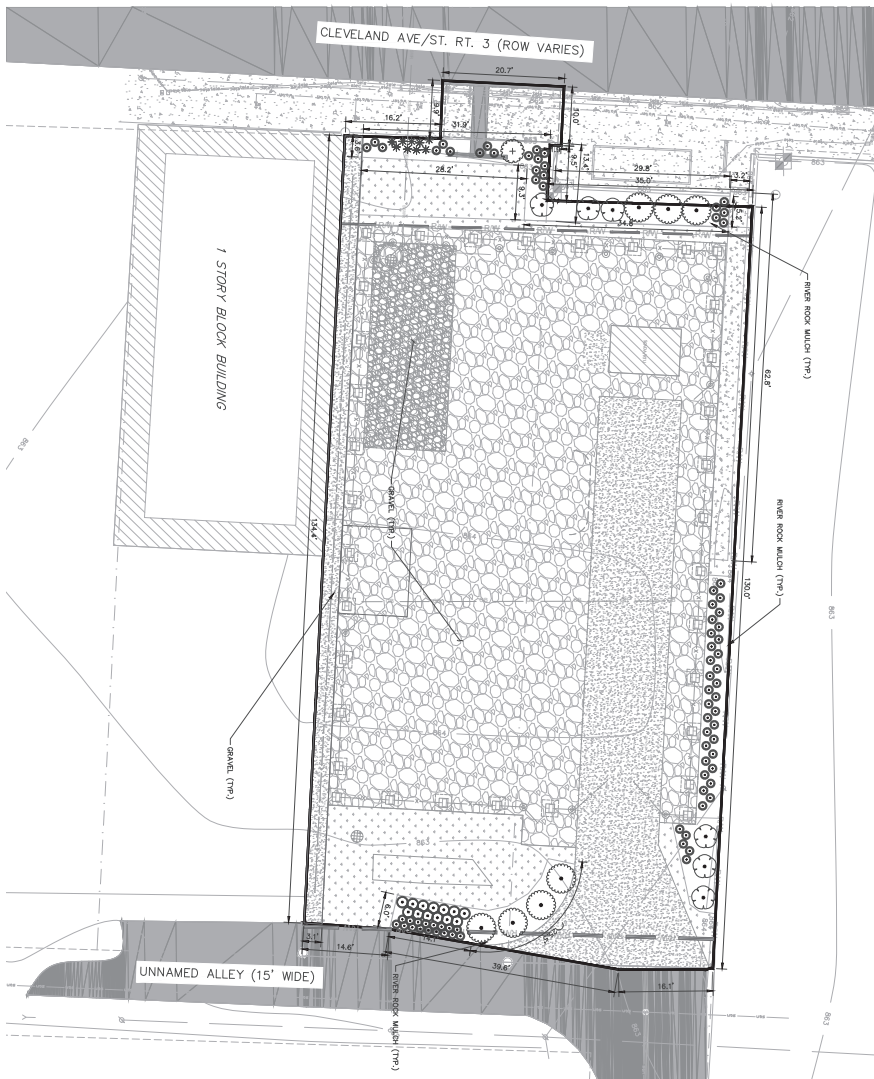


ADDED TITLE SHEET, SKYLIGHT DETAILS & UPDATED FASTENING DETAILS. DESCRIPTION DATE: 4/17/2024 APPROVED: JE		SHELLER WORKS 2616 South Third Street, St. Louis, MO 63118 Phone: (800)794-8037 Fax: (314) 664-9301 www.shellerworks.com	
REV. A		ORDER #: 6559	
RATINGS: 20 PSF ROOF LOAD 120 MPH WIND SPEED APPROX. WEIGHT 3870 LBS		CUSTOMER: Advanced Control Panels PROJECT: Cleveland & Weber RMV PO# P6281	
EXTERIOR VIEWS MODEL: 6559 Assembly PLOT SCALE: 1:48 BY: JE DATE: 2/7/2024		PROPRIETARY TO SHELTER WORKS 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 Switzer Industries, Inc. dba Shelter Works. All Rights Reserved.	
SHELLER WORKS BUILT FOR LIFE		TITLE: 8' x 12' x 8' Freedom Series Enclosure SCALE: 1:48 DWG #: 6559 Assembly	
SHEET: 30F7		SHEET: B	



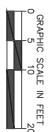
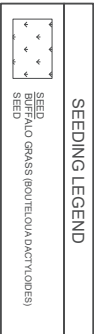
Drawing name: C:\Users\KVEASAM~1\PAU\AppData\Local\Temp\af4d4bb8-2916-4c6d-80e0-1e0c0e0e0e0e\landscapeplan_recover.dwg LANDSCAPE PLAN Jun 27, 2024 11:22am by: Keegan Pauff
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without the written consent of the designer is prohibited. The designer shall not be held liable for any errors or omissions in this document.



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	HEIGHT
CONIFEROUS SHRUBS							
RI	1		LE. QUINCY STROUNG BOX	STONG BOX NINEBERRY HOLLY	#1 CONT. 3' O.C.		38" MIN.
DECIDUOUS SHRUBS							
ANH	6		HYDRANGEA ARBORESCENS ANNABELLE	ANNABELLE HYDRANGEA	#1 CONT. 4' O.C.		38" MIN.
VMI	7		VIBURNUM DOBAYTUM BLUE WUFFEN	BLUE WUFFEN ARBOWOOD VIBURNUM	#1 CONT. 4' O.C.		38" MIN.
ORNAMENTAL GRASSES							
AG	77		ANDROPOGON GERARDII	BIG BLUESTEM	#1 CONT. 18" O.C.		
SP	13		SPARTINA RECTINATA	PRAIRIE CORNGRASS	#1 CONT. 2' O.C.		
PERENNIALS							
BE22	9		RUDERICKIA FLUGIDA GOLDSTURM	BLACK-EYED SUSAN	#1 CONT. 18" O.C.		

SEEDING LEGEND



CV23-141; Final Received 6/27/2024; Page 3 of 4

ORIGINAL ISSUE: 02/23/2024 KHA PROJECT NO. 1902829003 SHEET NUMBER 1 OF 4	2552-2560 CLEVELAND AVE. COLUMBUS OHIO	LANDSCAPE PLAN	COLUMBIA GAS 290 W Nationwide Blvd, Columbus, OH 43215ADDRESS2	SCALE: AS NOTED DESIGNED BY: KCK DRAWN BY: KCK CHECKED BY: CMH	Kimley-Horn © 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
				No. REVISIONS DATE BY APR DATE APR BY		



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

Patrick Walker

Digitally signed by Patrick Walker
DN: c=US,
E=patrick.walker@camposepc.com,
O=Campos EPC, CN=Patrick
Walker
Date: 2024.06.28 13:51:57-04'00'

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:

3372.604 - Setback requirements

Explanation of Code Variance:

The proposed building varies from 15.94 to 16.2 feet from the front right of way line, that is more than the maximum building setback of 10 feet. The proposed building is not a customer facing building, unlike the surrounding building, it will exist for the purpose of serving a natural gas facility and as such it does not make sense to have it within 10 feet of the property line.

Code Variance:

3372.605(A) - Building design standards.

Explanation of Code Variance:

Our primary building does not have main entrance door on the front of the property because this is not a customer facing building and instead serves a public utility which is contrary to this standard.

(NCHP 1)

Code Variance:

3372.605(B) - Building design standards.

Explanation of Code Variance:

The principle building is not greater than 60 percent lot width because this is not a customer facing building and the structures on site are to serve gas lines, which is contrary to this code. The main building is 2% of the total site area, thus we will need to reduce the required lot percent from 60% to 2%.

Code Variance:

3372.605(D) - Building design standards.

Explanation of Code Variance:

We are not including windows on this building because this is not a customer facing site and it would be a security risk to do so due to the nature of this site.

Code Variance:

3372.607(B) – Landscaping and screening.

Explanation of Code Variance:

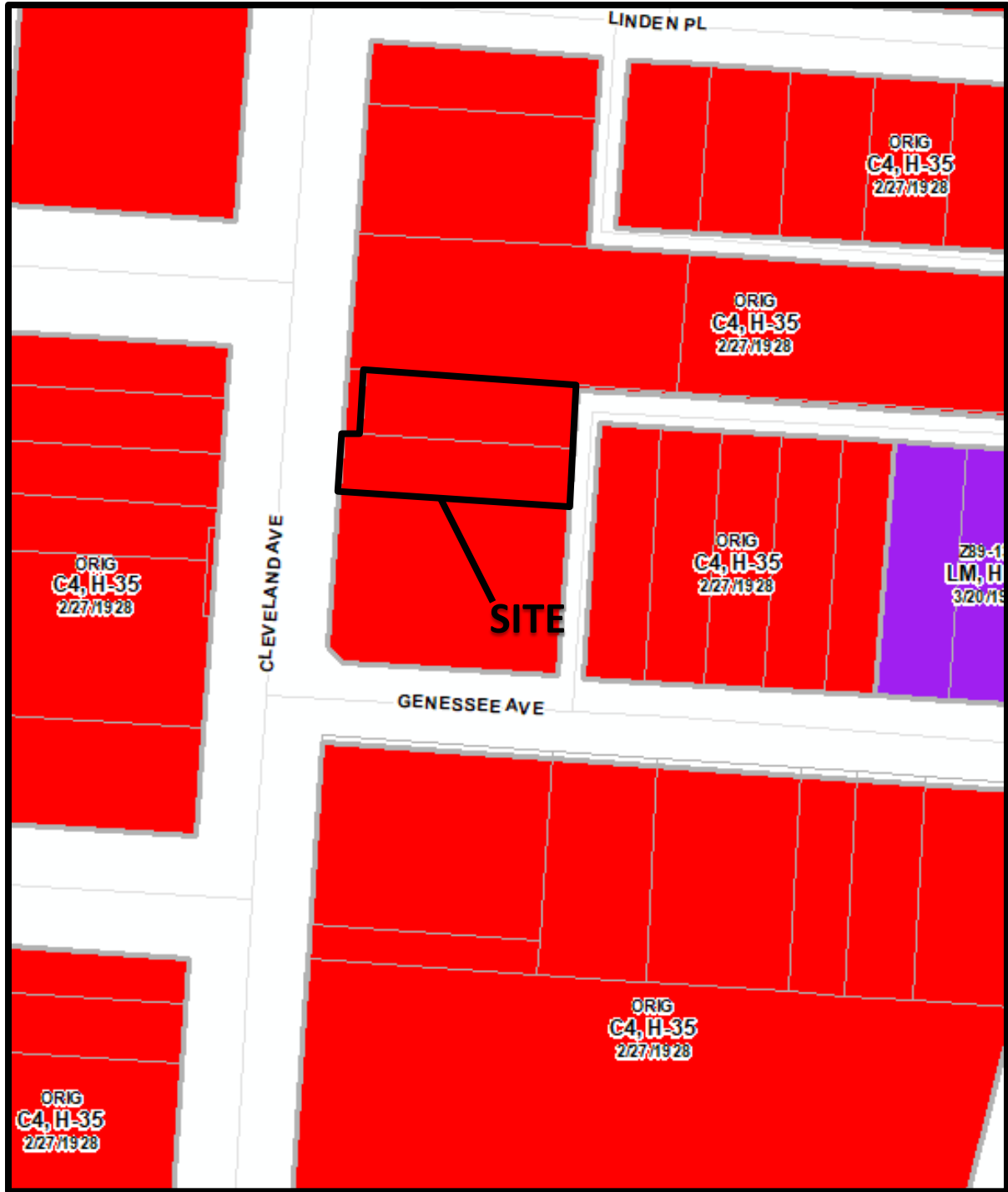
We are using an 8 foot wrought Iron fence for security reasons mandated by federal code, which is greater than the required 4 foot fence and thus will need a variance.

Code Variance:

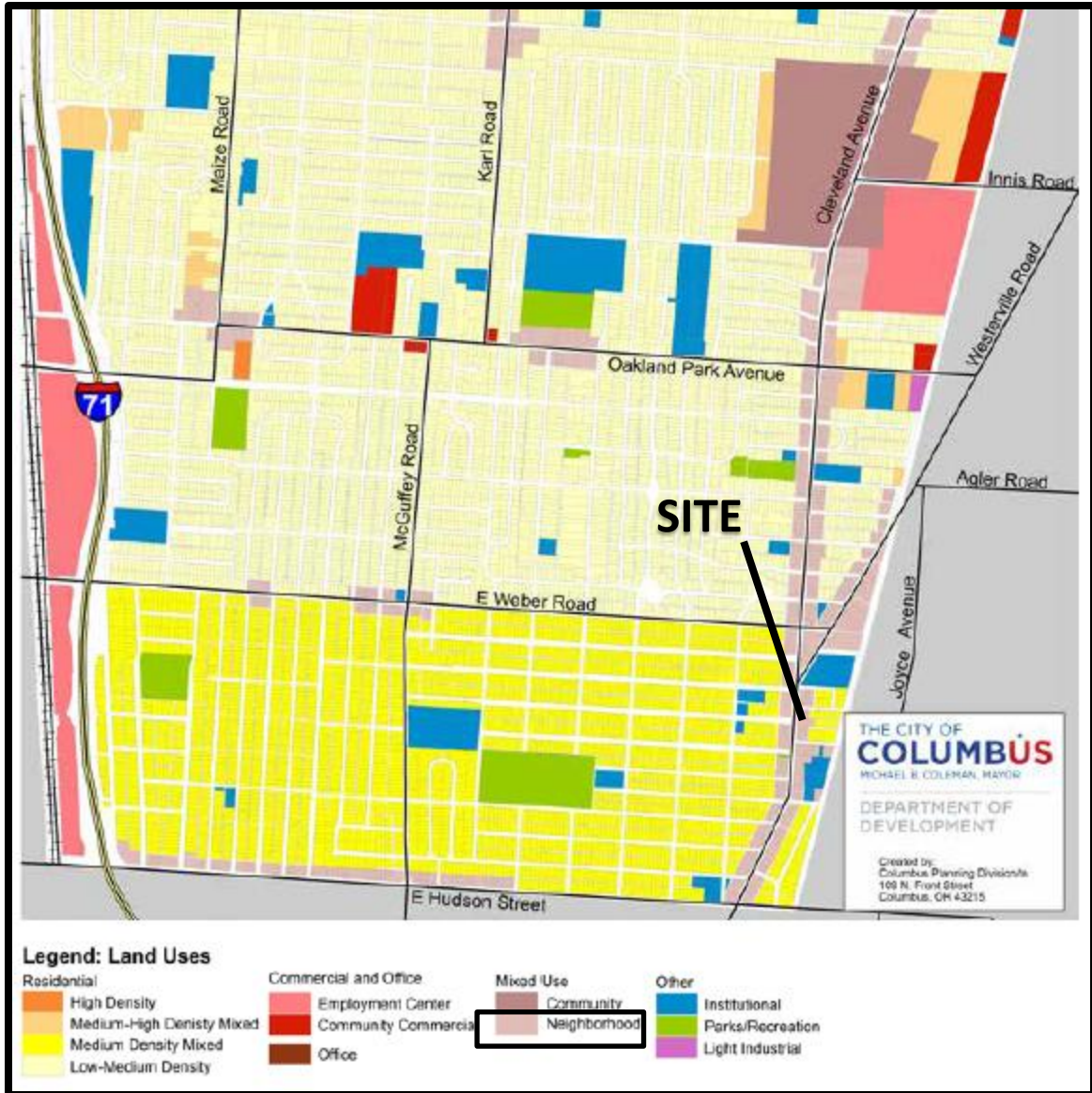
3356.03-C-4 permitted uses.

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.



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



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



CV23-141
2552-2558 Cleveland Ave.
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.



Council Variance Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

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Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

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.

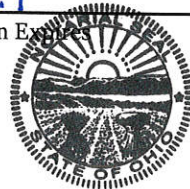
SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 26th 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.