



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: # 13310-00000-00606
Date Received: 22 Aug. 2013
Commission/Group: _____
Existing Zoning: _____ Application Accepted by: H Fee: \$1,900
Comments: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

Variance Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.
Columbus City Code 3332.26(B) Minimum Side Yard Permitted and 3332.21 Building Lines

from 5'-4'7" From 1'25"-17'

LOCATION

1. Certified Address Number and Street Name 3059 Fairwood Avenue
City Columbus State Ohio Zip 43204
Parcel Number (only one required) 010-116160-00

PAID
AUG 27 2013

APPLICANT: (IF DIFFERENT FROM OWNER)

Name _____
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email _____

BUILDING & ZONING SERVICES

PROPERTY OWNER(S):

Name Columbia Gas Transmission Corporation n.k.a. Columbia Gas Transmission, LLC
Address 200 Civic Center Drive City/State Columbus, Ohio Zip 43215
Phone # 614-460-4874 Fax # 614-460-6986 Email mlthompson@nisource.com
 Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

Attorney Agent

Name Melissa L. Thompson, Esq.
Address 200 Civic Center Drive City/State Columbus, Ohio Zip 43215
Phone # 614-460-4874 Fax # 614-460-6986 Email: mlthompson@nisource.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Melissa L. Thompson
PROPERTY OWNER SIGNATURE Melissa L. Thompson
ATTORNEY / AGENT SIGNATURE Melissa L. Thompson

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 all checks payable to the Columbus City Treasurer

Revised 05/9/12



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

13310-00000-00606
3059 FAIRWOOD AVE.

One Stop Shop Zoning Report Date: Thu Sep 26 2013

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 3059 FAIRWOOD AVE COLUMBUS, OH

Mailing Address: 200 CIVIC CENTER DR
COLUMBUS, OH 43216-0117

Owner: COLUMBIA GAS TRANSMISSION

Parcel Number: 010116160

ZONING INFORMATION

Zoning: 774, Residential, R2
effective 5/14/1958, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Far South Columbus Area Commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

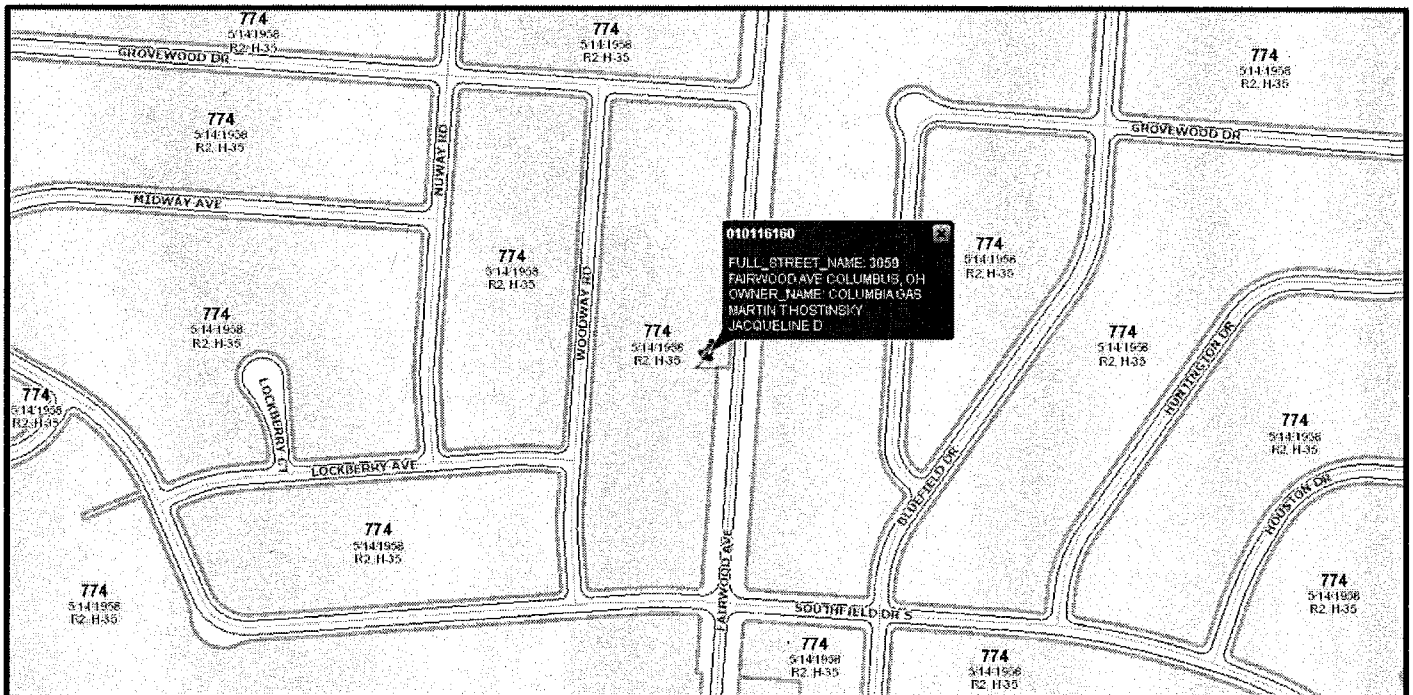
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): 13311-00157

Council Variance: N/A

Graphic Commission: N/A





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AFFIDAVIT

13310-00000-00606
3059 FAIRWOOD AVE.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Melissa L. Thompson
of (1) MAILING ADDRESS 200 Civic Center Drive, Columbus, Ohio 43215
deposed 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
for which the 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) Columbia Gas Transmission Corporation n.k.a.
Columbia Gas Transmission, LLC
200 Civic Center Drive
Columbus Ohio 43215
Columbia Gas Transmission, LLC
614-460-4874

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

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, Ohio

and that the following 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:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

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

SIGNATURE OF AFFIANT

(8) Melissa L. Thompson
Subscribed to me in my presence and before me this 22 day of August, in the year 2013

SIGNATURE OF NOTARY PUBLIC

(8) Sharon Moyer



Commission Expires:
Sharon A. Moyer
Notary Public, State of Ohio
My Commission Expires 06-23-2015

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STATEMENT OF HARDSHIP

13310-00000-00606
3059 FAIRWOOD AVE.

APPLICATION # _____

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
 1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

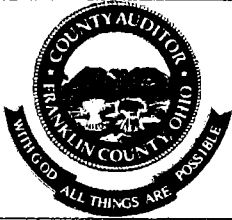
I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

Columbia Gas Transmission, LLC ("Columbia") is working on a project to improve its regulator station on Fairwood Avenue. As part of this process, Columbia will be razing the existing structures and constructing new structures on the property with improved natural gas infrastructure. One of the structures Columbia is building is a canopy on the southern portion of its property. Due to the placement of Columbia's interstate natural gas infrastructure, Columbia is requesting two variances for the placement of this canopy. First, Columbia is requesting a variance of Columbus City Code Section 3332.26(B) to place the canopy within 4 feet, 7 inches of the side lot line. Second, Columbia is requesting a variance of Columbus City Code Section 3332.21 to place the canopy within 17 feet of the public right-of-way line.

Signature of Applicant

Date 8/22/2013

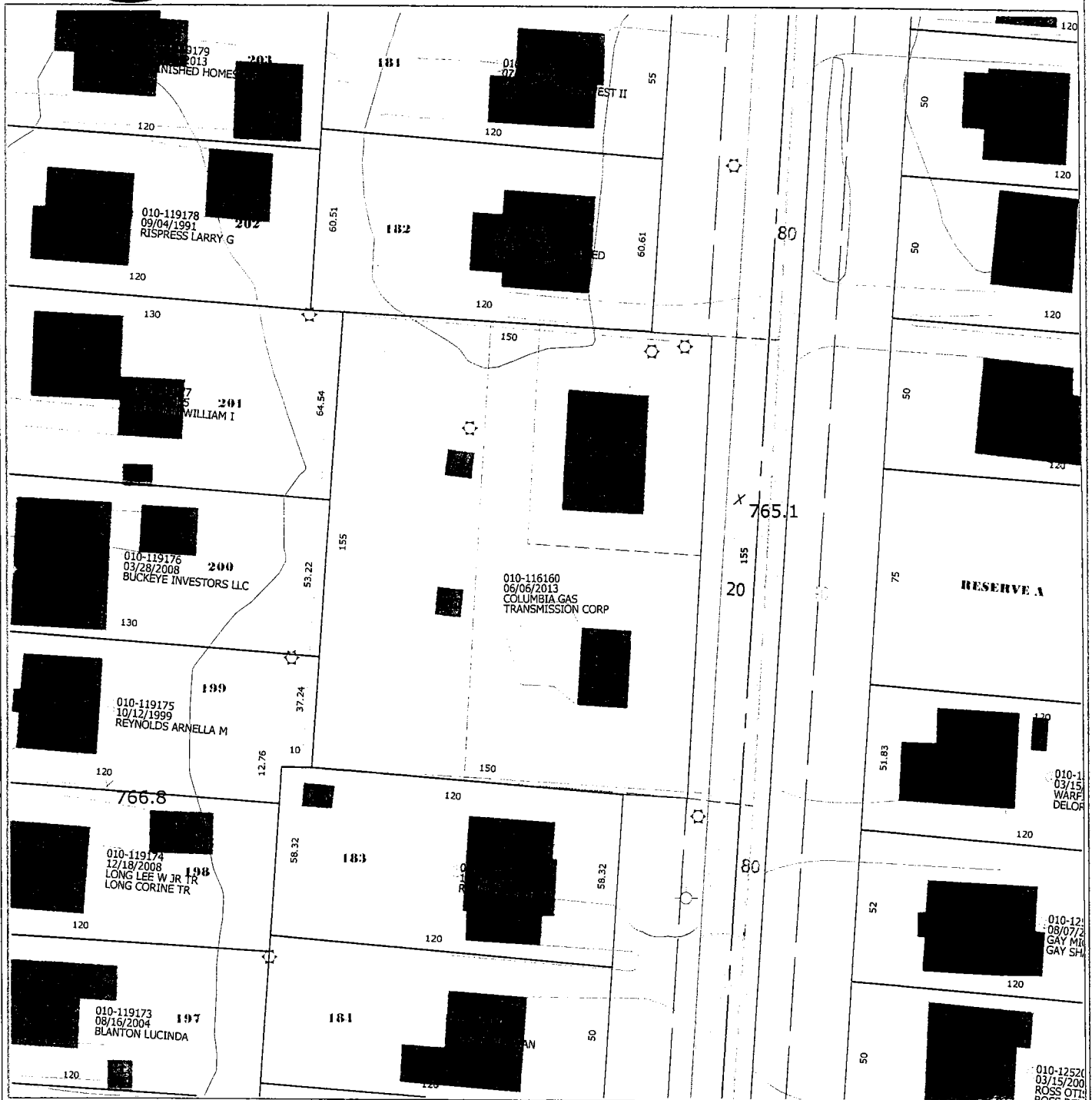
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CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 8/6/13



Disclaimer

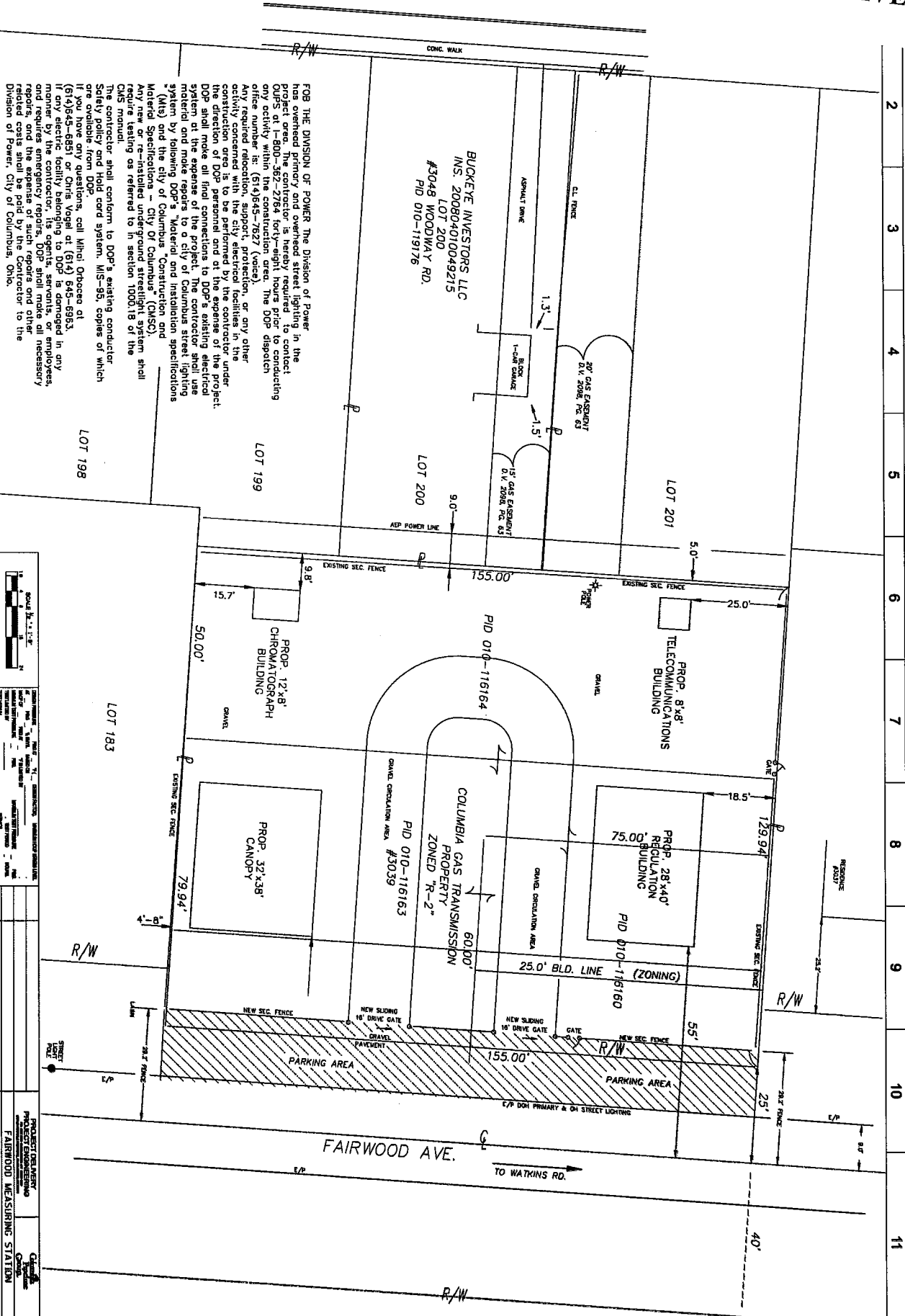
Scale = 50



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

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3059 FAIRWOOD AVE.

WOODWAY RD.



FOR THE DIVISION OF POWER The Division of Power has overhead primary and overhead street lighting in the project area. The contractor is hereby required to contact OUPS at 1-800-362-7764 forty-eight hours prior to conducting any activity within the construction area. The DOP dispatch office number is: (614)365-7627 (voice), or any other activity concerning with the city electrical facilities in the construction area is to be performed by the contractor under the direction of DOP personnel and at the expense of the project. DOP shall make all final connections to DOP's existing electrical system at the expense of the project. The contractor shall use material and make repairs to a city of Columbus street lighting system by following DOP's Material and Installation specifications (MIS) and the city of Columbus Construction and Material Specifications - City Of Columbus (CMSC). Any new or re-installed underground street lighting system shall have the same lighting as referred to in section 1000.18 of the CMSC manual. The contractor shall conform to DOP's existing conductor safety policy and hold card system. MIS-55, copies of which are available from DOP. If you have any questions, call Whitt Orbeo at (614)645-6963, (614)645-6891 or Chris Vogel at (614) 645-6963. If any electric facility belonging to DOP is damaged in any way by the contractor, the contractor shall immediately report, and the expense of such repairs and other related costs shall be paid by the Contractor to the Division of Power, City of Columbus, Ohio.

NO.	REVISIONS	NO.	REVISIONS	NO.	REVISIONS	NO.	REVISIONS
1		1		1		1	
2		2		2		2	
3		3		3		3	
4		4		4		4	
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9		9		9		9	
10		10		10		10	
11		11		11		11	



PROJECT DELIVERY
FAIRWOOD MEASURING STATION
TITLE
1-2-2013
1-2-2013
MO-687B-SURVEY



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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

13310-00000-00606

3059 FAIRWOOD AVE.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Melissa L. Thompson

of (COMPLETE ADDRESS) 200 Civic Center Drive, Columbus, Ohio 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 and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
Columbia Gas Transmission, LLC	200 Civic Center Drive, Columbus, Ohio 43215
Columbia Gas of Ohio, Inc.	200 Civic Center Drive, Columbus, Ohio 43215

SIGNATURE OF AFFIANT

Melissa L. Thompson

Subscribed to me in my presence and before me this 22 day of August, in the year 2013

SIGNATURE OF NOTARY PUBLIC

Sharon Moyer

My Commission Expires: _____

Notary Seal



Sharon A. Moyer
Notary Public, State of Ohio
My Commission Expires 06-23-2015

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