

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: CV16-016 Date Received: 3/1/16
Application Accepted by: JB Fee: \$1,600
Comments: Assigned to Michael Maret; 645-2749; mjmare@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 5637 Edwards Farms Road, Dublin, Oh Zip: 43016

Is this application being annexed into the City of Columbus? Select one: ☐ YES ☒ NO

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 010291352 and 010277765

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): CPD and L-ARO

Area Commission or Civic Association: _____

Proposed Use or reason for Council Variance request:

Variance requested to construct pipeline appurtenance tank

Acreage: 0.23

APPLICANT:

Name: Steve Buddelmeyer Phone Number: 419-421-4107 Ext.: _____

Address: 539 South Main St. City/State: Findlay, Oh Zip: 45840

Email Address: SBuddelmeyer@MarathonPetroleum.com Fax Number: 419-421-3601

PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate page

Name: Marathon Pipeline LLC (Leaseholder) Phone Number: 419-421-3704 Ext.: _____

Address: 539 South Main St. City/State: Findlay, Oh Zip: 45840

Email Address: EdMay@MarathonPetroleum.com Fax Number: 419-421-3601

ATTORNEY / AGENT (Check one if applicable): ☐ Attorney ☐ Agent

Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE Steve Buddelmeyer

PROPERTY OWNER SIGNATURE Scott Turner SCOTT TURNER

ATTORNEY / AGENT SIGNATURE _____

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge; I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

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

Exhibit A

CV16-016

Statement of Hardship

5637 Edwards Farms Rd.

Marathon Pipe Line, LLC (MPL) is in need to improve and upgrade its existing pipeline station. The existing station is located at 5637 Edwards Farms Road and was originally constructed in 1971. The station currently has a small outbuilding and several above grade pipes with valves, contained entirely by a security fence and is completely within an existing MPL right of way easement.

The property that the station sits on was annexed to the city in 1988 and subsequently rezoned from LRR and R districts to CPD and L-ARO districts.

The existing pipeline station has been in service since the 1970s and poses little if any danger to the surrounding residents and businesses. The proposed station improvements consist of a small tank, approximately 10 feet in diameter by 18 feet tall, a concrete foundation, and several interconnecting pipes. This purpose of this tank is for a system safety upgrade in order to better protect the pipeline and station from abnormal operating conditions. The tank will not be used as a storage tank and will be empty during normal operations.

A hardship exists in that the site has been used as a pipeline station for many years. The proposed variance is appropriate and consistent with the historical use of this property and will not impair the adjacent property, 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. As such, permitting such use of the subject property will relieve hardship and will permit MPL with full use of their right of way easement without adversely affecting other property owners.

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Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

AFFIDAVIT (See instruction sheet)

Application Number: CV16-016

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Steve Buddelmeyer

of (1) MAILING ADDRESS 538 South Main St, Findlay, Oh 45840

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 5541 Bowland Place, Dublin, Oh and 4215 Broadhurst Dr, Dublin, Oh
for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

AND MAILING ADDRESS

(4) Borror Properties Tuttle Strathmoor
P.O. Box 1128 Apartments LLC
Dublin, Oh 43017 495 S. High St, Suite 150
Columbus, Oh 43215

APPLICANT'S NAME AND PHONE #

(same as listed on front application)

Steve Buddelmeyer
419 421 4107

AREA COMMISSION OR CIVIC GROUP

AREA COMMISSION ZONING CHAIR

OR CONTACT PERSON AND ADDRESS

(5) Broadway Condominium Association
5609 Frawley Drive
Dublin, Oh 43016

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property (7)

☐ (7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT

Steve Buddelmeyer

Sworn to before me and signed in my presence this 1 day of March, in the year 2016

Rev. Holly A. Fenstermaker

(8) SIGNATURE OF NOTARY PUBLIC

Aug. 21, 2019
My Commission Expires



Holly A. Fenstermaker

Notary Public, State of Ohio

My Commission Expires 8/21/2019

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Applicant

Marathon Pipeline Company
C/O Steven Buddelmeyer
549 South Main St.
Findlay, OH 45840

Condominium Association

Broadway Condominium Association
5609 Frawley Drive
Dublin, OH 43016

Property Owner

Borror Properties
PO Box 1128
Dublin, OH 43017

Property Owner

Tuttle Strathmoor
Apartments LLC
495 S High Street, Suite 150
Columbus, OH 43215

Attorney

N/A

CV16-016

Albert Yockey
Terrye Yockey
4215 Bradhurst Dr
Dublin, OH 43016

Jennifer Boyd
Robert Boyd
4216 Bradhurst Dr
Dublin, OH 43016

Mariette Benage
4217 Bradhurst Dr
Dublin, OH 43016

Tracy Splain
4218 Bradhurst Dr
Dublin, OH 43016

Lauren Sirak
4219 Bradhurst Dr
Dublin, OH 43016

Robert Burgess
4220 Bradhurst Dr
Dublin, OH 43016

James France
4221 Bradhurst Dr
Dublin, OH 43016

Allen Lewis
4222 Bradhurst Dr
Dublin, OH 43016

Michael Shaheen
5592 Broome Dr
Dublin, OH 43016

Peter Friedmann
4223 Bradhurst Dr
Dublin, OH 43016

Richard Eagle
Margaret Eagle
4225 Bradhurst Dr
Dublin, OH 43016

Steve Castle
Beth Castle
5594 Broome Dr
Dublin, OH 43016

PROJECT DISCLOSURE STATEMENT

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.

APPLICATION # CV16-016

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) SCOTT TURNER
of (COMPLETE ADDRESS) 539 S. MAIN ST FINDLAY OH 45840
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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. <u>Marathon Pipe Line LLC</u> <u>539 South Main St</u> <u>Findlay, Oh 45840</u> <u>Steve Buddelmeyer 419 421 4107</u>	2.
3.	4.

☐ Check here if listing additional property owners on a separate page.



SIGNATURE OF AFFIANT Scott Turner

Sworn to before me and signed in my presence this 1 day of March, in the year 2016

Steve Buddelmeyer
SIGNATURE OF NOTARY PUBLIC

7/22/20
My Commission Expires

Notary Seal Here



Steven A. Buddelmeyer
Notary Public, State of Ohio
My Commission Expires 7/23/20

PLEASE NOTE: Incomplete information is cause for rejection of this submittal.
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City of Columbus Zoning Plat



CV16-016S

ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010291352, 010277765

Zoning Number: 5637

Street Name: EDWARDS FARMS RD

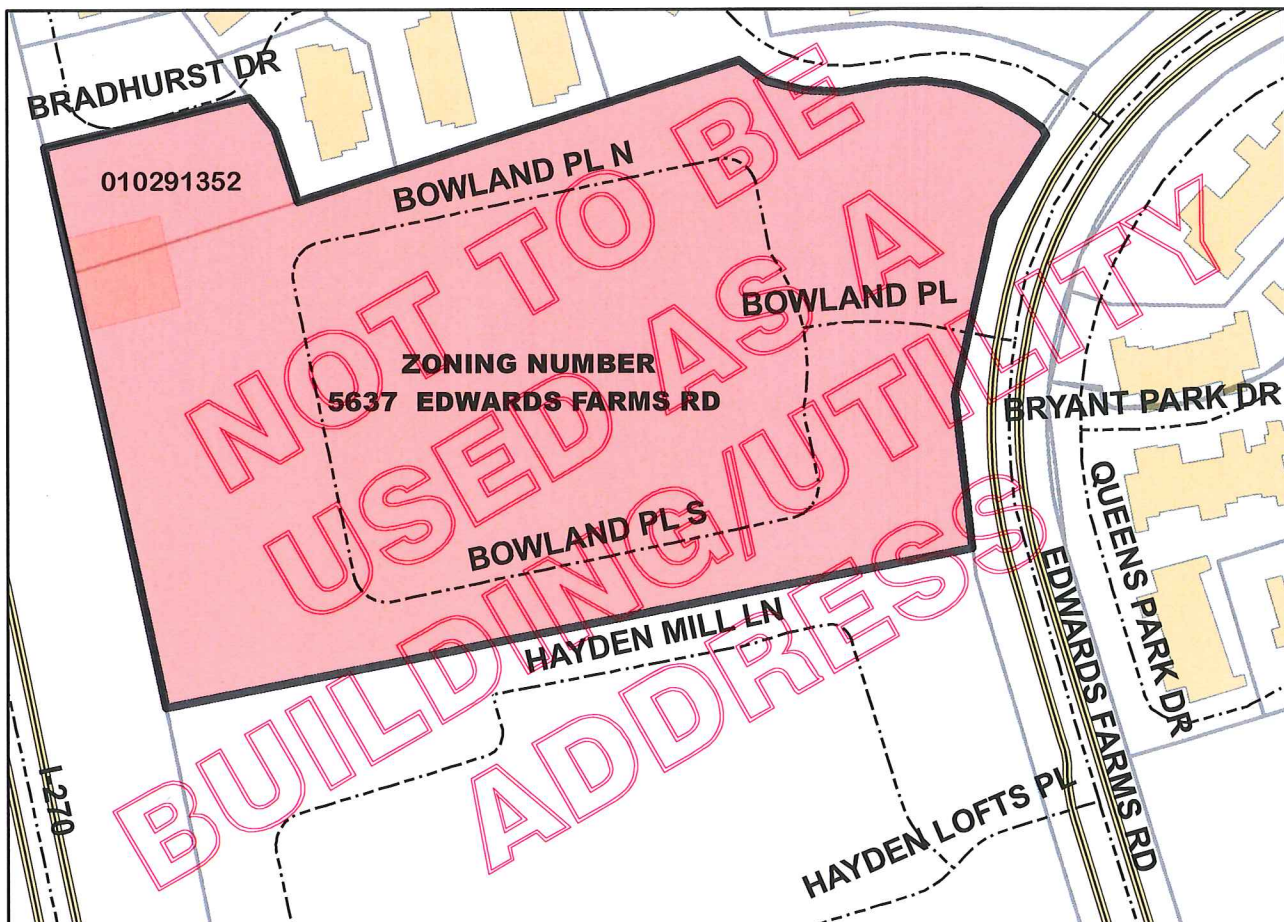
Lot Number: N/A

Subdivision: N/A

Requested By: MARATHON PIPE LINE LLC (STEVE BUDELMEYER)

Issued By: *Edyana Amarian*

Date: 2/29/2016



JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 200 feet

GIS FILE NUMBER: 58355

Property Description:

CV16-016

Beginning at a point on the east Right of Way line of I-270 and also being the northernmost point of tract "A" which is fifty (50) feet southerly of Ashland's existing pipe line: thence northerly a distance of one hundred (100) feet along the east Right of Way line of I-270 to a point fifty (50) feet northerly of Ashland's existing pipe line thence easterly one hundred (100) feet at a right angle to I-270 to a point: thence southerly one hundred (100) feet parallel to the east Right of Way line of I-270 to a point; thence westerly one hundred (100) feet at a right angle to I-270 to the east Right of way line of I-270 and the place of beginning.



REDRAWN BY R.M. 10-30-70

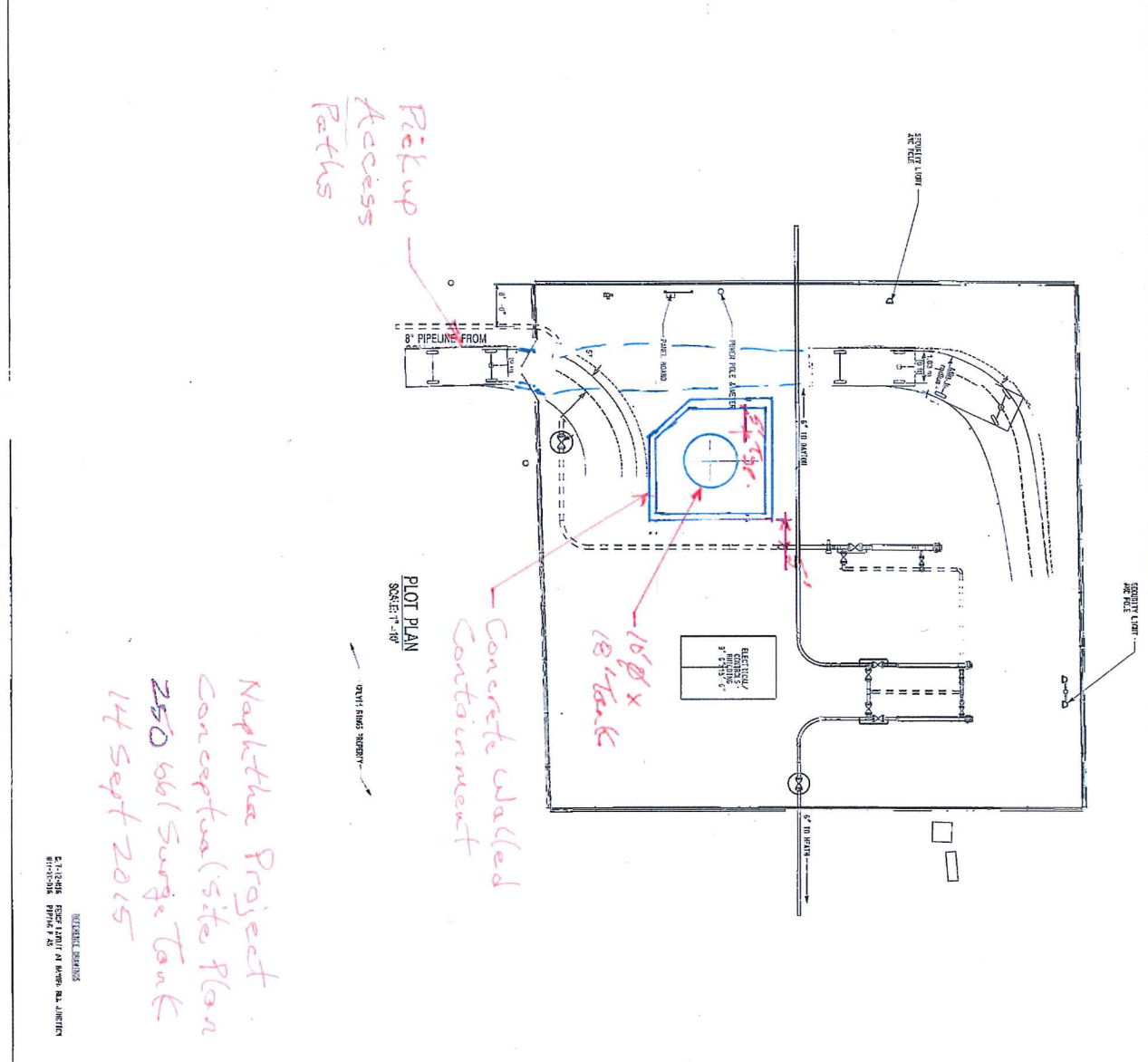
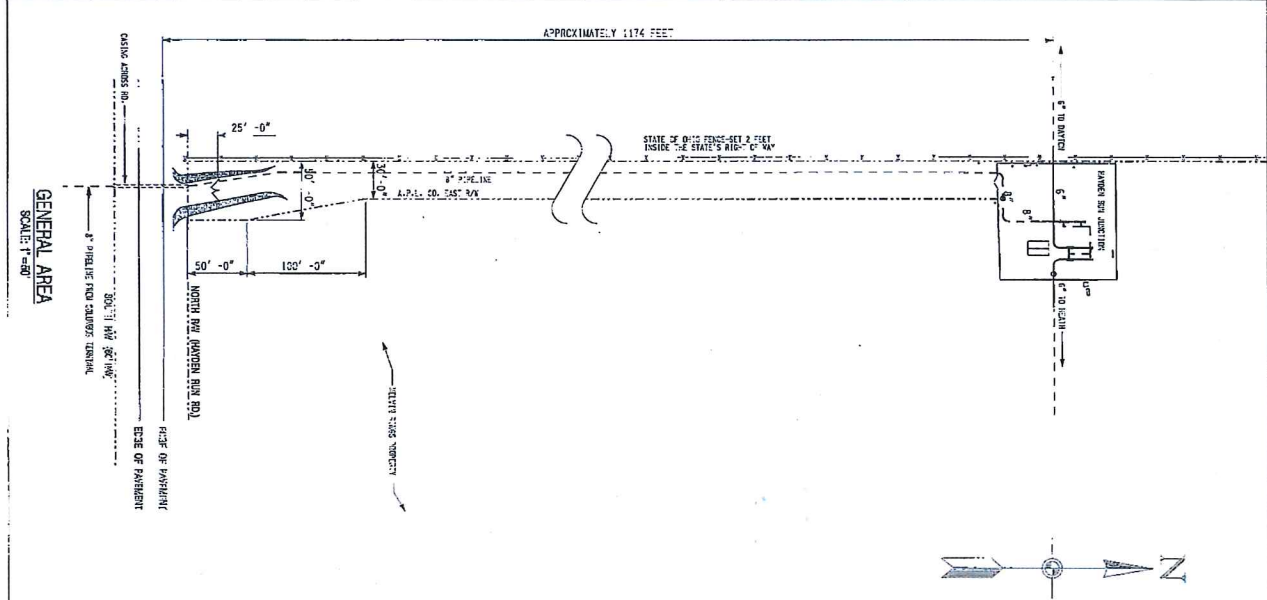
PROPOSED RIGHT OF WAY
LEASE AND EASEMENT
MELVIN & FLORENCE RINGS PROPERTY
WASHINGTON TWP., FRANKLIN CO., OHIO

2839-L.D.

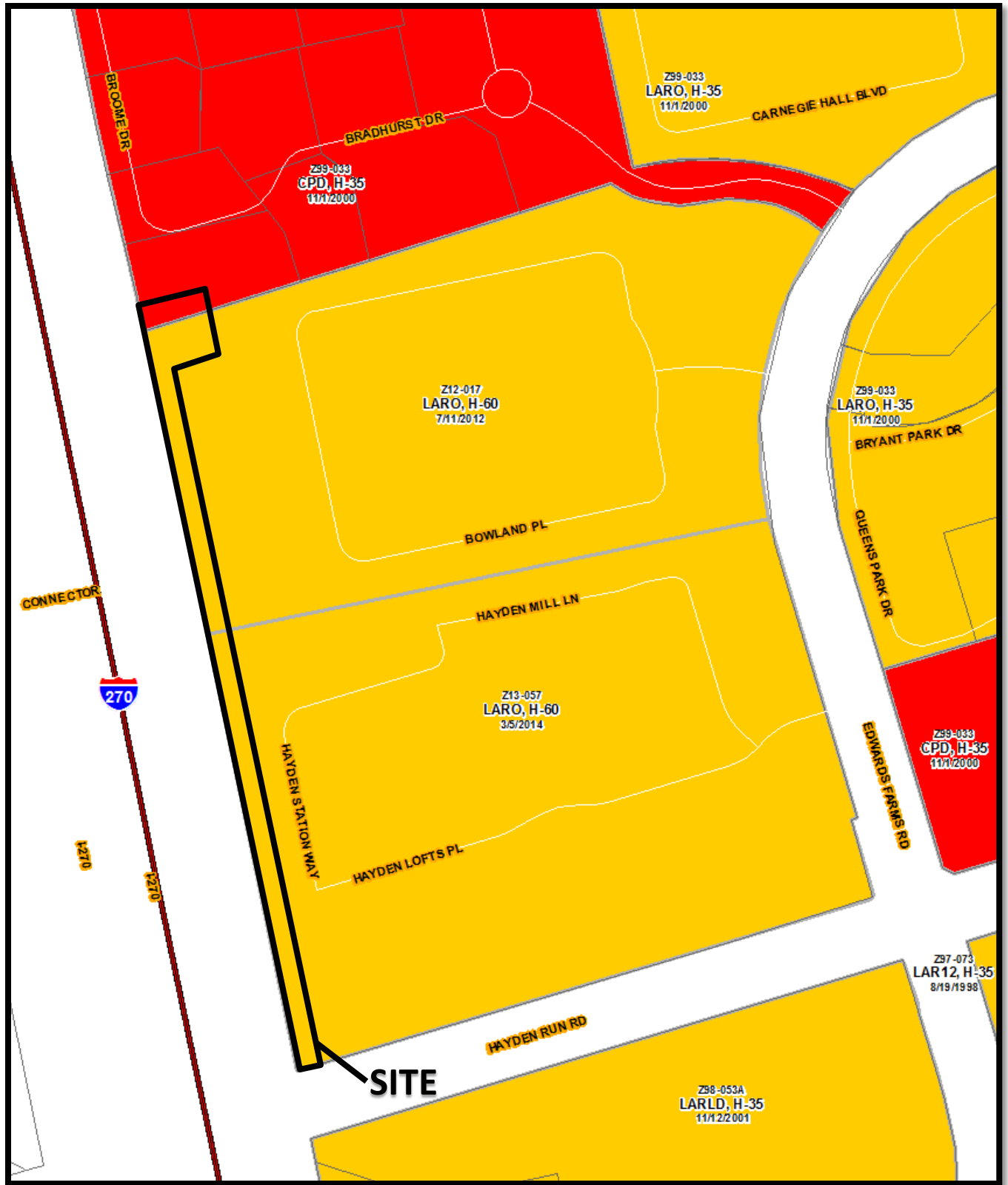
APPROVED

CV16-016

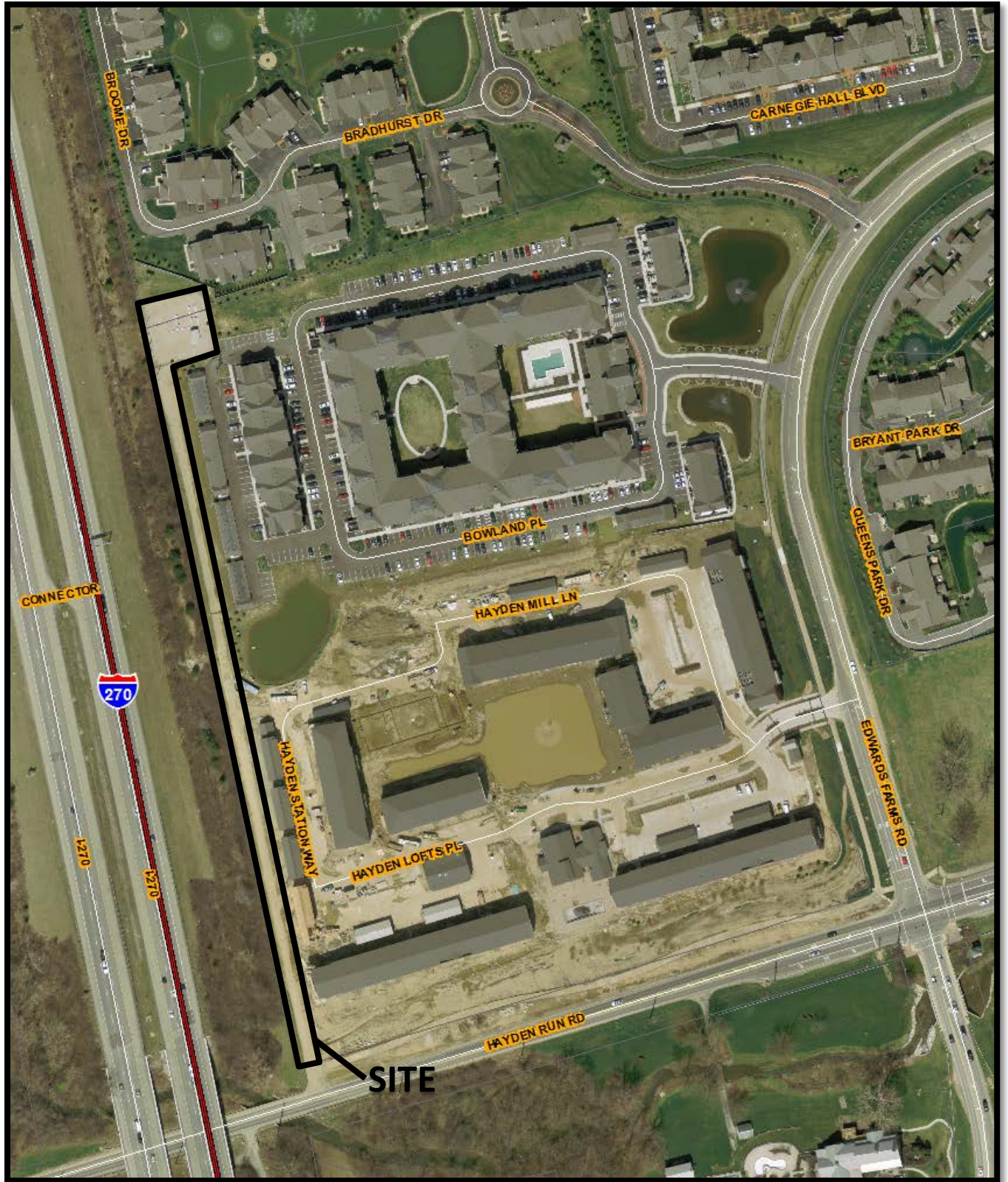
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REVISIONS		DATE	BY	APPROVED
1	ISSUED FOR PERMIT	8/15/2015	SP0	
2	ISSUED FOR CONSTRUCTION	8/15/2015	SP0	
3	ISSUED FOR CONSTRUCTION	8/15/2015	SP0	
4	ISSUED FOR CONSTRUCTION	8/15/2015	SP0	
5	ISSUED FOR CONSTRUCTION	8/15/2015	SP0	
6	ISSUED FOR CONSTRUCTION	8/15/2015	SP0	
7	ISSUED FOR CONSTRUCTION	8/15/2015	SP0	
8	ISSUED FOR CONSTRUCTION	8/15/2015	SP0	
9	ISSUED FOR CONSTRUCTION	8/15/2015	SP0	
10	ISSUED FOR CONSTRUCTION	8/15/2015	SP0	



CV16-016
5637 Edwards Farm Road
Approximately .23 acres



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5637 Edwards Farm Road
Approximately .23 acres