

SITE DATA TABLE

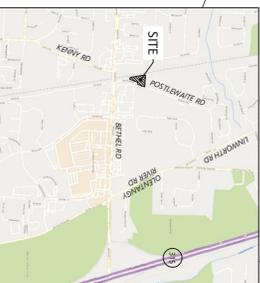
TOTAL SITE AREA	1.04 ac
LIMITS OF DISTURBANCE	1.04 ac
TOTAL IMPERVIOUS DISTURBED	0.16 ac
PRE-DEVELOPED IMPERVIOUS AREA	0.16 ac
POST-DEVELOPED IMPERVIOUS AREA	0.46 ac

LEGEND

--- LOD ---	LIMITS OF DISTURBANCE	---	EXISTING GAS LINE
---	PROPOSED FENCE	---	EXISTING FENCE
---	PROPERTY LINE	---	EXISTING RAILROAD
---	EDGE OF PAD	---	PROPOSED GRAVEL SURFACING
---	EXISTING WATER LINE	---	PROPOSED ACCESS ROAD
---	EXISTING OVERHEAD ELECTRICAL	---	

FLOODPLAIN TABLE

FIRM PANEL NUMBER	EFFECTIVE DATE OF FIRM PANEL	FLOOD ZONE	ANY FILL OR FLOODWAY OBSTRUCTION?
360400158K	6/17/2008	(AREA OF MINIMAL FLOOD HAZARD)	NO



- NOTES**
1. THE EXISTING SITE UTILITIES AND FEATURES SHOWN ARE BASED ON A FIELD SURVEY PROVIDED BY THE SURVEYOR. THE DEPTHS ARE APPROXIMATE AND THE DEPTHS ARE UNKNOWN. CONTRACTOR SHALL VERIFY EACH UTILITY TO CONFIRM DEPTH PRIOR TO CONSTRUCTION.
 2. REFER TO DRAWING C-01 FOR CIVIL GENERAL NOTES AND STANDARDS.
 3. ALL DIMENSIONS SHOWN ARE IN FEET UNLESS NOTED OTHERWISE.
 4. EXISTING GAS, FIBER OPTIC AND WATER LINES SHOWN ARE AT APPROXIMATE LOCATIONS AND THE DEPTHS ARE UNKNOWN. CONTRACTOR SHALL VERIFY EACH UTILITY TO CONFIRM DEPTH PRIOR TO CONSTRUCTION.

REVISIONS

NO.	DATE	ISSUED FOR	DESCRIPTION
1	10/08/25	ISSUED FOR PERMITS	
2	10/08/25	ISSUED FOR PERMITS	
3	10/08/25	ISSUED FOR PERMITS	
4	10/08/25	ISSUED FOR PERMITS	

SITE NAME:
WO# 4000087713
MAT MAIN (MA)
WBS L2 ANCS4.0001.00014
 PHASE 4 NCH PIPELINE REPLACEMENT
 COLUMBUS, FRANKLIN COUNTY, OH

DRAWING NO:
C-02

DRAWING TITLE:
SITE PLAN

SCALE: 1" = 20'
PROPOSED

**CITY COUNCIL – ZONING COMMITTEE
STAFF REPORT
COUNCIL VARIANCE**

APPLICATION: CV25-107
Location: 4901 & 4925 POSTLEWAITE RD. (43235), being 0.69± acres on the west side of Postlewaite Road, 250± feet north of Bethel Road (010-283616 and 010-347013; Northwest Civic Association).
Existing Zoning: R, Rural District.
Proposed Use: Natural gas regulation station.
Applicant(s): Gregory Peck; c/o Janine White, Agent; 290 West Nationwide Boulevard; Columbus, OH 43215.
Property Owner(s): Columbia Gas of Ohio Inc.; 290 West Nationwide Boulevard; Columbus, OH 43215.
Planner: Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

BACKGROUND:

- The site consists of two parcels, each developed with a single-unit dwelling in the R, Rural District. The site is split by a third parcel located within Perry Township and is not subject to this request. The requested Council variance will allow the expansion of an existing natural gas regulation station onto these properties.
- Variances to allow reduced lot area from five acres to 0.34 acres for parcel 010-283616 and 0.35 acres for parcel 010-347013; and obstruction into the southern side yard of parcel 010-347013 and the northern side yard of parcel 010-283616 with pipework and associated equipment, as shown on the site plan, are also included in this request.
- A Council variance is required because the R district does not allow institutional uses.
- North and east of the site are single-unit dwellings in the R, Rural District. East of the site is a medical facility in the CAC, Community Activity Center District. West of the site is a recreation facility in the CAC, Community Activity Center District in addition to railroad tracks. South of the site is Bethel Road, which is public right-of-way.
- The site is located within the boundaries of *The Northwest Plan* (2016), which recommends “Low Density Residential” land uses at this location.
- The site is located within the boundaries of the Northwest Civic Association, whose recommendation is for approval.
- Staff concurs with the applicant’s analysis of the seven practical difficulties in achieving this request, and supports the variances for reduced lot area and side yard obstructions.

CITY DEPARTMENTS' RECOMMENDATION: Approval

Although the proposal is inconsistent with *The Northwest Plan's* land use recommendation of "Low Density Residential," staff recognizes that this proposal represents an expansion of an existing regulating station, and that the proposal does not introduce a new incompatible use. Population growth in the area has resulted in the need for an expanded regulation station which will help facilitate more residential growth.

Council Variance Application

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.

The following factors shall be used in determining whether the applicant has encountered practical difficulties in the use of the property. Respond to the following statements:

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.

Yes No

The existing parcel is zoned as residential. We are requesting variance for change in use by a public utility. Without the variance there would be no beneficial use of the property.

2. Whether the variance is substantial.

Yes No

The variance is not considered substantial.

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

Yes No

The variance will allow for public utility use of property and will not substantially alter character of the neighborhood or cause detriment to adjoining properties.



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DEPARTMENT OF BUILDINGS
AND ZONING SERVICES

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4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).

Yes No

The variance would not affect water, sewer, or refuse service.

5. Whether the property owner purchased the property with knowledge of the zoning restriction.

Yes No

Columbia Gas purchased the property with the knowledge that a variance would be required under Title 33- zoning code section 3332.027

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.

Yes No

As the station is considered a public utilities use, variance is necessary.

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Yes No

Columbia Gas plans to construct a natural gas metering station on the property. The spirit and intent would be observed and the facility would continue to service the surrounding community members.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

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):

Codes to be varied: Title 33- zoning code section 3332.027

Reason for why request should be granted: a natural gas metering and regulation station facility to continue service to the surrounding community.

Signature of Applicant _____

Date _____

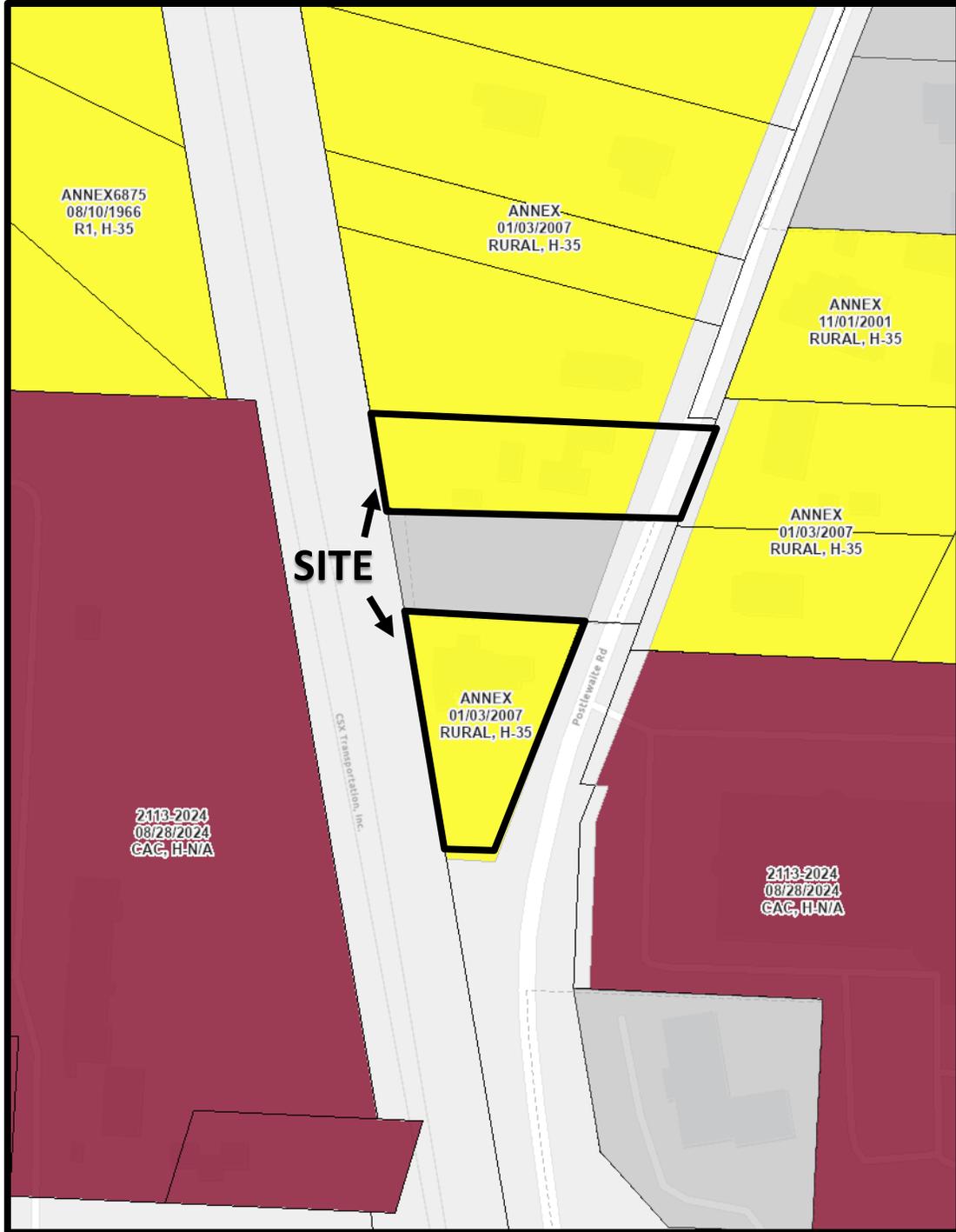
10/28/25

Title 33- zoning code section 3332.02 to allow public utility structure.

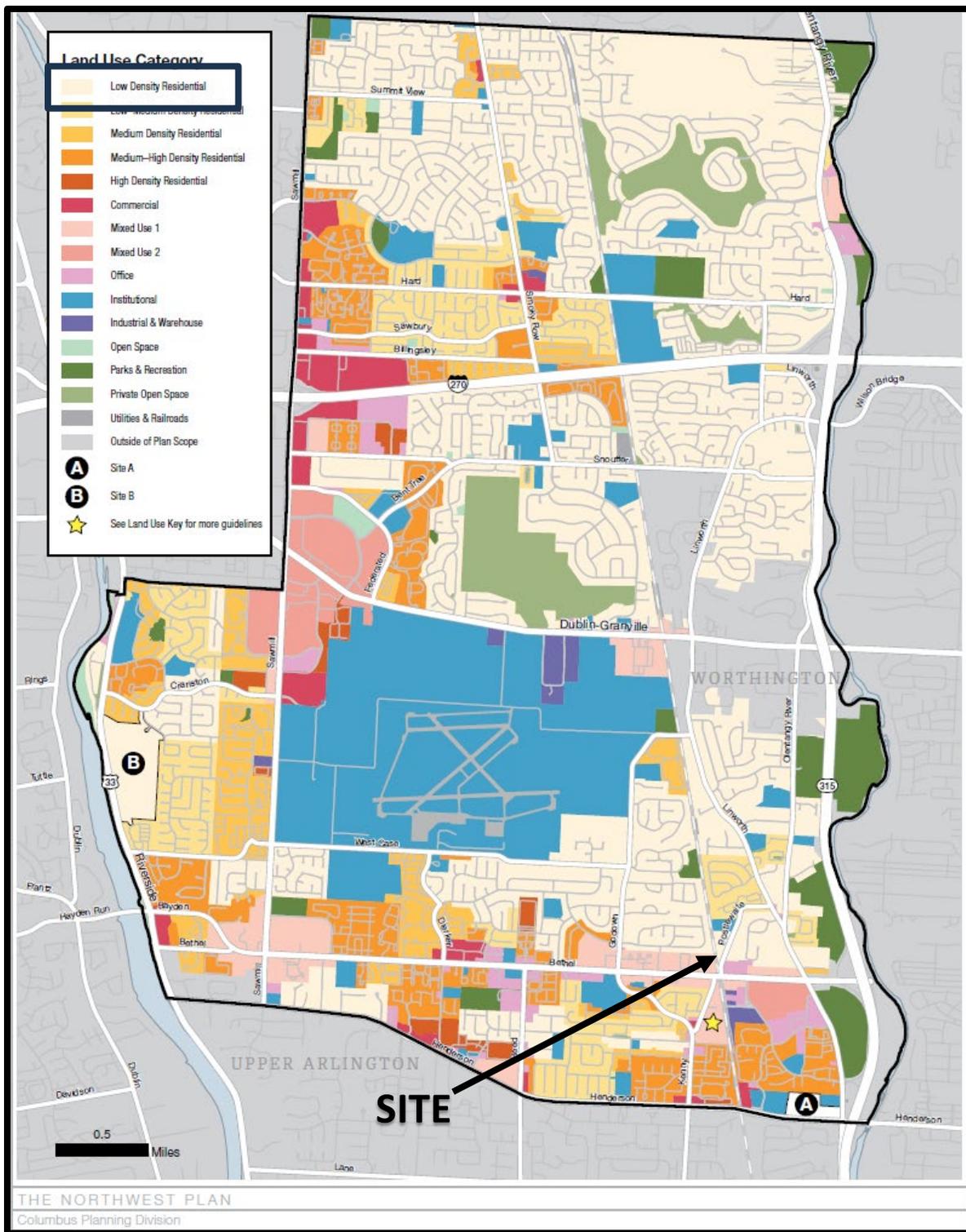
3332.06 variance to lot size.

3332.28 variance to allow a structure in the north side yard of 010283616 and in the south side yard of 010347013.

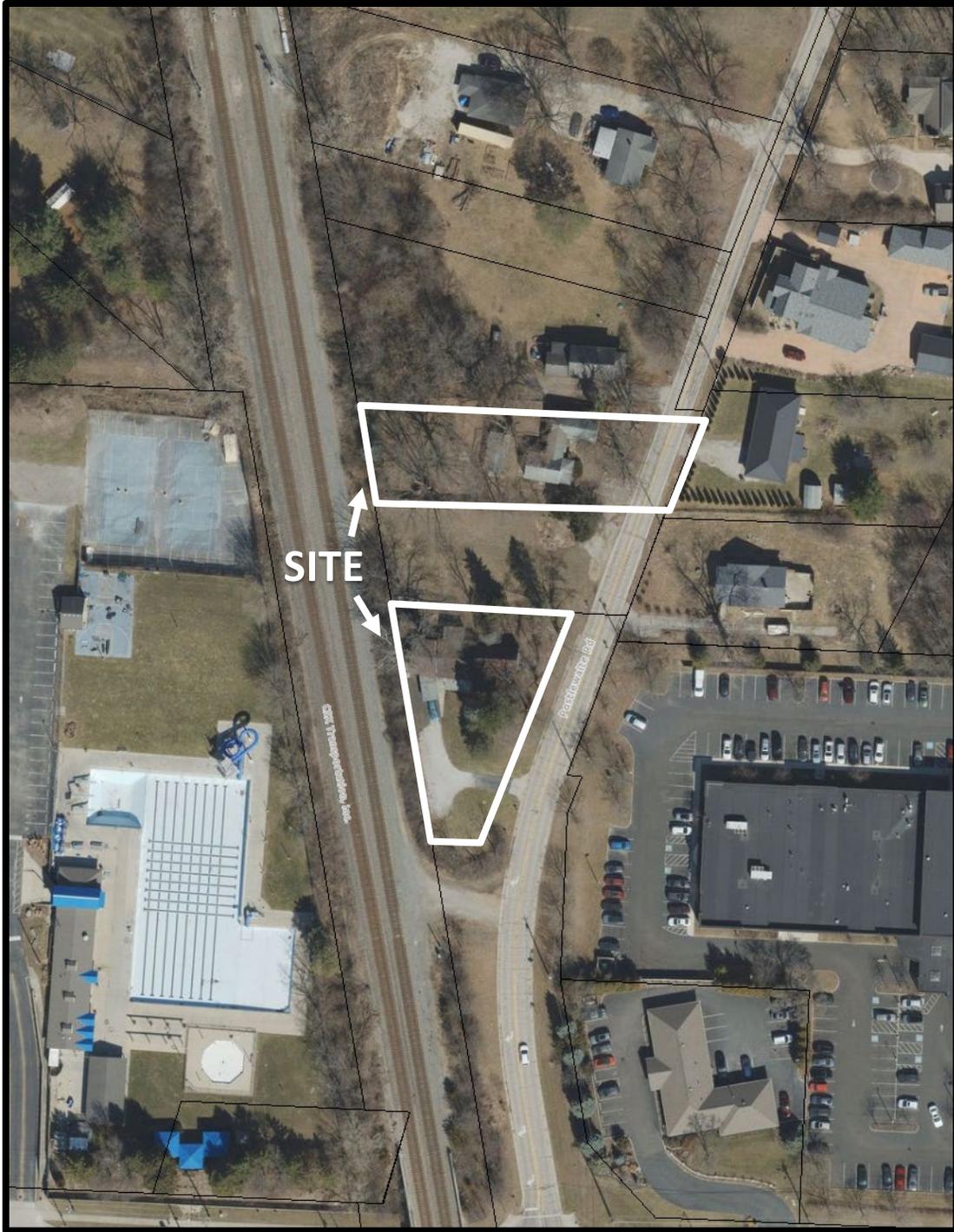
Reason for why request should be granted: A variance from Section 3332.02, 3332.28, and 3332.06 is needed to allow the installation of a natural gas metering and regulation station to maintain reliable service to the surrounding community. The current zoning is R-rural, and our proposed utility design is not compatible under Section 3332.02. A variance to lot size is needed as our 0.69 acre area is below the 5 acre minimum under Section 3332.06. A side yard obstruction variance is needed to allow structures to encroach into setbacks and cross parcel boundaries in the north side yard of 010283616 and in the south side yard of 010347013 under Section 3332.28. All equipment will be located within a secured, fenced enclosure and designed to meet applicable safety and zoning requirements. Granting these variances will allow essential utility infrastructure to be placed in a location that supports continued service.



CV25-107
4901 and 4925 Postlewaite Rd.
Approximately 0.69 acres



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Approximately 0.69 acres



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Approximately 0.69 acres

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number CV25-107

Address 4901 & 4925 POSTLEWAITE ROAD

Group Name NORTHWEST CIVIC ASSOCIATION

Meeting Date 7 January 2026

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:

Trustees voted in support of the 3 requested variances:

- 3332.02(A) public utility structure in r-rural
- 3332.06 rural lot size less than 5 acres
- 3332.28 side yard obstruction along the southern property line of the northern property and along the northern property line of the southern property

Utilizing the area along the internal property lines allows applicant to limit the overall acreage required. Applicant has actively engaged with the community and sought feedback throughout the process thus far (which we expect to continue through completion!). Although it is not ideal that the footprint is expanding, it is preferable to abandoning the existing site and relocating elsewhere in order to accommodate the updated requirements.

Vote 5-0

Signature of Authorized Representative Monica Tuttle

Recommending Group Title zoning chair, Northwest Civic Association

Daytime Phone Number 614-565-2407

Digitally signed by Monica Tuttle
DN: cn=Monica Tuttle, o=NWCA, ou=Zoning Chair, email=nwcazoning@gmail.com, c=US
Date: 2026.01.23 16:40:36 -05'00'

Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.



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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV25-107

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) Burns & McDonnell
 of (COMPLETE ADDRESS) 530 W Spring St., Suite 100 Columbus, OH 43215

deposes and states that they are 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:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

<p>1. NiSource- Columbia Gas of Ohio Janine White: 614-558-4267 290 W Nationwide Blvd Columbus, OH 43215 1,100 Columbus Employees</p>	<p>2. Burns & McDonnell Gregory Peck: 614-273-4979 530 W Spring St. Suite 100 Columbus, OH 43215 100 Columbus Employees</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 28 day of Oct., in the year 2025

SIGNATURE OF NOTARY PUBLIC

My Commission Expires 08/11/2029

Notary Seal Here



Joseph M. Forsythe Jr.
 Notary Public, State of Ohio
 My Commission Expires 08-11-2029

This Project Disclosure Statement expires six (6) months after date of notarization.