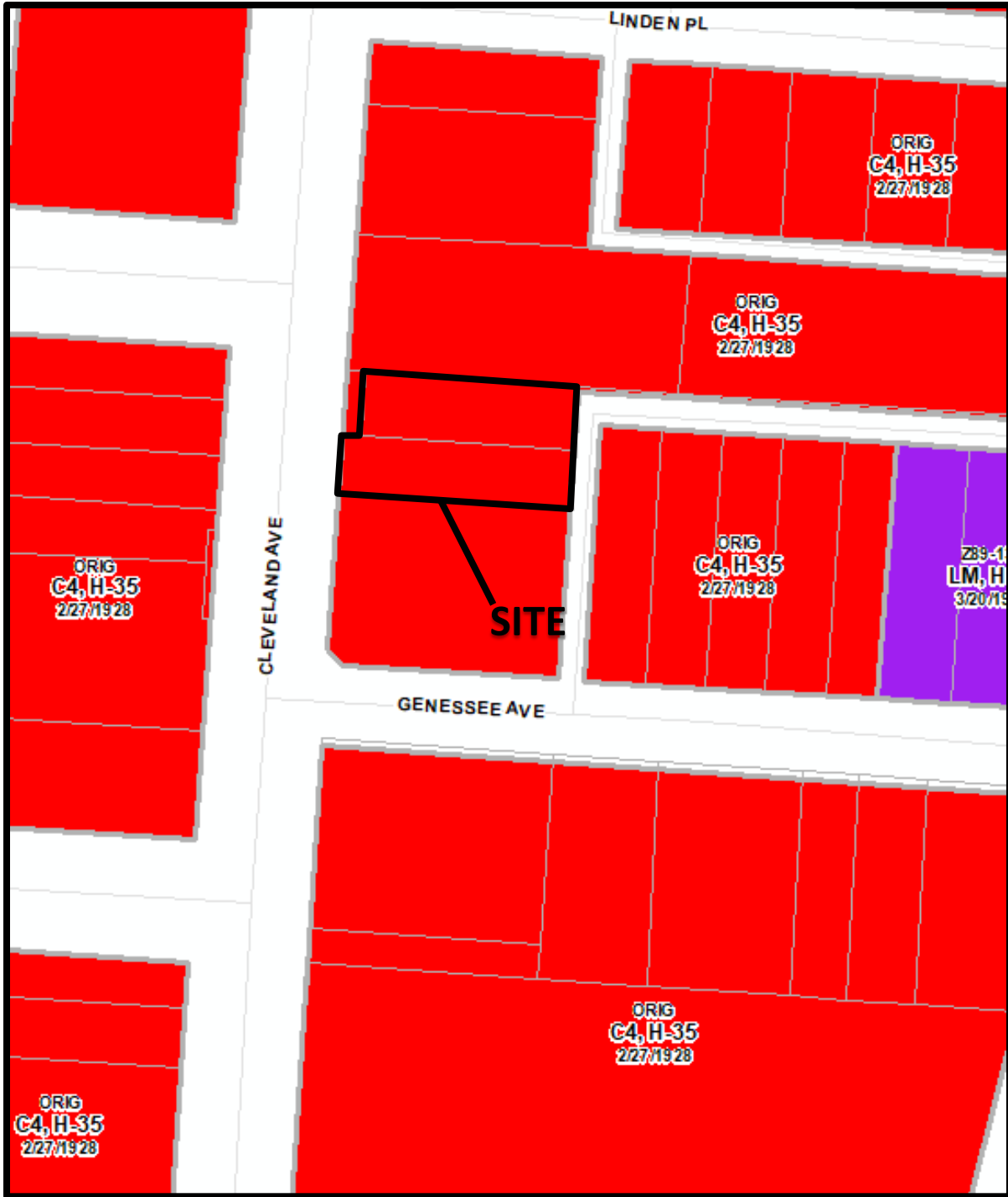
## (NCHP 1)

### Code Variance:

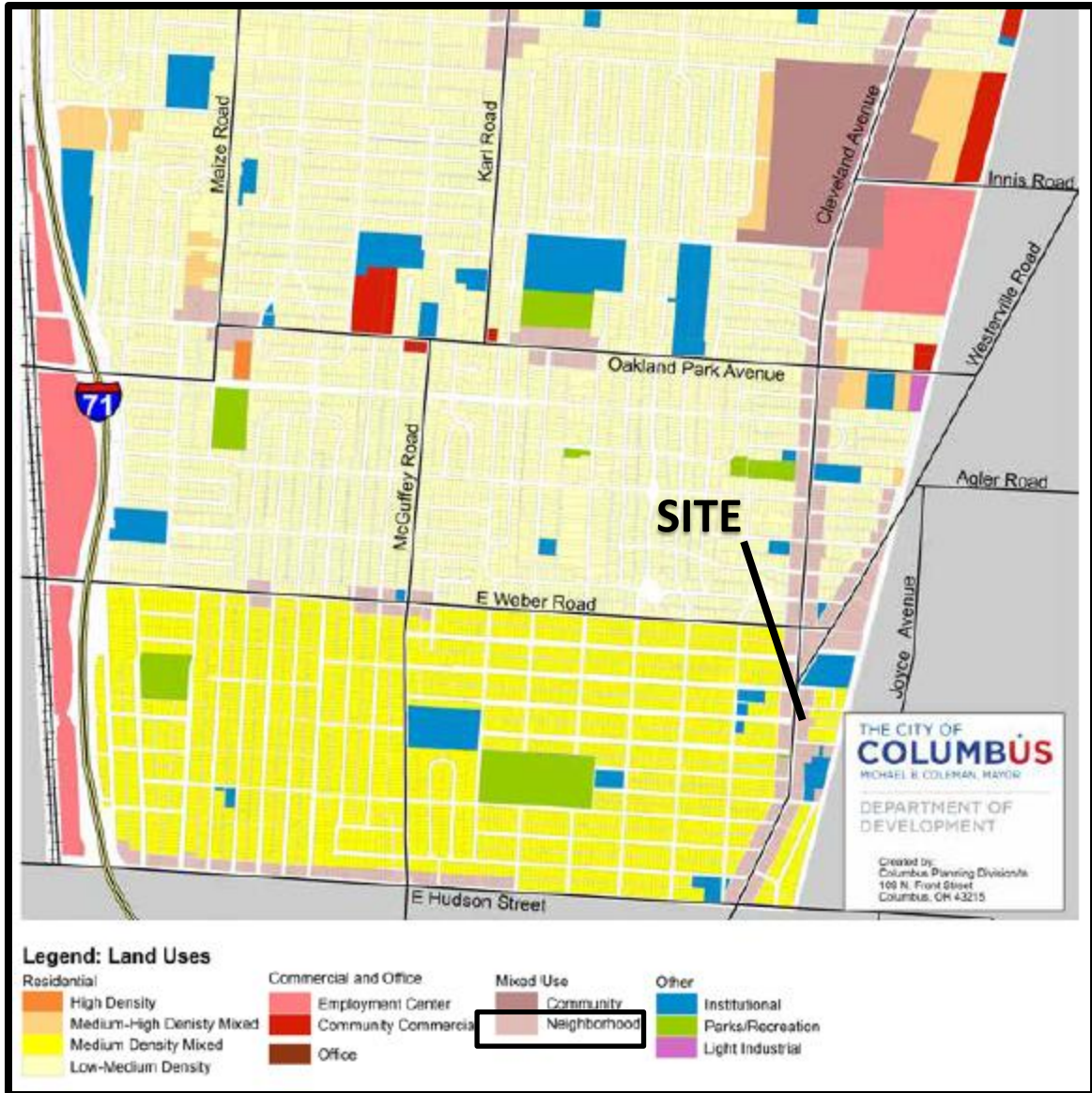
3312.21(B)(1) Landscaping and Screening

### Explanation of Code Variance:

The lot area between the right-of-way and the parking setback line shall be landscaped with plant material and shall not be paved except for approved walkways, bikeways, driveways, graphics, and other approved amenities and site elements, such as, but not limited to, electric vehicle charging stations or bike racks. Vision clearance at driveways shall be maintained. In order to maintain a safe operating environment free of any potentially flammable materials such as dried grass the site in question is to be graveled, this would violate 3312.21(B)(1) which specifies that a 10' strip of landscaped materials at the front of the property be maintained, in order to maintain a safe site we will need a variance on this code.



CV23-141  
2552-2558 Cleveland Ave.  
Approximately 0.22 Acres



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Approximately 0.22 Acres



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

**Case Number** CV23-141

**Address** 2552-54 CLEVELAND AVENUE

**Group Name** NORTH LINDEN AREA COMMISSION

**Meeting Date** 2024-03-21

**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 North Linden Area Commission's Zoning Committee voted 4-0 to recommend approval of this use variance, with one member absent.

The North Linden Area Commission voted 4-1 to recommend approval of the use variance, with three members absent and Commissioner Ayres voting against. Commissioner Ayres wants to preserve this location on Cleveland Avenue, which is a transit corridor, for housing. Ayres noted that Columbia Gas, to their credit, has been very accommodating of public feedback on the design of the site.

**Vote** 4-1 for approval, three absent

**Signature of Authorized Representative** Ben Keith

**Recommending Group Title** North Linden Area Commission

**Daytime Phone Number** benlkeith@gmail.com

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.



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## PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV23-141

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) Micheal Uloko  
of (COMPLETE ADDRESS) 290 W Nationwide Blvd, 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 (including 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. Columbia Gas Of Ohio, 614-981-0661 290 W Nationwide Blvd, Columbus, OH, 43215	2.
3.	4.

Check here if listing additional parties on a separate page.

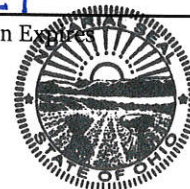
SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 26<sup>th</sup> day of JUNE, in the year 2024

SIGNATURE OF NOTARY PUBLIC

8-25-27  
My Commission Expires

Notary Seal Here



**Kathleen A Keller**  
Notary Public, State of Ohio  
My Commission Expires 08-25-27

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