

RIGHT-OF-WAY ENCROACHMENT NOTE
 ALL EXISTING ELEMENTS ARE PERMITTED TO ENCRUSH INTO THE RIGHT-OF-WAY UNLESS OTHERWISE NOTED. ENCROACHMENTS ARE LIMITED TO SIGNAGE, BALANCING, LIGHT FIXTURES, AND THE SWINGING LAMPS, WALLS, AWNINGS, SIGNING AND ADA RAMPS.

- NOTES:**
1. PROPOSED PILE INFRASTRUCTURE IS SHOWN FOR INFORMATION.
 2. LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE CONSTRUCTION.

SITE PLAN
 SCALE: 1" = 10'

PROPERTY LINE	SYMBOL	LEGEND
EXISTING PROPERTY LINE	---	EXISTING PROPERTY LINE
EXISTING HOOD CENTERLINE	---	EXISTING HOOD CENTERLINE
EXISTING FENCE LINE	---	EXISTING FENCE LINE
EXISTING CONCRETE FOOTING	---	EXISTING CONCRETE FOOTING
EXISTING SANDWICH SIGN	---	EXISTING SANDWICH SIGN
EXISTING GAS	---	EXISTING GAS
EXISTING MAJOR CONDUIT (GENERAL)	---	EXISTING MAJOR CONDUIT (GENERAL)
EXISTING MINOR CONDUIT (GENERAL)	---	EXISTING MINOR CONDUIT (GENERAL)
EXISTING ASPHALT DRIVEWAY	---	EXISTING ASPHALT DRIVEWAY
EXISTING CONCRETE DRIVEWAY	---	EXISTING CONCRETE DRIVEWAY
EXISTING BALDING	---	EXISTING BALDING
EXISTING POWER POLE	---	EXISTING POWER POLE
EXISTING STORM MANHOLE	---	EXISTING STORM MANHOLE
EXISTING SEWER MANHOLE	---	EXISTING SEWER MANHOLE
EXISTING GAS STRUCTURE	---	EXISTING GAS STRUCTURE
EXISTING GAS VALVE	---	EXISTING GAS VALVE
EXISTING WATER VALVE	---	EXISTING WATER VALVE
EXISTING CATCH BASIN	---	EXISTING CATCH BASIN
EXISTING SIGN/POST	---	EXISTING SIGN/POST

SITE PLAN LEGEND:

- PROPOSED FENCE LINE
- LINE OF TOLERANCE (30.0')
- PROPOSED CONCRETE
- PROPOSED VENTILATION
- PROPOSED SIGN/POST/REPLACEMENT
- PROPOSED LANDSCAPING (SEE LANDSCAPE PLAN)
- PROPOSED BUILDING
- PROPOSED BIWALK CUT
- PROPOSED DRIVEWAY
- PROPOSED VENTILATED BRIDGE
- PROPOSED PAVEMENT REPLACEMENT
- PROPOSED STEEL SIGN
- PROPOSED SIGN/POST
- BEAM WALK (20% OF TOTAL LOT AREA)

PROJECT NARRATIVE

PROPOSED LOT 8 TO ALLOW FOR CONSTRUCTION AND OPERATION OF A NEW BUILDING. THE PROPOSED BUILDING WILL BE A 10,000 SQ FT STRUCTURE WITH A RAMP TO THE REAR. THE PROPOSED ABOVE-GROUND EQUIPMENT WILL BE ENCLOSED IN A STRUCTURE. THE PROPOSED SIGNAGE WILL BE ENCLOSED IN A STRUCTURE. THE PROPOSED DRIVEWAY WILL BE ENCLOSED IN A STRUCTURE. THE PROPOSED BIWALK CUT WILL BE ENCLOSED IN A STRUCTURE. THE PROPOSED VENTILATED BRIDGE WILL BE ENCLOSED IN A STRUCTURE. THE PROPOSED PAVEMENT REPLACEMENT WILL BE ENCLOSED IN A STRUCTURE. THE PROPOSED STEEL SIGN WILL BE ENCLOSED IN A STRUCTURE. THE PROPOSED SIGN/POST WILL BE ENCLOSED IN A STRUCTURE. THE PROPOSED LANDSCAPING WILL BE ENCLOSED IN A STRUCTURE.

DEPARTMENT OF PUBLIC UTILITIES GENERAL NOTES:

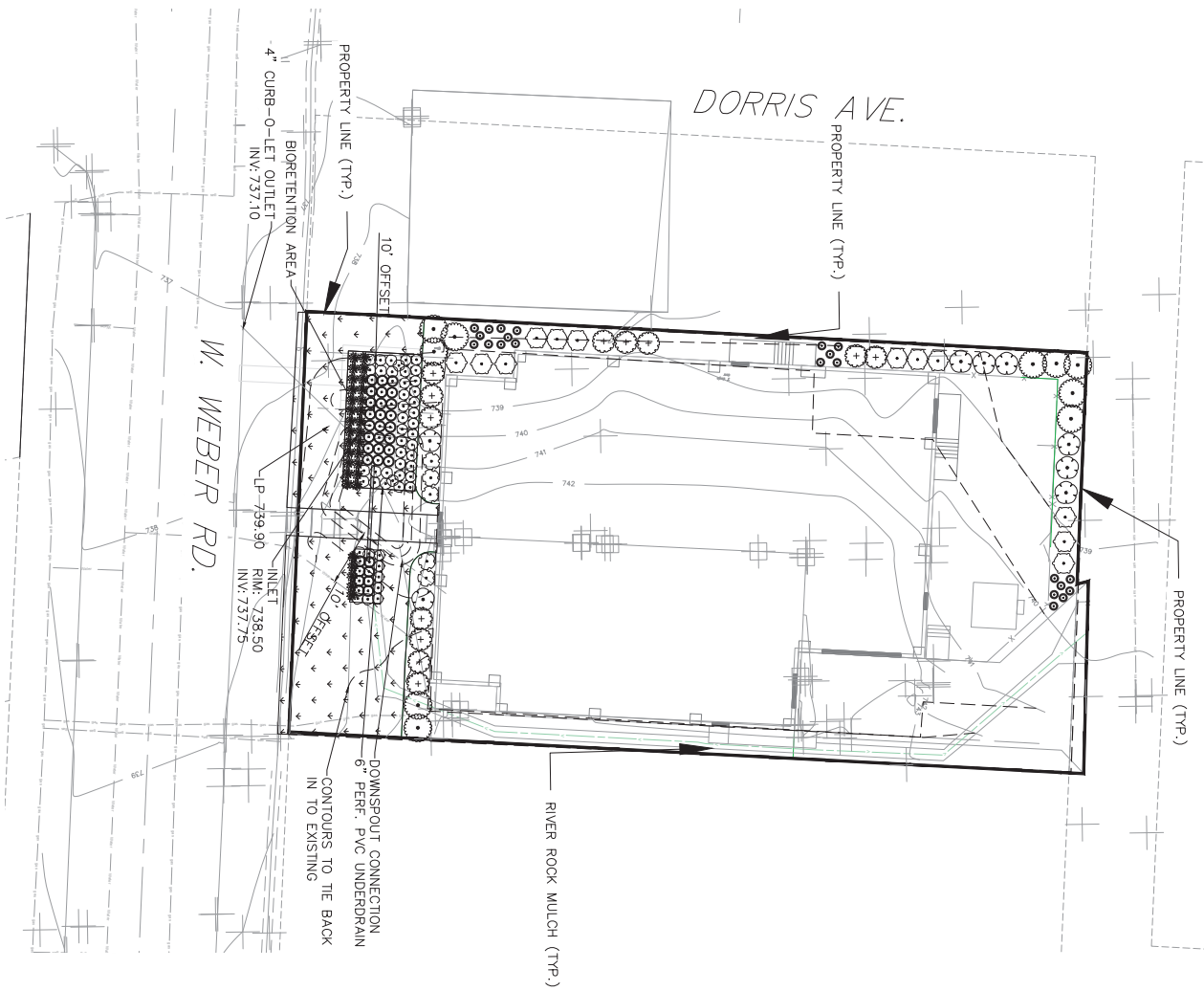
1. EXISTING JOINTING, R.F.P.
2. NO PARKING REQUIRED.
3. SIDE YARD SETBACK/VARIANCE REQUIRED FOR DECK ON WEST SIDE OF BUILDING.
4. REAR YARD AREA VARIANCE REQUIRED.
5. NO DOWNSTAIRS REQUIRED.
6. SEE STEEL STRUCTURES ARCHITECTURAL DRAWINGS FOR BUILDING.
7. SET VARIANCE REQUEST FOR OTHER VARIANCE REQUESTS.

SITE DATA TABLE

TOTAL SITE AREA:	0.24 AC
TOTAL DISTRIBUTED AREA:	0.23 AC
PRE-DEVELOPED IMPERVIOUS:	0.08 AC
POST-DEVELOPED IMPERVIOUS:	0.15 AC

<p>Patrick Walker Director of Planning and Development 401 N. Front St., Suite 300, Columbia, OH 43215 (614) 799-8300</p>																																					
<p>COUNCIL VARIANCE PLAN</p>																																					
<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>REV #</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>05/31/24</td> <td>PRESSESSED FOR CONSTRUCTION</td> </tr> <tr> <td>1</td> <td>05/31/24</td> <td>REVISED FOR CONSTRUCTION</td> </tr> <tr> <td>2</td> <td>05/31/24</td> <td>REVISED FOR CONSTRUCTION</td> </tr> <tr> <td>3</td> <td>05/31/24</td> <td>REVISED FOR CONSTRUCTION</td> </tr> <tr> <td>4</td> <td>05/31/24</td> <td>REVISED FOR CONSTRUCTION</td> </tr> <tr> <td>5</td> <td>05/31/24</td> <td>REVISED FOR CONSTRUCTION</td> </tr> <tr> <td>6</td> <td>05/31/24</td> <td>REVISED FOR CONSTRUCTION</td> </tr> <tr> <td>7</td> <td>05/31/24</td> <td>REVISED FOR CONSTRUCTION</td> </tr> <tr> <td>8</td> <td>05/31/24</td> <td>REVISED FOR CONSTRUCTION</td> </tr> <tr> <td>9</td> <td>05/31/24</td> <td>REVISED FOR CONSTRUCTION</td> </tr> <tr> <td>10</td> <td>05/31/24</td> <td>REVISED FOR CONSTRUCTION</td> </tr> </tbody> </table>		REV #	DATE	DESCRIPTION	0	05/31/24	PRESSESSED FOR CONSTRUCTION	1	05/31/24	REVISED FOR CONSTRUCTION	2	05/31/24	REVISED FOR CONSTRUCTION	3	05/31/24	REVISED FOR CONSTRUCTION	4	05/31/24	REVISED FOR CONSTRUCTION	5	05/31/24	REVISED FOR CONSTRUCTION	6	05/31/24	REVISED FOR CONSTRUCTION	7	05/31/24	REVISED FOR CONSTRUCTION	8	05/31/24	REVISED FOR CONSTRUCTION	9	05/31/24	REVISED FOR CONSTRUCTION	10	05/31/24	REVISED FOR CONSTRUCTION
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<p>SITE NAME: INST.#: INSTAN.#: PROJECT ID.#: PREPARED BY: ANDREW RAY COLUMBIAS FIREMANS COUNTY, OH</p>																																					
<p>DRAWING TITLE: SITE PLAN</p>																																					
<p>DRAWING NO.: CV-02</p>																																					

Drawing name: K:\BLA\LA\K20240225_MSource_Columbus.gxd Design:CAD/Plant/Draw/Doris and water: Landscape/Plan/Draw LANDSCAPE PLAN (2) May 17, 2024 10:01am by: lah-cad
 This document, together with the concepts and designs presented herein, is an instrument of service, it is stated only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adoption by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

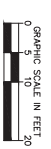


PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	HEIGHT
CONIFEROUS SHRUBS							
+	R1	12	LEX GLABRA STRONGBOX	STRONG BOX NINEBERRY HOLLY	#1 CONT.	3' O.C.	36" MAX.
DECIDUOUS SHRUBS							
○	AM1	6	HYDRANGEA ARBORESCENS ANNABELLE	ANNABELLE HYDRANGEA	#1 CONT.	4' O.C.	
○	CK	5	CORNUS SERICEA VELVET	KEBNEY'S DWARF RED TWIG DOGWOOD	#1 CONT.		
○	VM	10	VIBURNUM DECATURUM BLUE MUFFIN	BLUE MUFFIN ARBOWOOD VIBURNUM	#1 CONT.	6' O.C.	
ORNAMENTAL GRASSES							
○	AG	22	ANDROPOGON GERARDII	BIG BLUESTEM	#1 CONT.	18" O.C.	36" OC
○	SP	32	SPARTINA PECTINATA	PANICE COBGRASS	#1 CONT.	2' O.C.	
PERENNIALS							
○	AI	18	ASCLEPIAS INCARNATA	SWAMP MILKWEED	#1 CONT.	2' O.C.	
○	IV	31	IRIS VERSICOLOR	BLUE FLAG	#1 CONT.	2' O.C.	
○	LS	30	LATISS SPICATA	BALZAM STAR	#1 CONT.	2' O.C.	

SEEDING LEGEND

SEED
 BUFFALO GRASS (BOULELLOIA DACTYLOIDES)



Final Landscape Plan Received 6/28/2024 Sheet 2 of 2 CV23-140

204-210 W WEBER RD COLUMBUS OHIO	LANDSCAPE PLAN W/ BIOSWALE		SCALE: AS NOTED DESIGNED BY: KCK DRAWN BY: KCK CHECKED BY: CMH	© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 7365 N. HIGH STREET, SUITE 200 COLUMBUS, OH 43235 PHONE: 614-454-6659 WWW.KIMLEY-HORN.COM	No. REVISIONS DATE BY APR DATE APR BY
			ORIGINAL ISSUE: 02/07/2024 KHA PROJECT NO. 190289001 SHEET NUMBER 2 OF 4		

(NCHP 1)



Dorris and Weber 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

CC3332.25 Maximum Side Yards Required:

Code Summary: The sum of the widths of each side yard must equal or exceed 20 percent of the width of the lot (lot width = 75', $20\% * 75' = 15'$), with a maximum devoted width specified for of 16 feet.

Site Difference: The building is about 1' off the edge of the western property line and 5' off the eastern property making the side yard 6' which is less than the required 15' thus we will need a variance to require the required side yard from 15' to 6' for the structure.

CC3332.26 Minimum Side Yard Permitted

Code Summary: Specifies the minimum side yard permitted, with the least dimension for this site being five feet.

Site Difference: We are proposing structures closer to the property lines than permitted, we will need a variance for the west side of the property where part of the structure, the stairs and landing are 1' off of the neighboring parcel line.

(NCHP 1)

CC3332.27 Rear Yard:

Code Summary: The rear yard must account for at least 25% of the total lot area.

Site Difference: The rear yard for this site is 22.9% of the total area thus we need a variance on this code.

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, the building will be 8' in height, and will thus require a variance.

CC3332.037 – R-2F residential district

Code Summary: This code specifies what uses are acceptable for this zone, which includes such things as dwellings, a religious facility, a school etc. It does not include a gas regulator station in permitted uses.

Site difference: This site will be a gas regulator station which is not included in the permitted uses, we will need a variance to allow for a this gas regulator station to be built in this zone.



CV23-140
204-210 W. Weber Rd.
Approximately 0.24 acres

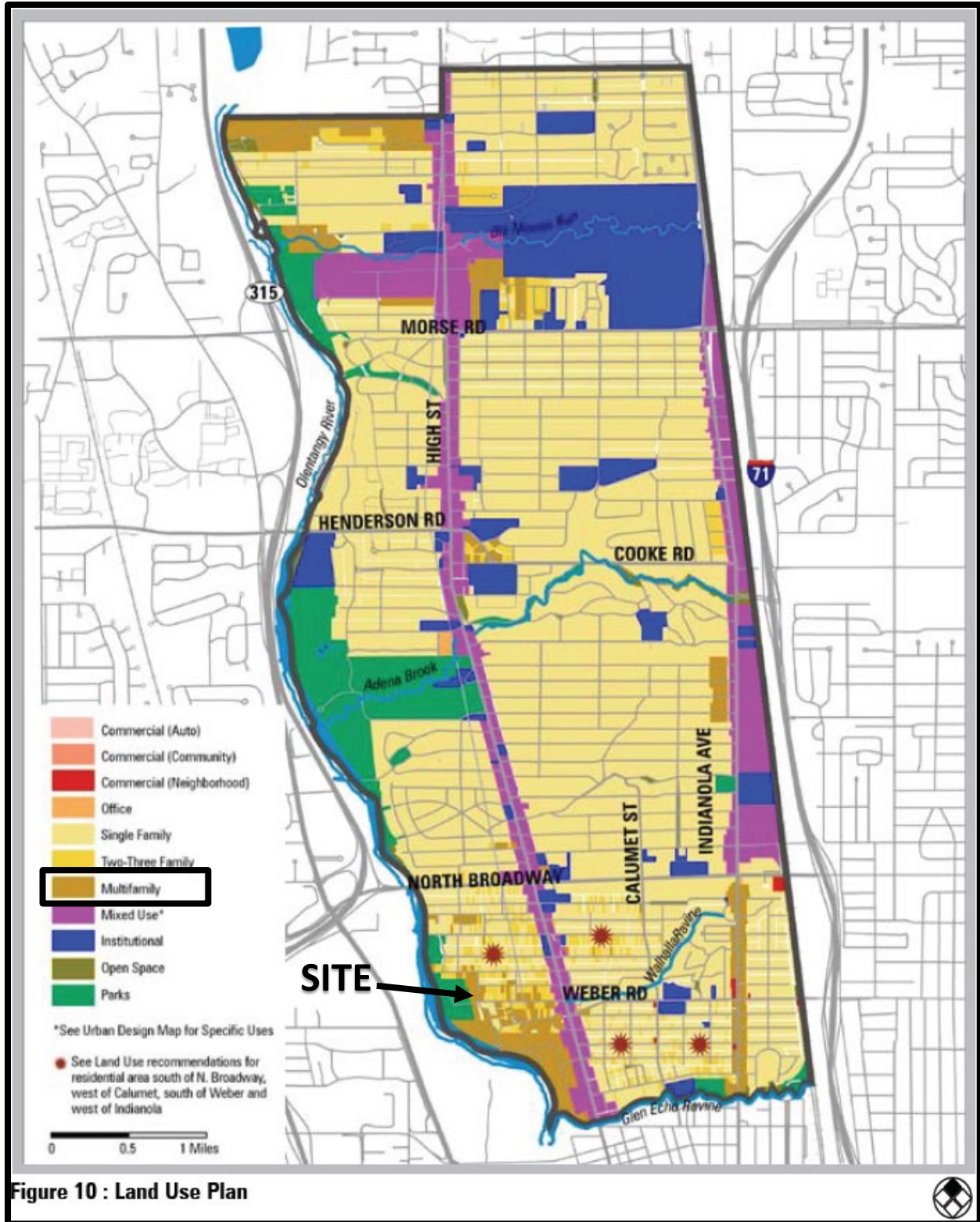


Figure 10 : Land Use Plan

CV23-140
204-210 W. Weber Rd.
Approximately 0.24 acres



CV23-140
204-210 W. Weber Rd.
Approximately 0.24 acres

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: CV23-140

Address: 204-210 W. 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: Approval
(Check only one and list basis for recommendation below) 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

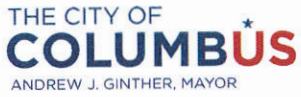
Vote: 9 yes

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 #: CV23-140

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 20th 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.