

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: CV17-077 Date Received: 10/25/17
Application Accepted by: MM Fee: \$1600
Assigned Planner: ASSIGNED TO MICHAEL MARET; 614-274-9149; MMARET@COLUMBUS.GOV

LOCATION AND ZONING REQUEST:

Certified Address or Zoning Number: 3037 Fairwood Ave, Columbus OH Zip: 43207

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: 010-119158

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

Current Zoning District(s): R-2

Area Commission or Civic Association: FAR SOUTH AC ZONING; BECKY WALKOTT; BWALKOTT65@GMAIL.COM

Proposed Use or reason for Council Variance request:
VARIANCE REQUESTED TO EXPAND EXISTING COLUMBIA GAS FACILITY

Acreage: 0.17

APPLICANT:

Name: Columbia Gas of Ohio, Inc. Phone Number: 614.273.4076 Ext.:

Address: 11600 Dublin Road City/State: Columbus OH Zip: 43215

Email Address: nhois@nresource.com Fax Number:

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

Name: Marco Forcina @ Mihirab Swinar Phone Number: Ext.:

Address: 3037 Fairwood Ave City/State: Columbus OH Zip: 43207

Email Address: marco.forcina@gmail.com Fax Number:

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 Mark Horvath

* PROPERTY OWNER SIGNATURE Marco Forcina

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

STATEMENT OF HARDSHIP

3037 FAIRWOOD AVENUE

Columbia Gas of Ohio is required to upgrade an existing Point of Delivery Regulator Station located at 3039 Fairwood Avenue, Columbus, Ohio. This station currently serves as the interconnection point between Columbia Pipeline Group (an entity of TransCanada) and Columbia Gas of Ohio (an entity of NiSource). This station currently serves to filter, measure and regulate natural gas from CPG to COH. The station feeds into Columbia Gas of Ohio's Distribution Network, which provides most of natural gas service to the Southeastern Columbus market. All of said parts of the station are currently situated on Parcel 010-116160-00 held by Columbia Pipeline Group.

Due to a 2018 Modernization Project by Columbia Pipeline Group, Columbia Gas of Ohio will be required to make needed improvements and upgrades to the existing station. The proposed station improvements include the installation of a pipeline heater (the existing station does not currently have a heater), relocation and reconfiguration of the existing pressure regulation equipment and building, as well as installation of underground pipeline facilities as necessary. The purpose of installation of the pipeline heater is to condition the gas to ensure proper operation of Columbia Gas of Ohio's station equipment. The purpose of the reconfiguration of the pressure regulation is to better control the downstream pressure of the Distribution System once the upstream work has been completed. The purpose of the installation of underground pipeline facilities is to ensure the proper pressure rating of all said facilities in the station.

Columbia Gas of Ohio believes a hardship exists as the existing station lot is not large enough for Columbia Gas of Ohio to complete said improvements. In particular, the parcel as currently configured cannot accommodate the required pipeline heater. Due to this, Columbia Gas of Ohio has agreed to purchase the property immediately adjacent to the north (3037 Fairwood Avenue | Parcel 010-119158) in order to expand the site to allow for the installation of the proper equipment. Columbia Gas is requesting to be relieved of this hardship by permitting the merging of this norther parcel with the existing lot and allowing the installation of the aforementioned equipment. Relieving this hardship allows for benefits to both Columbia Gas of Ohio as well as Columbus residents. In the short-term, merging and installation will allow suitable working space to install, operate and maintain the natural gas equipment in a safe and reliable manner. In the long-term, merging the property will allow Columbia Gas of Ohio to continue the safe and reliable delivery of natural gas to its customers in the Columbus Market.

CV-077

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AFFIDAVIT (See instruction sheet)

Application Number: CUM1077
CU17-077

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Nick Houis

of (1) MAILING ADDRESS 11600 Dublin Road, 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 the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per CERTIFIED ADDRESS FOR ZONING PURPOSES 3037 Fairwood Ave, Columbus, OH 43207

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) Marco Foreina and Mardab Sumar
83, 501 Sukhumvit
24 Sukhumvit Rd
Bangkok Thailand 10110

APPLICANT'S NAME AND PHONE #
(same as listed on front application)

Columbia Gas of Ohio, Inc. / Nick Houis
614.273.4071

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS

(5) Far South Area Commission
Becky Walcott
723 Ivorton Road South, Columbus OH 43207

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)

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

(8) SIGNATURE OF AFFIANT

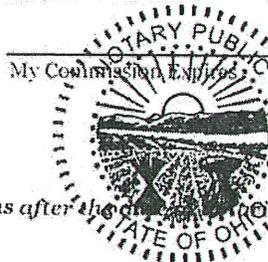
Nick Houis

Sworn to before me and signed in my presence this 23rd day of Oct., in the year 2017

(8) SIGNATURE OF NOTARY PUBLIC

Courtney Willis

Notary Seal Here



COURTNEY WILLIS
NOTARY PUBLIC
STATE OF OHIO
COMM. EXPIRES
04-25-2021

This Affidavit expires six (6) months after the date of this notarization.

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Applicant

Columbia Gas of Ohio, Inc.
C/O Courtney Willis
1600 Dublin Road
Columbus, Ohio 43215

Property Owner

Forcina Marco
Sumar Mehtab
82 SOI SUKHUMVIT 24 SUKHUMVIT RD
Bangkok, Thailand 10110

Far South AC- Zoning

Becky Walcott
723 Ivorton Road South
Columbus, OH 43207

Surrounding Property Owners*

William I. Freeman
3040 Woodway Road
Columbus, Ohio 43207

H & O Properties LLC
PO Box 175
Grove City, Ohio 43123

Blue Valley Properties
2475 Sugar Grove Road SE
Lancaster, Ohio 43130

Deanna Jordan
3015 Fairwood Avenue
Columbus, Ohio 43207-3208

Herschel Taylor
1529 Felix Drive
Columbus, Ohio 43207

Daniel J Satterwhite
PO Box 814
Pickerington, Ohio 43147

Dorothy L Moore
3032 Fairwood Avenue
Columbus, Ohio 43207

Buckeye Investors LLC
PO Box 3060
West Orange, New Jersey 07052

Zella McRae
3038 Fairwood Avenue
Columbus, Ohio 43207

Philip Fleming
3010 Woodway Road
Columbus, Ohio 43207

Larry G. Rispress
3034 Woodway Road
Columbus, Ohio 43207-3238

Lanier-Mathias Investment
Properties LLC
2475 Sugar Grove Road
Lancaster, Ohio 43130

Ramiz Properties LLC
3029 Fairwood Avenue
Columbus, Ohio 43207

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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 Number: CV 17-077

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Nick Hovis
of (COMPLETE ADDRESS) 11000 Dublin Rd, 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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

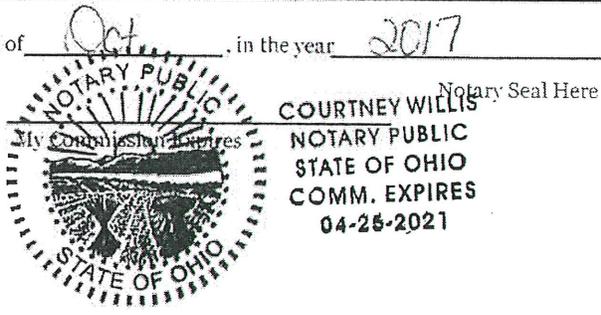
| | |
|---|----|
| 1. Nick Hovis, Project Manager Columbia Gas of Ohio, Inc. 11000 Dublin Rd. Columbus, OH 43215 Nick Hovis 614.273.4076 | 2. |
| 3. | 4. |

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

SIGNATURE OF AFFLANT Nick Hovis

Sworn to before me and signed in my presence this 23rd day of Oct, in the year 2017

SIGNATURE OF NOTARY PUBLIC Courtney Willis



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Property Description:

Situated in the State of Ohio, County of Franklin and in the City of Columbus and being more fully described as follows:

Being Lot Number One Hundred Eighty-two (182), of Southfield Addition, as the same is numbered and delineated upon the recorded plate thereof, of record in Plate Book 28, page 66, Recorder's Office, Franklin County, Ohio.

CU 17-077

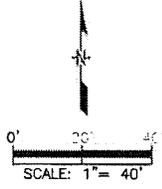


VICINITY MAP
N.T.S.

EXHIBIT "B"
LOT IN FEE
TO COLUMBIA GAS OF OHIO, INC.

THE PROPERTY OF:
MARCO FORCINA &
MEHTAB SUMAR

SITUATED IN:
MARION TWP., FRANKLIN CO., OHIO



REFERENCE
BEGINNING

WATKINS RD

SW QTR. SEC. 2
NW QTR. SEC. 11
SE QTR. SEC. 2
NE QTR. SEC. 11
FOGS 1575

203
BLUE VALLEY PROPERTIES, LTD.
INS# 201308020130430

181
RAMIZ PROPERTIES, LCC.
INS# 201701040001849
PID 010-119157

202
LARRY G. RISPRESS
INS# 199109040145187
PID 010-119178

182
MARCO FORCINA &
MEHTAB SUMAR
INS# 201505150063286
0.167 AC
PID 010-119158

201
WILLIAM I. FREEMAN
INS# 200503170049390
PID 010-119177

COLUMBIA GAS TRANSMISSION CORPORATION
INS# 195205150780292
INS# 195203070660139
INS# 194704220770176
PID 010-116160

SOUTHFIELD ADDITION
P.B. 28, PG. 66

200

N86° 04' 21"W
40.00'

FAIRWOOD AVE

NW QTR. SEC. 11
NE QTR. SEC. 11

12

11

10

SOUTHFIELD SECOND ADDITION
P.B. 31, PG. 34

NOTES:

1. THE BASIS OF BEARINGS AND DATUM FOR THIS SURVEY IS SPCS GRID, OHIO SOUTH ZONE, NAD 83 (2011), U.S. SURVEY FOOT.
2. INFORMATION DEPICTED HEREON IS BASED ON A SURVEY CONDUCTED FOR THE PURPOSE OF ESTABLISHING A BASELINE FOR MAPPING SELECTED TOPOGRAPHIC FEATURES AND LOCATING NECESSARY LINES FOR ENGINEERING DESIGN AND EASEMENT ACQUISITION FROM LAND RECORD INFORMATION SUPPLIED BY CLIENT.
3. THIS IS AN EASEMENT DRAWING AND IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37, O.A.C.

PRELIMINARY
FOR REVIEW AND
COMMENT ONLY
10/19/2017

LEGEND

- AS NOTED
- IRON PIN SET (DESC.)

DATE: 08/31/2017
 REVISED: XXXXXX
 JOB NO.: XX/XX
 F.B. / PG. COLUMBIA GAS OF OHIO, INC.
 CLIENT: XXXXXXXX
 CLIENT P.O.: XXXXXXXX

M M
MOTT
MACDONALD

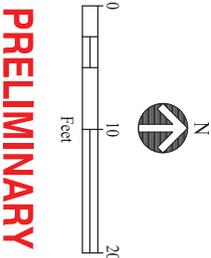
2343 ALEXANDRIA DR, SUITE 320
LEXINGTON, KY 40504
UNITED STATES
859-629-3520
INFO@MOTTMAC.COM

HOLLAND E. SHAW
P.S. NO. 8644
PHONE: (413) 535-0135
FAX: (413) 788-0438

DATE:



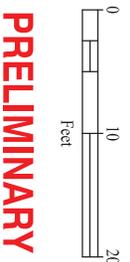
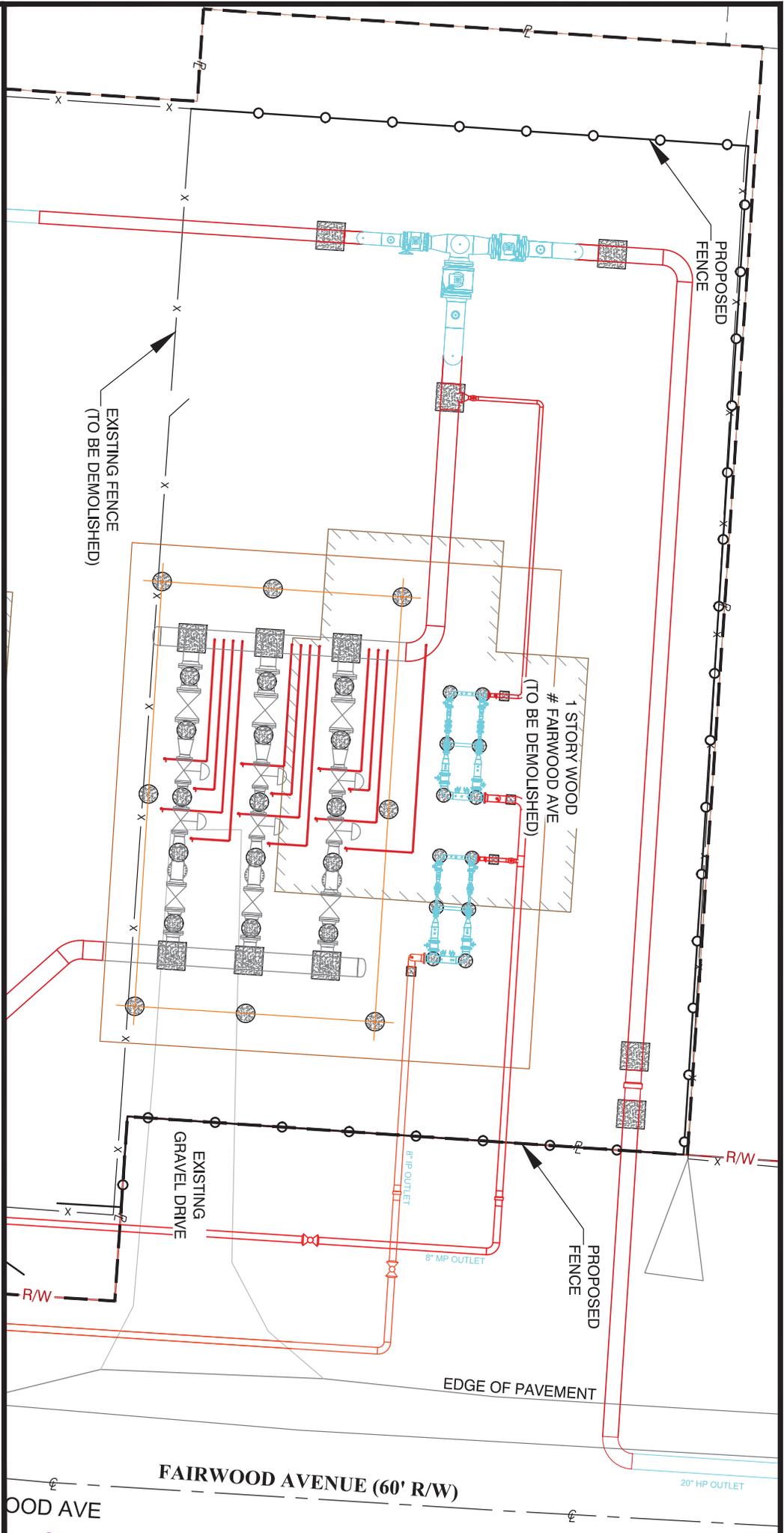
2017-077



PRELIMINARY

MISource
 FAIRWOOD RELOCATION
 MADISON TWP., FRANKLIN CO.

DRAWING TITLE:
PROPOSED FAIRWOOD AVENUE EXHIBIT



PRELIMINARY

MISource
 FAIRWOOD RELOCATION
 MADISON TWP., FRANKLIN CO.

DRAWING TITLE:
PROPOSED FAIRWOOD AVENUE EXHIBIT

WOOD AVE

FAIRWOOD AVENUE (60' R/W)

20" HP OUTLET

EDGE OF PAVEMENT

PROPOSED FENCE

8" MP OUTLET

8" MP OUTLET

1 STORY WOOD # FAIRWOOD AVE (TO BE DEMOLISHED)

EXISTING FENCE (TO BE DEMOLISHED)

PROPOSED FENCE

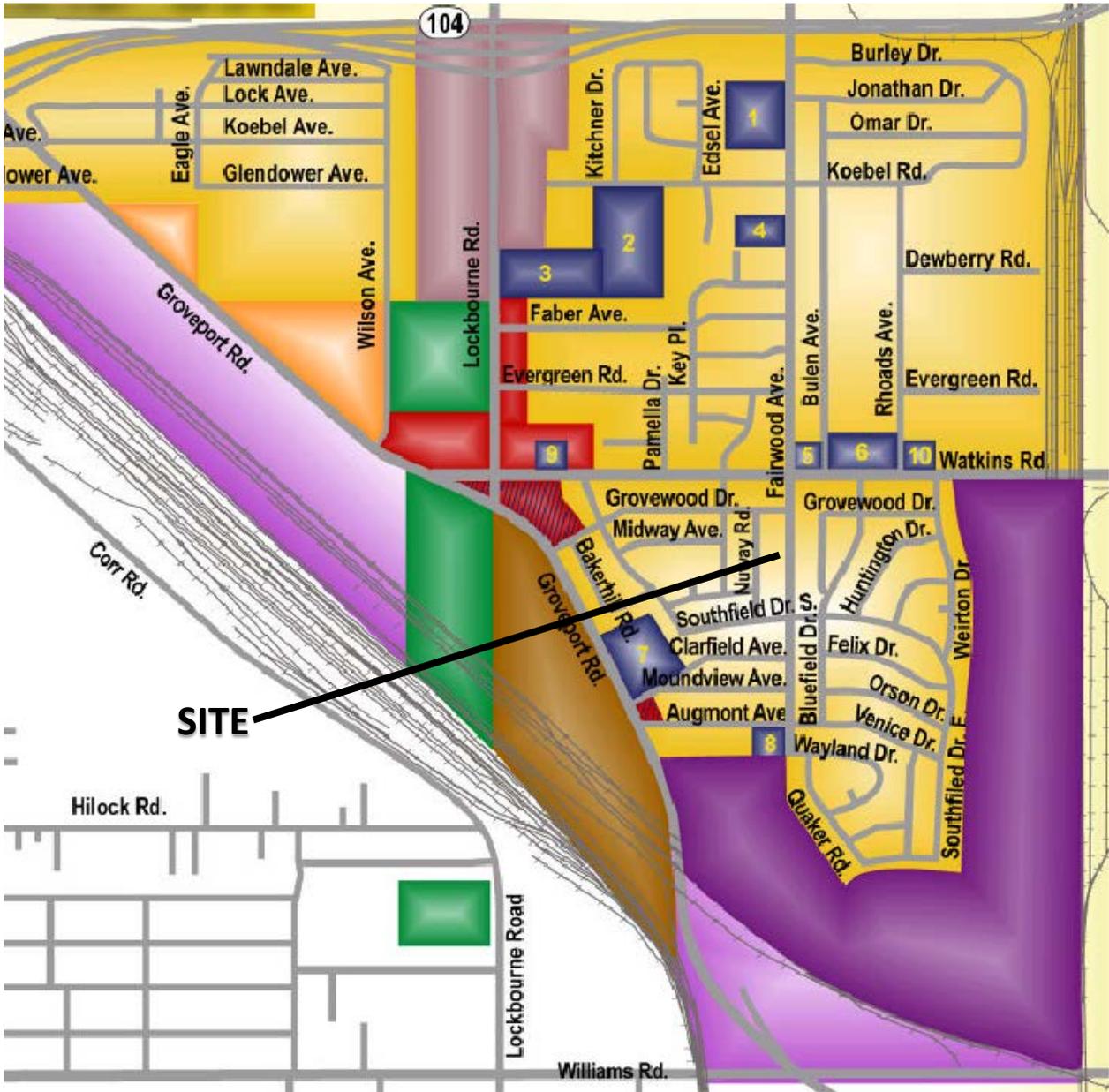
R/W

EXISTING GRAVEL DRIVE



CV17-077
3037 Fairwood Avenue
Approximately 0.17 acres

Tri-South Neighborhood Plan (2003)



Recommends: Single-Family Residential – Limited to one-family dwellings, small neighborhood churches and home-based businesses. There are opportunities for infill development and redevelopment on platted lots. New development at densities of 4-8 units per acre, consistent with the existing neighborhood character, could be accommodated along Wilson Avenue.

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Approximately 0.17 acres



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Approximately 0.17 acres