

**Applicant: Columbia Gas of Ohio, Inc.**

**Statement of Hardship**

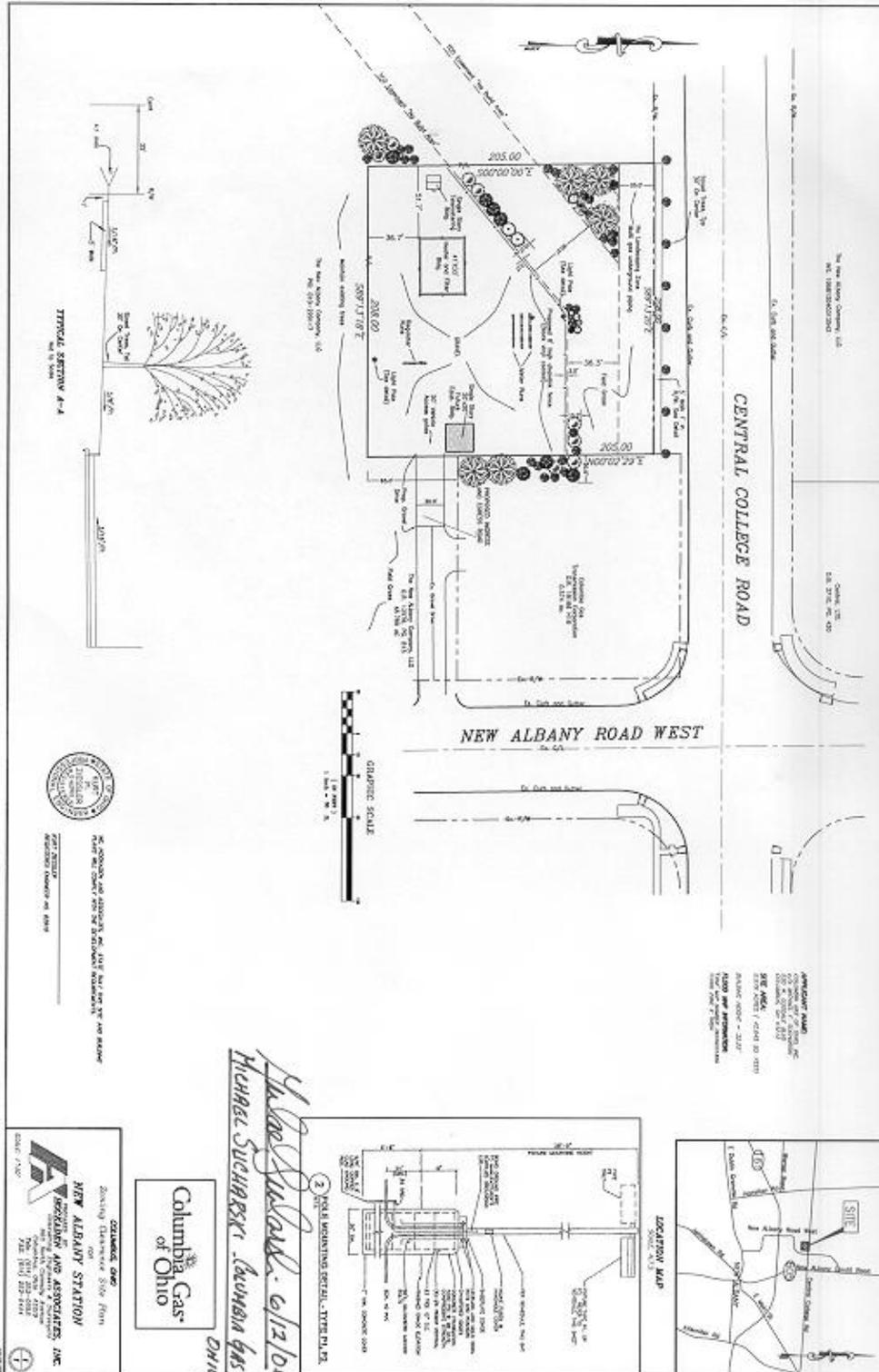
Columbia Gas of Ohio, Inc. (Columbia) is in need to improve and upgrade its existing natural gas station. The existing natural gas station is located at the southwestern corner of Central College Road and New Albany West Road. Columbia is proposing to reconstruct its new facilities west and south of its current location, further from this intersection.

A natural gas station is considered "Institutional" use or "I" classification. The subject property at the new location is zoned Commercial Planned Development (CPD) and excludes "Institutional" use. Columbia Gas of Ohio, Inc. (Columbia) is requesting a zoning variance because the current zoning for the property in question excludes "Institutional" use.

The existing natural gas station has been in service since the 1970s and poses little if any danger to the surrounding residents and businesses. This station currently serves over thirty thousand (30,000) natural gas customers in Northern Franklin (including the City of Columbus) and Southern Delaware County. This areas continuous growth has required Columbia to improve and upgrade its existing natural gas station. It is important to have the ability to maintain these facilities use so to allow Columbia to continue to provide clean, safe, and reliable natural gas to the aforementioned and surrounding areas.

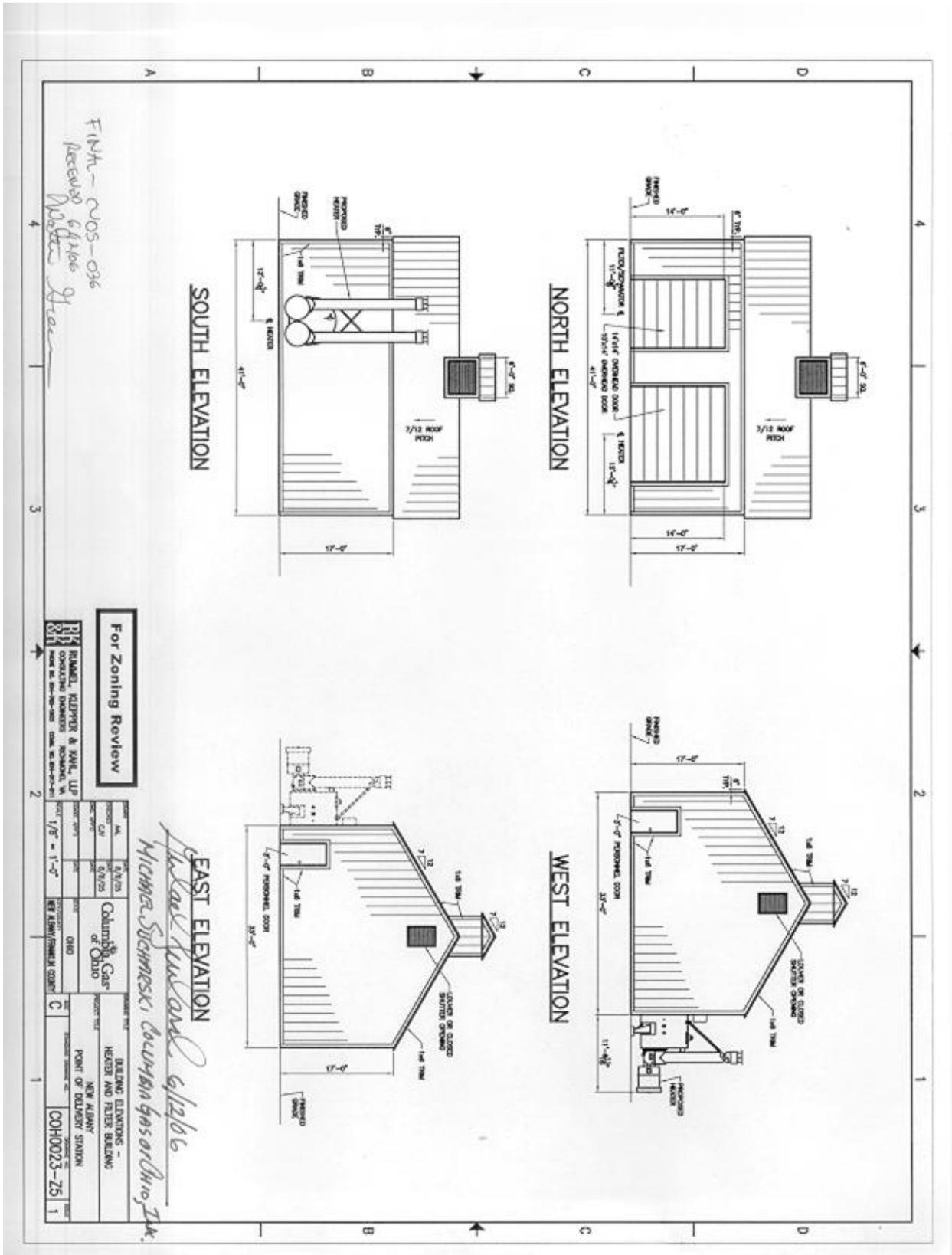
Columbia has been collaborating with The New Albany Company and a Rocky Fork – Blacklick Accord Staff member with a plan such that it is mutually acceptable to all parties. This plan is to re-construct a functional and safe operating natural gas station while taking into consideration the planned surrounding with aesthetic features.

Based on the foregoing, Council will hopefully agree that the requested variance will not impair the adjacent property, unreasonably increase 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 the owner full use of the subject property without adversely affecting other property owners.



Final Plan  
 Received 6/12/06  
 Michael Sucharski

0605-036



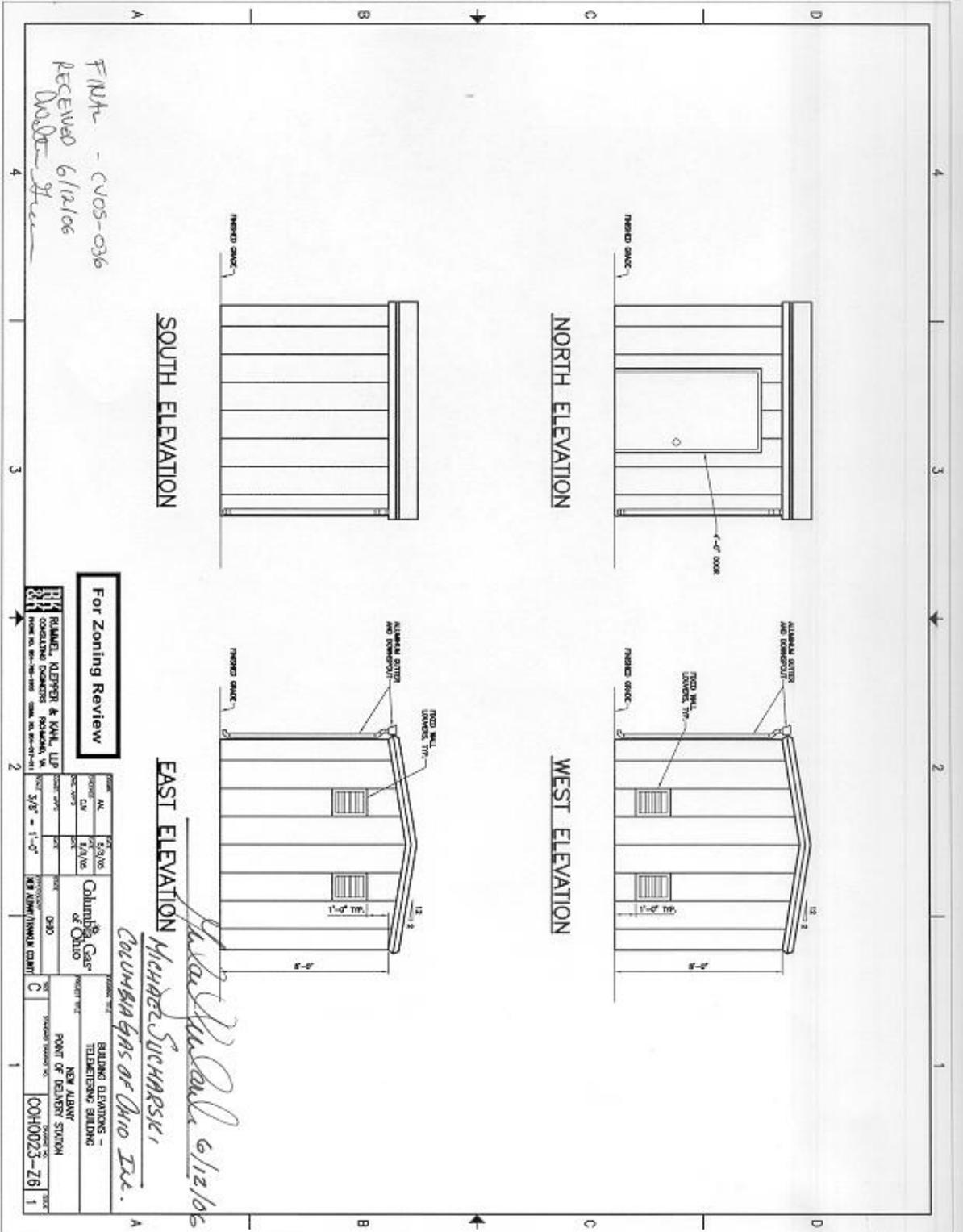
FINH - 005-036  
 Received 6/16/06  
 Robert Gray

**For Zoning Review**

**RK RUMBLE, KLEPPER & WALKER LLP**  
 CONSULTING ENGINEERS ARCHITECTS INC.  
 10000 W. 12th St., Suite 200, Overland Park, KS 66211-2000

|       |              |               |                                     |
|-------|--------------|---------------|-------------------------------------|
| DATE  | 06/16/06     | PROJECT TITLE | BUILDING ELEVATIONS -               |
| SCALE | 1/8" = 1'-0" | CLIENT        | NEW ALUMY POINT OF DELIVERY STATION |
| DATE  | 06/16/06     | PROJECT NO.   | COH0023-75                          |
| DATE  | 06/16/06     | PROJECT NO.   | 1                                   |
| DATE  | 06/16/06     | PROJECT NO.   | 1                                   |

*Michael Suganski, Columbus Gas of Ohio*  
 Michael Suganski, Columbus Gas of Ohio, Inc.



FNH - CV05-036  
 RECEIVED 6/12/06  
 Miller

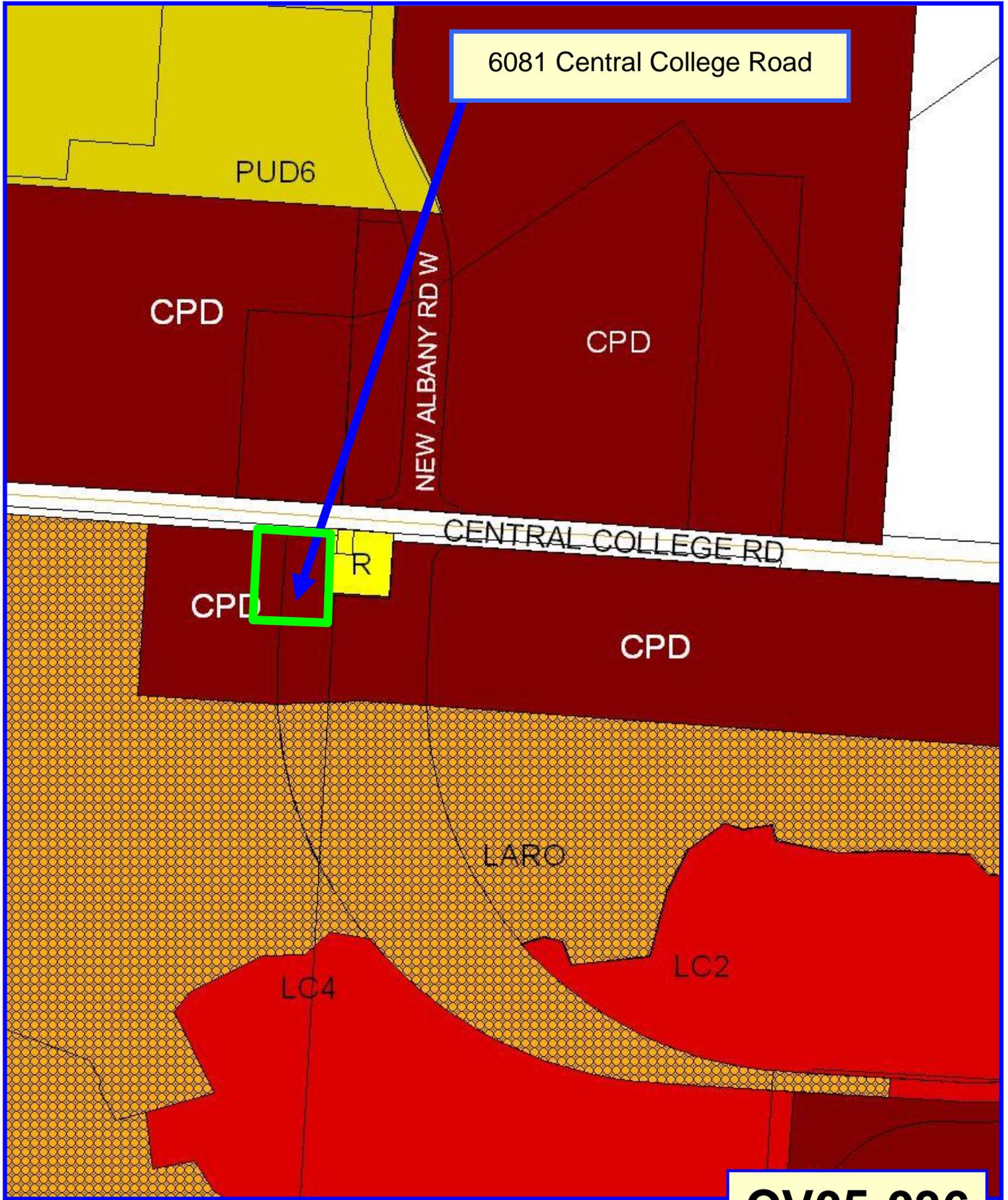
**For Zoning Review**

**RIK CONSULTING ENGINEERS**  
 RICHMOND, OHIO  
 PHONE: 513-533-7700 FAX: 513-533-7701

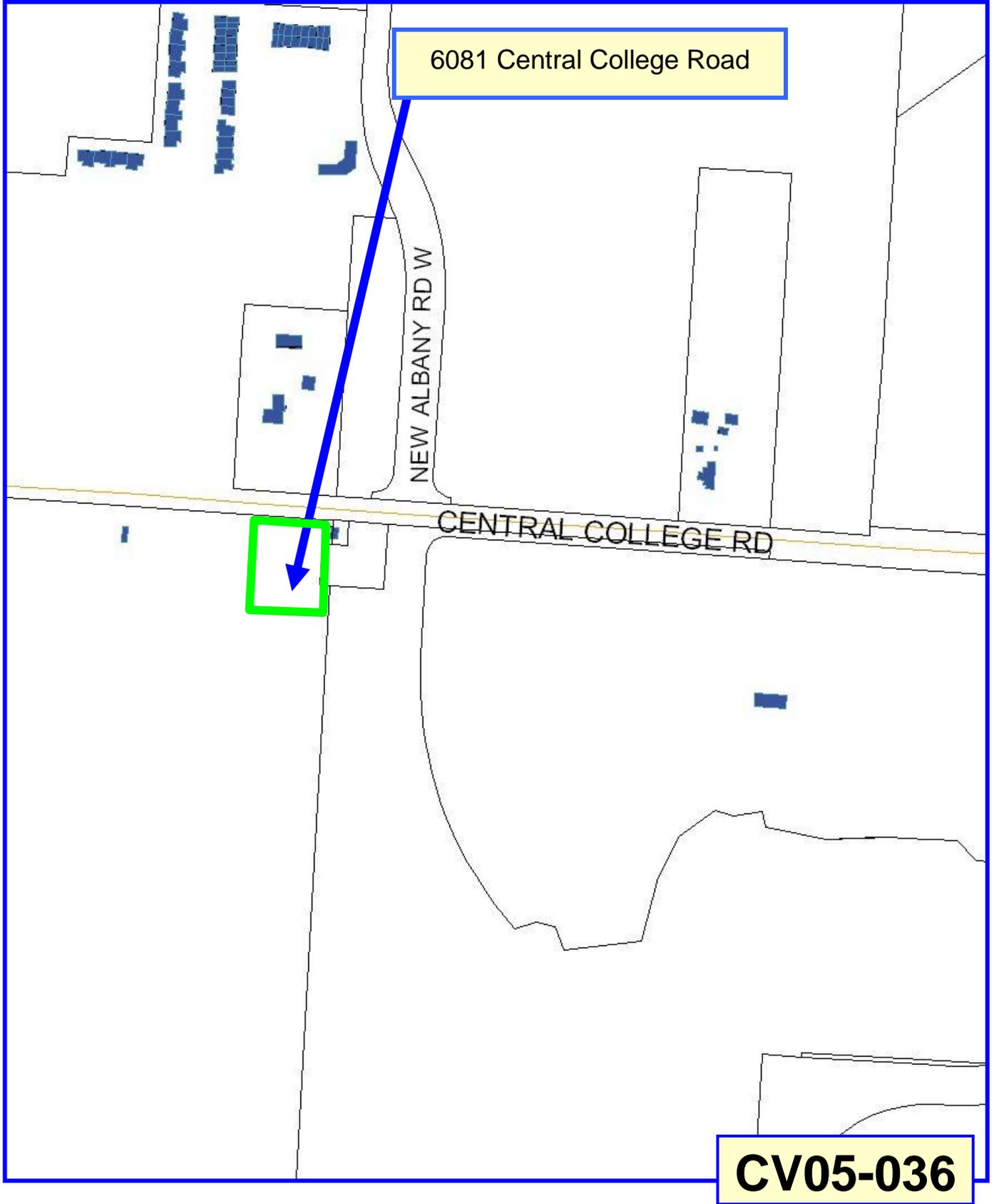
|             |                       |              |   |
|-------------|-----------------------|--------------|---|
| PROJECT NO. | 0972                  | DATE         | 6/12/06   |
| CLIENT      | COLUMBIAN GAS OF OHIO | PROJECT NAME | NEW ALBANY BUILDING ELEVATIONS - TELERENTING BUILDING |
| PROJECT NO. | 0972                  | DATE         | 6/12/06   |
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| PROJECT NO. | 0972                  | DATE         | 6/12/06   |
| CLIENT      | COLUMBIAN GAS OF OHIO | PROJECT NAME | NEW ALBANY BUILDING ELEVATIONS - TELERENTING BUILDING |

*Michael Sucharski*  
 6/12/06  
 COLUMBIAN GAS OF OHIO INC.

NEW ALBANY BUILDING ELEVATIONS - TELERENTING BUILDING  
 POINT OF DELIVERY STATION  
 COH0023-261 1



**CV05-036**

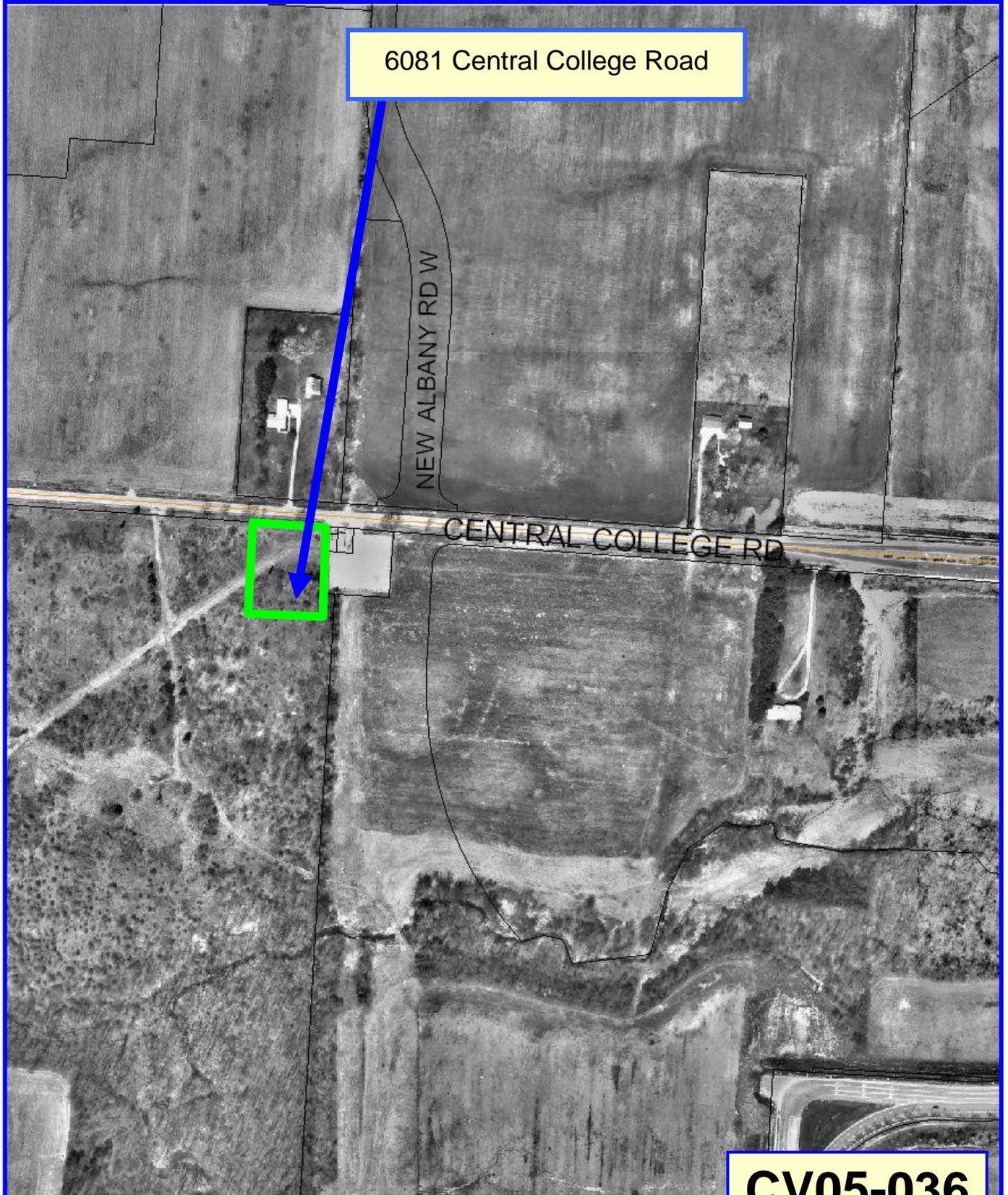


6081 Central College Road

NEW ALBANY RD W

CENTRAL COLLEGE RD

**CV05-036**

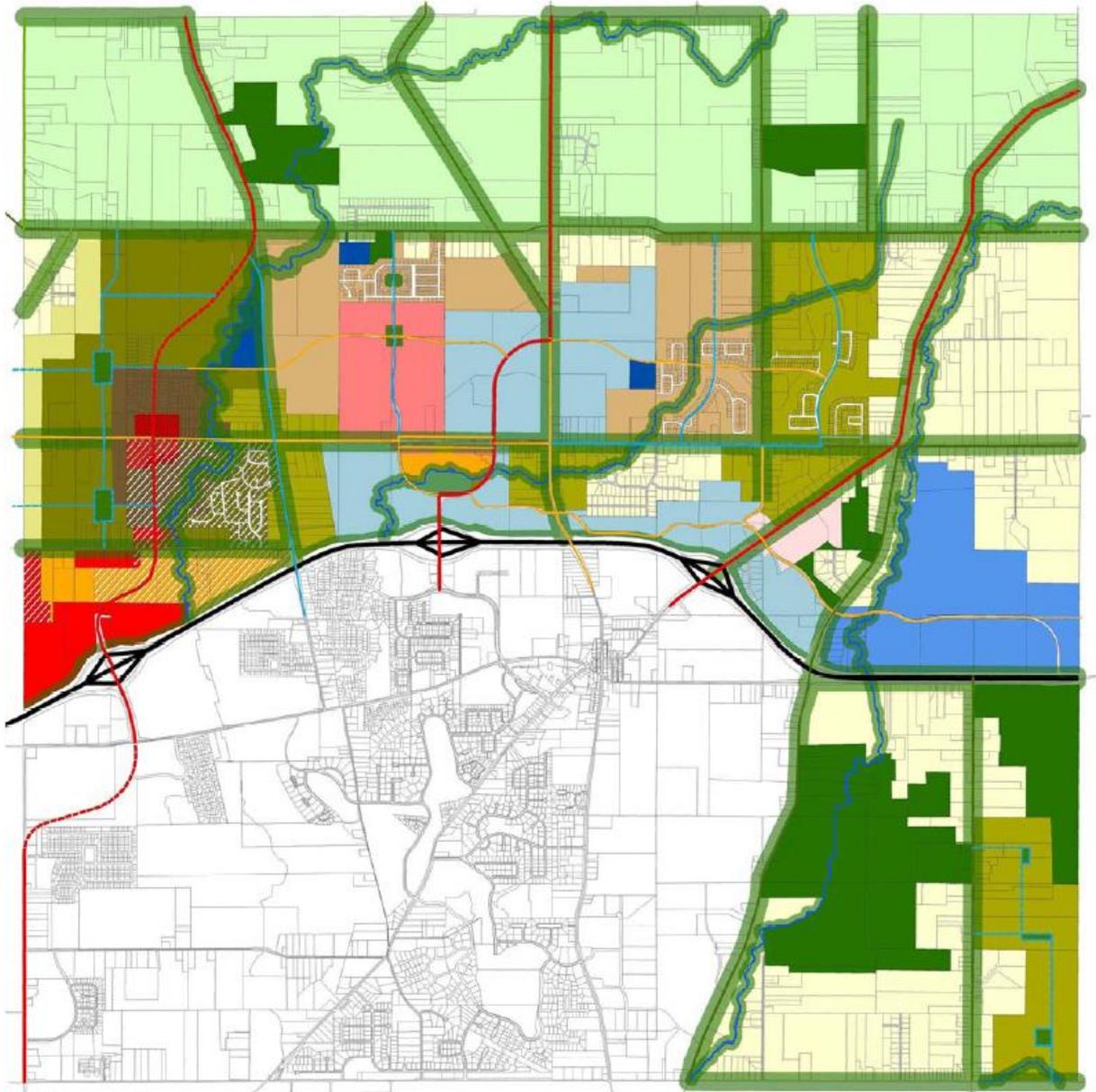


6081 Central College Road

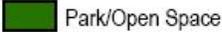
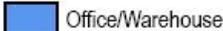
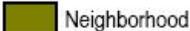
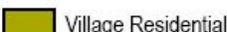
NEW ALBANY RD W

CENTRAL COLLEGE RD

**CV05-036**



### Legend

|  |   |   |
|--|---|---|
|  Office           |  Park/Open Space     |  Edge                           |
|  Office/Warehouse |  Village Mixed Use   |  Neighborhood                   |
|  Town Mixed Use   |  Town Residential    |  Neighborhood Center            |
|  Commercial       |  Village Residential |  Neighborhood Center Commercial |
|  Multi-Family     |  Rural Residential   |  Park Zone                      |
|  Civic/Schools    |   |   |

Preexisting zoning represented by hatching.

ROCKY FORK - BLACKLICK ACCORD

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IMPLEMENTATION PANEL

**RECOMMENDATION**

to: CITY COUNCIL MEMBERS  
from: KEN KLARE, city staff to Panel  
date: MAY 11, 2006  
subject: 6101 CENTRAL COLLEGE RD (CV05-036) Ni-Source Gas Regulator Station

The Rocky Fork – Blacklick Accord Implementation Panel, as well as the Planning Division, support the plans presented on September 15, 2005 and subsequently revised on March 27, 2006 for the relocation and expansion of the Ni-Source Gas Regulator Station at the corner of Central College Road and New Albany Road West.

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

### 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.

STATE OF OHIO  
COUNTY OF FRANKLIN

APPLICATION # \_\_\_\_\_

Being first duly cautioned and sworn (NAME) MICHAEL F. SUCHARSKI  
of (COMPLETE ADDRESS) 920 GOODALE BLVD COLUMBUS OHIO 43212  
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

If applicable, check here if listing additional parties on a separate page (REQUIRED)

|  |   |
|--|---|
| 1. <u>THE NEWALBANY COMPANY</u><br><u>8000 WALTON PARKWAY</u><br><u>NEW ALBANY OHIO 43054</u><br><br><u>LISA DINBER (614) 939-8016</u> | 2. <u>COLUMBIA GAS OF OHIO, INC</u><br><u>200 CIVIC CENTER DRIVE</u><br><u>COLUMBUS OHIO 43215</u><br><u>COLUMBUS BASED EMPLOYEES = 1,100+</u><br><u>DARNITA BRADLEY (614) 460-4615</u> |
| 3.   | 4.  |

SIGNATURE OF AFFIANT

Michael Sucharski

Subscribed to me in my presence and before me this 22 day of March, in the year 2006

SIGNATURE OF NOTARY PUBLIC

Sue E. McCord

My Commission Expires:

6-22-09

*This Project Disclosure Statement expires six months after date of notarization.*

Notary Seal Here



SUE E. McCORD  
Notary Public, State of Ohio  
My Commission Expires 06-22-09