

(NCHP 1)

Weber and Indy Site

Statement in support of the Variances

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 Columbia pipeline. 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 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. A security fence required for this site will require side and rear yard sizing variances, see the site plan attached to this statement of hardship for the fence details.

Detailed Explanation of Requested Variances

CC3332.28 Side or Rear Yard Obstruction:

Code Summary: The area required in a side or rear yard shall be open from the established grade or from the finished grade if higher than the established grade, to the sky unobstructed except for: a number of exceptions that do not apply to this site.

Site Difference: We are proposing a fence that is 8' tall in the side yards on the east and west sides that is an obstruction, thus we will require a variance for this site.

CC3332.41: Rooftop telecommunication installation

Code Summary: A rooftop telecommunication installation for receiving or transmitting wireless telecommunications may be erected on any existing legal structure 60 feet or more in height provided that it is in accordance with C.C. [3309.142\(C\)](#). All support equipment shall be housed in an existing legal structure.

Site Difference: There will be an antenna on a small box to hide the wire that is mounted on the side of the building. Otherwise, there will not be any communications equipment mounted to the roof of the buildings other than the power and communication line coming into the facility overtop of the fence. However this structure will be less than 60 feet in height and will thus require a variance. The west building will be 22'-4" high and the east building will be 22'-2" high, thus we will need to reduce the required height from 60' to 22'.

(NCHP 1)

CC3332.035: R-3 Permitted uses

Code Summary: This code spells out a list of permitted uses for R-3 zoned properties. A gas regulator station is not one of the permitted uses.

Site Difference: This site will be a gas regulator station will serve for the public good in the area, since it is not listed as one of the permitted uses we will need a variance for this site.

CC3332.21: Building lines

Code Summary: This code spells out the minimum distance of buildings from the street property line. For this site that will be 15 feet, which is the average setback of the building to the east and west.

Site Difference: This site will be 10' from the right of way after the additional right of way is dedicated, this we will be under the 15' requirement, there will also be an 8' fence on the ROW line which will also be less than 15' from ROW, thus we propose to reduce the requirement from 15' to 0' to accommodate the fence.

CC3321.05: Vision Clearance

Code Summary: This code spells out the vision clearance requirements by denoting the Minimum acceptable vision clearance standards for motorist and pedestrian safety at intersections are hereby established by restricting the placement, opacity, height and configuration of any fence, wall, planting, structure, or other obstruction. Vision clearance at intersections of streets and alleys. Property owners shall maintain unobstructed vision clearance at the intersections of streets and alleys. An owner shall maintain unobstructed vision clearance between the elevations of two and one-half to ten feet above the alley grade within "clear vision triangles", which are two ten-foot, right-angle triangles formed by the intersection of an alley right-of-way line and street right-of-way line.

For this site there must be a vision triangle on the south west corner of the property that is unobstructed from 2.5 to 10 feet.

Site Difference: This site will have an 8' security fence that will be inside of the vision triangle which will not abide by the requirement for there to be unobstructed view from 2.5 to 10' above grade, thus we will require a variance.



CV23-139
476-482 E. Weber Rd.
Approximately 0.33 acres

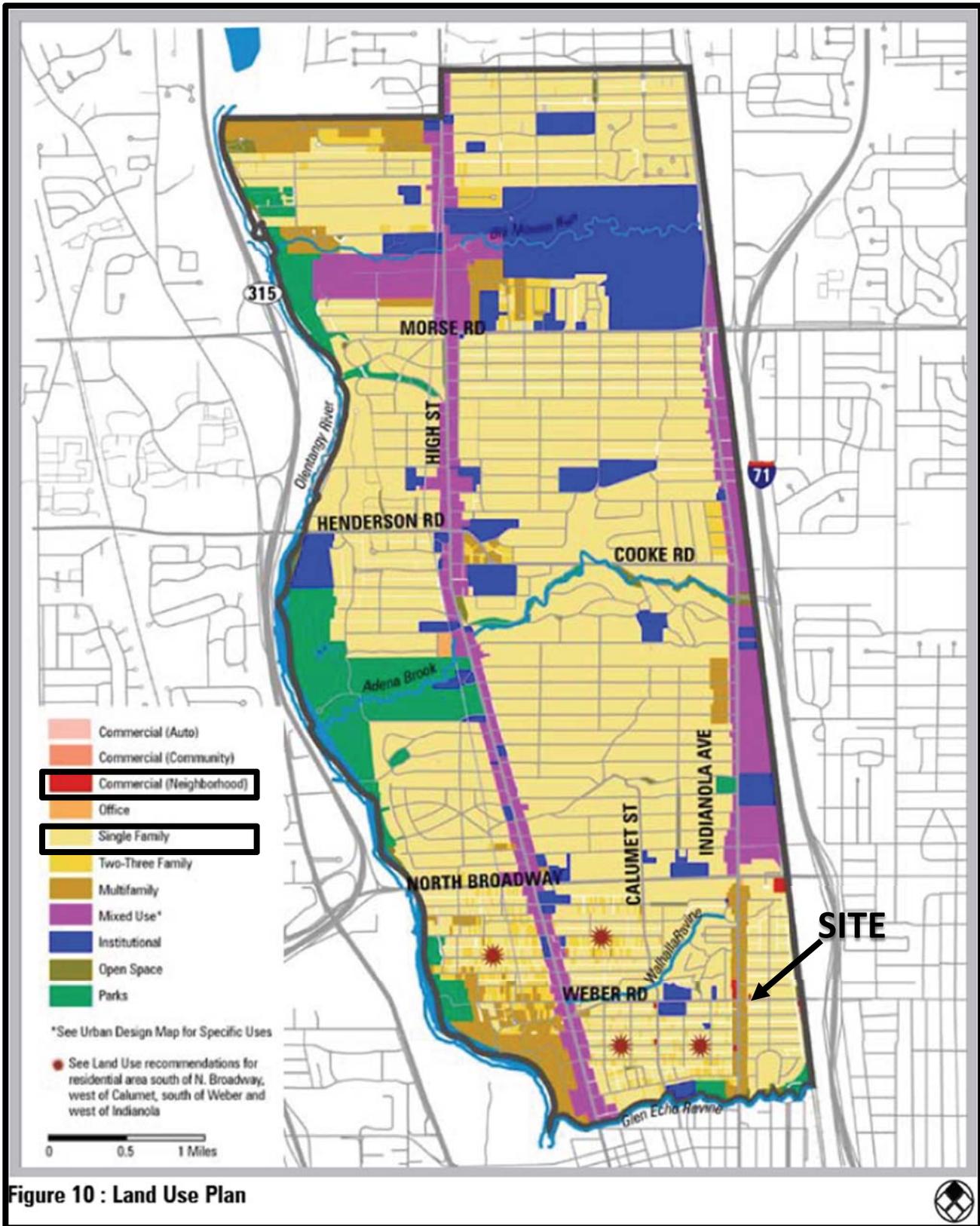
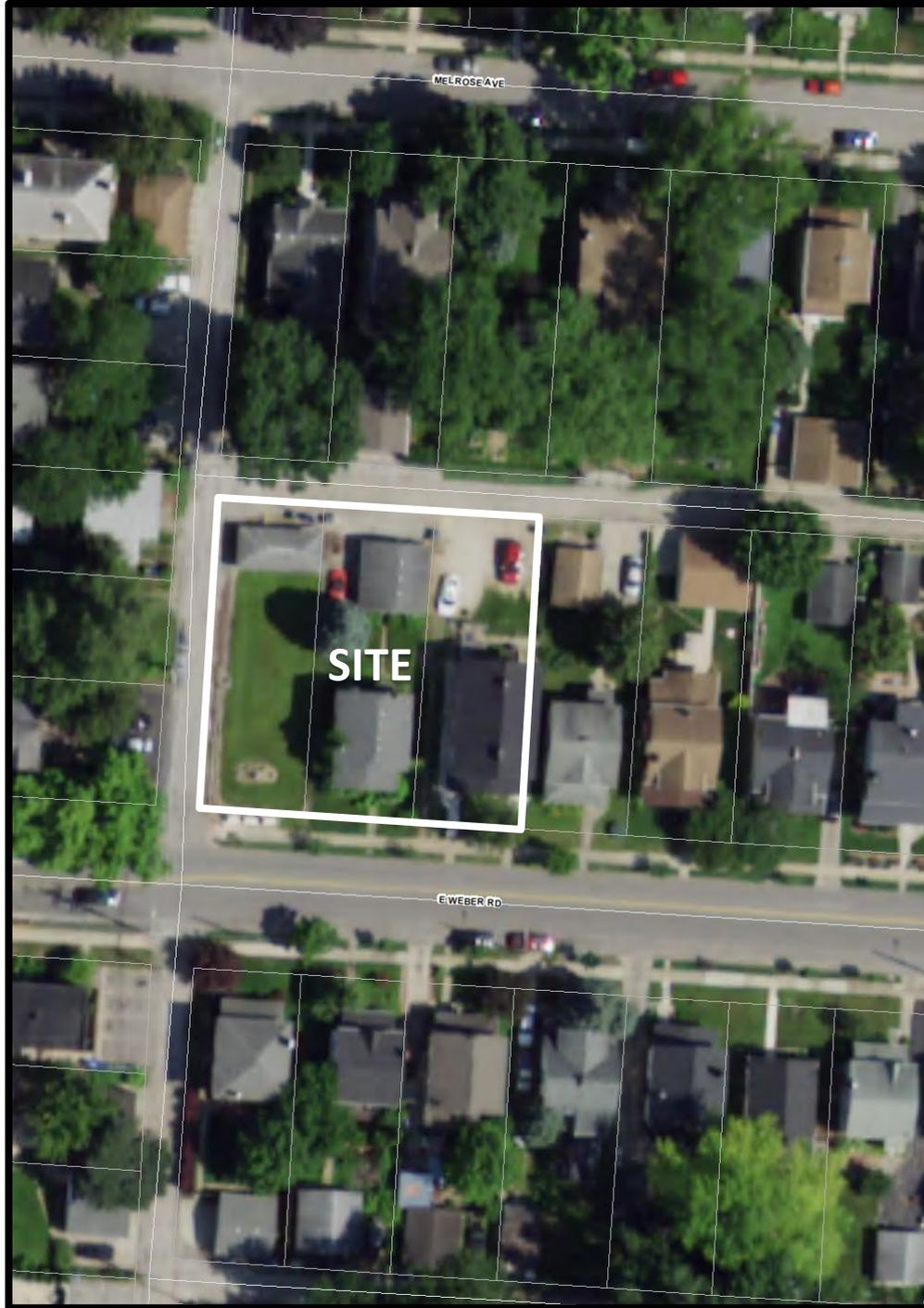


Figure 10 : Land Use Plan

CV23-139
476-482 E. Weber Rd.
Approximately 0.33 acres



CV23-139
476-482 E. Weber Rd.
Approximately 0.33 acres



DEPARTMENT OF BUILDING AND ZONING SERVICES

Standardized Recommendation Form

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

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

(PLEASE PRINT)

Case Number: CV23-139

Address: 480-482 E. Weber Rd.

Group Name: Clintonville Area Commission

Meeting Date: April 4, 2024

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

- Recommendation:**
- (Check only one and list basis for recommendation below)
- Approval
 - Disapproval

NOTES: The CAC approved the following variances based on the renderings presented at the meeting by the applicant (see attachment): CC3124.11, CC3332.41, CC3332.035, CC3332.24, CC3332.25, CC3332.26, CC3332.27, and CC3332.28

Vote: 9 yes

Signature of Authorized Representative: Matthijs Moritz Mark Moritz, Secretary

SIGNATURE

Clintonville Area Commission

RECOMMENDING GROUP TITLE

614-641-5178

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St., Columbus, OH 43215.

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV23-139

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)

<p>1. Columbia Gas of Ohio, 614-981-0661 290 W Nationwide Blvd, Columbus, OH, 43215</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 2nd day of JULY, in the year 2024


SIGNATURE OF NOTARY PUBLIC

August 25, 2027 Notary Seal Here
My Commission Expires

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