

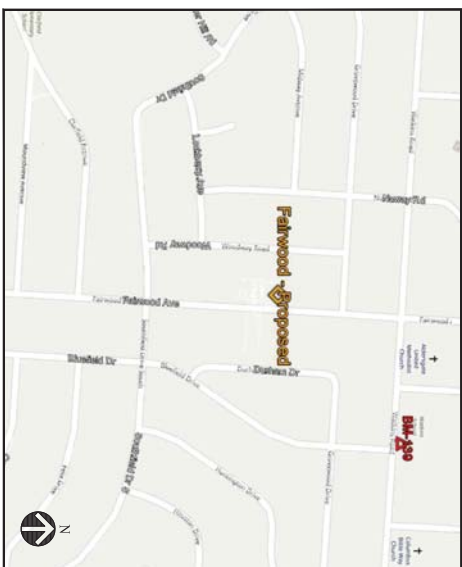
FAIRWOOD STATION PLAN

PROJECT INFORMATION

FIELD ENGINEER/TECHNICIAN:	MAYA BARRETT
CONSTRUCTION FLT:	JOHN LUMPKIN
COUNTY:	FRANKLIN
TAX DISTRICT/TOWNSHIP ID:	MARION
24 HR. EMERGENCY LINE:	1-800-344-4077

VICINITY MAP

SCALE: N.T.S.



SHEET INDEX

DWG.	DESCRIPTION
T-01	TITLE SHEET
S-01	FAIRWOOD STATION SET BACK PLAN
L-01	FAIRWOOD STATION FENCE PLAN
D-01	TREX FENCE STANDARD DETAILS
D-02	BRICK FENCE STANDARD DETAILS
D-03	SITE ELEVATION 1
D-04	SITE ELEVATION 2

GENERAL NOTES

1. THE PROPERTY CLASS MAIN SHOWN IS APPROXIMATELY AND SUBJECT TO CHANGE.
2. PROPERY LINES STRAIGHT LINES, ETC. WHEN COMPLETED USING THE EXISTING UTILITIES, THERE ARE SHOWING HAVE BEEN CONSIDERED FROM ABOVE-GROUND EXISTING ONLY AND MAY BE FOR CONSIDERED APPROXIMATE. NADIR AREA DOES NOT EXISTING UTILITIES, AND/OR SUBSURFACE STRUCTURES, ARE SHOWN.
3. PROPOSED OR COMPLETED INSTALLATION LOCATION REFERENCES HAVE BEEN LEFT IN PLACE, BUT NOT NEARLY IDENTICAL TO THE EXISTING UTILITIES.
4. LEFT R. RIGHT B. BUILDING EDGE, C.R. CENTER OF RIGHT-OF-WAY, CN. CENTER OF PAVEMENT CURVE, CENTER OF RIGHT-OF-WAY, CSN. CENTER OF SIDEWALK, D. DRIVEWAY EDGE, DE. EDGE OF PAVEMENT, ED. EDGE OF SIDEWALK, PE. PROPERTY LINE.

Resource

Call on
before you dig

PROPOSED

REVISIONS			
REV #	DATE	DESCRIPTION	
1	6/29/2018	FENCE PLAN	
0	6/8/2018	FENCE PLAN	

DESIGNED BY		
DRAWN BY		
CHECKED BY		
ASSEMBLED BY		
NAME	DATE	PHONE #

SITE NAME:
INST#
ABAN#
PROJECT ID#
FAIRWOOD STATION
FRANKLIN COUNTY, OHIO

DRAWING TITLE:

TITLE SHEET

DRAWING NO.

T-01



REVISIONS

REV. #	DATE	DESCRIPTION
2	6/26/2018	UPDATED REVENUES
1	07/03/2018	PROPOSED VARIANCE
0	12/12/2017	PROPOSED VARIANCE

DESIGNED BY	#	#	#
DRAWN BY	#	#	#
CHECKED BY	#	#	#
AS-BUILT BY	#	#	#
NAME	DATE	PHONE #	

INST#
ABAN#
PROJECT ID#
FAIRWOOD STATION
FRANKLIN, COUNTY, OHIO

PROJECT TITLE:

FAIRWOOD STATION
SET BACK PLAN

DRAWING NO.:

01

[illegible]

06/29/2018



REV #	DATE	DESCRIPTION
1	6/29/2018	FENCE PLAN
0	6/8/2018	FENCE PLAN

DESIGNED BY		
DRAWN BY		
CHECKED BY		
ASSEMBLED BY		
NAME	DATE	PHONE #

FRANKLIN COUNTY, OHIO

FAIRWOOD STATION
FENCE PLAN

L-01



06/29/2018

REVISIONS

DATE	DESCRIPTION
------	-------------

ME

FRANKLIN COUNTY, OHIO

STANDARD DETAILS

D-01

06/29/2018

[illegible]

MSOURCE

Call 811
before you dig



PROPOSED

REVISIONS

NO.	DATE	DESCRIPTION
1	6/29/2018	FINAL PLAN
0	6/29/18	FINAL PLAN

REVISIONS	DATE	BY	CHKD
REVISIONS	DATE	BY	CHKD
REVISIONS	DATE	BY	CHKD

SITE NAME:
INST #
ABAN#
PROJECT ID#
FAIRWOOD STATION
FRANKLIN COUNTY, OHIO

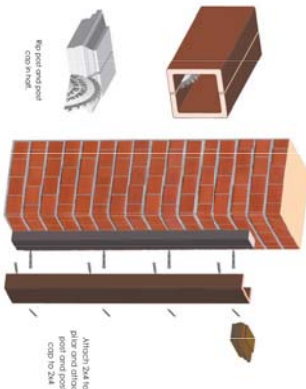
PROJECT TITLE:

**BRICK FENCE
STANDARD DETAILS**

DRAWING:
D-02

Trex Sections
COMPOSITE FENCING SYSTEM

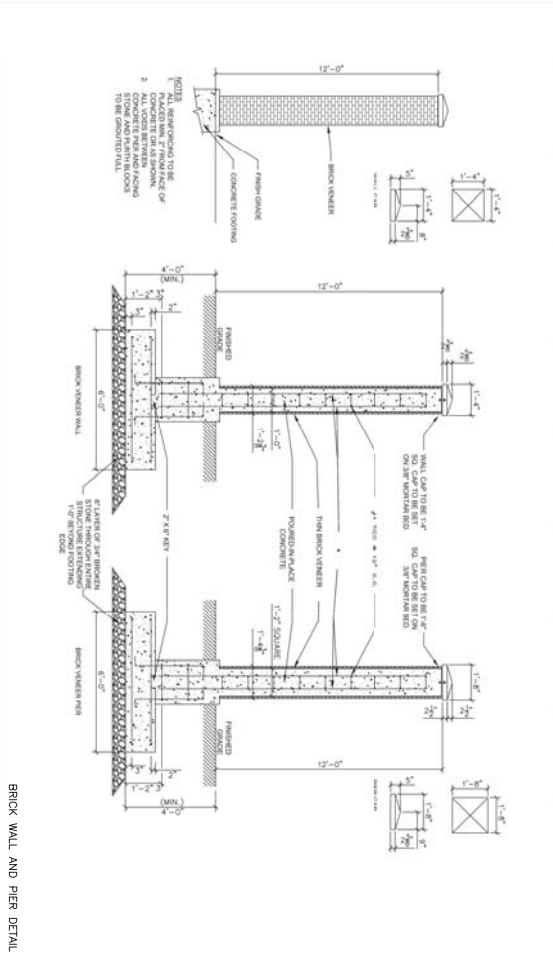
Pillar Mount - Post Attachment



1. Using a table saw, rip one side of the post in half. Rip the post over to rip the other side. Keep the same edge against the guide to make an even cut.
2. Attach a Trex® post cap to the Trex® post using appropriate screws. A construction adhesive also would be recommended.
3. Secure one of the post caps to the 2x4 using composite screws.
4. Attach the post cap to the post using composite screws. Do not nail, or silicone construction adhesive.

www.trex.com 877.786.8788

BRICK WALL AND PIER DETAIL



Barbara D. Hill
06/29/2018



Brandon D. Hill

06/29/2018

MSOURCE

Call 811
before you dig



PROPOSED

REVISIONS

REV #	DATE	DESCRIPTION
1	6/29/2018	FINAL PLAN
0	6/29/18	FINAL PLAN

REVISION	DATE	DESCRIPTION
1	6/29/2018	FINAL PLAN
0	6/29/18	FINAL PLAN

SITE NAME:
INST #
ABAN#
PROJECT ID#
FAIRWOOD STATION
FRANKLIN COUNTY, OHIO

PROJECT TITLE

SITE ELEVATION 1

DRAWING

D-03

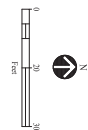


Barbara D. Hill

06/29/2018

MSOURCE

Call 811
before you dig



PROPOSED

REVISIONS

REV #	DATE	DESCRIPTION
1	6/29/2018	FINAL PLAN
0	6/29/18	FINAL PLAN

REVISION	DATE	DESCRIPTION
1	6/29/2018	FINAL PLAN
0	6/29/18	FINAL PLAN

INST #
ABAN #
PROJECT ID #
FAIRWOOD STATION
FRANKLIN COUNTY, OHIO

PROJECT TITLE
SITE ELEVATION 2

DRAWING
D-04



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

STATEMENT OF HARDSHIP

Application #: CV17-077

Chapter 3307 of the Columbus Zoning Code

Section 3307.10 Variances by City Council

A. Permit a variance 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 or unusual hardships 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 the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

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

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

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are discovered after your application is approved, a new application 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):

See attached *

Signature of Applicant

Mick Horin

Date

5/8/18

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

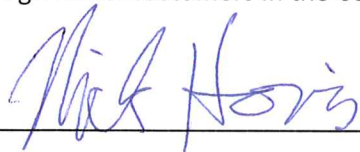
EXHIBIT A
STATEMENT OF HARDSHIP
3037 FAIRWOOD AVENUE

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.

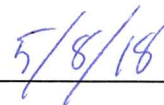
Due to a 2018 Modernization Project by Columbia Pipeline Group, Columbia Gas of Ohio will be required to make needed improvements and upgrades to the existing station. The proposed station improvements include the installation of a pipeline heater (the existing station does not currently have a heater), 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.

Signature of Applicant

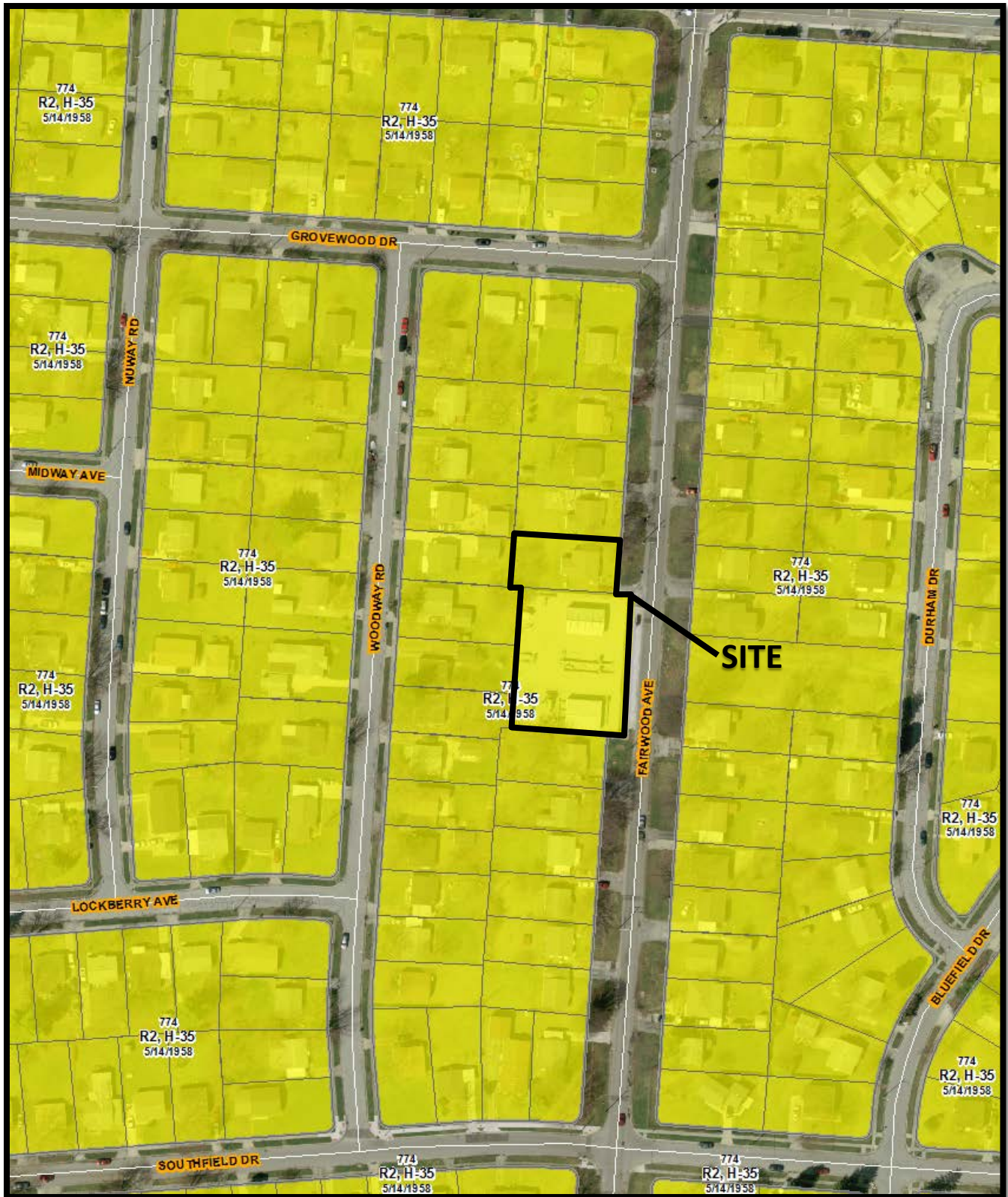


Date



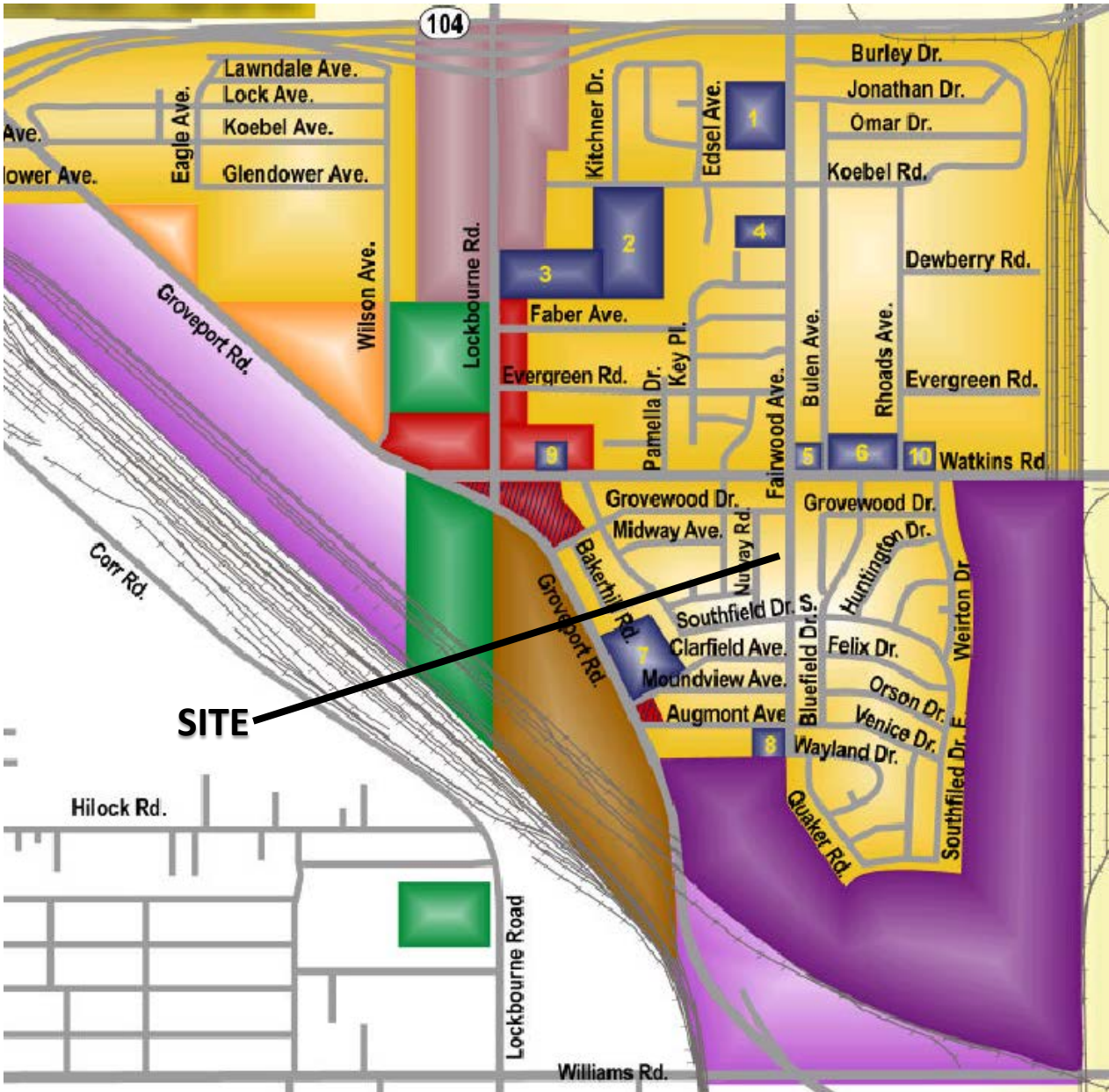
List of Variances

- 1) 3332.033 – R-2 Residential District – to permit a gas utility substation in the R-2, Residential District.
- 2) 3332.21 – Building Lines – requires a building line of no less than 25 feet, while a fence structure is proposed at 10 feet.
- 3) 3332.25 – Maximum Side Yards Required - requires the sum of the widths of the side yards to be a minimum of 16 feet, while the applicant proposes to maintain a maximum side yard of approximately 0 feet for the fence structure.
- 4) 3332.26 – Minimum Side Yard Permitted – requires a minimum side yard of 5 feet, while the fence structure proposed on the south and north sides of the parcel will be built at 0 feet.



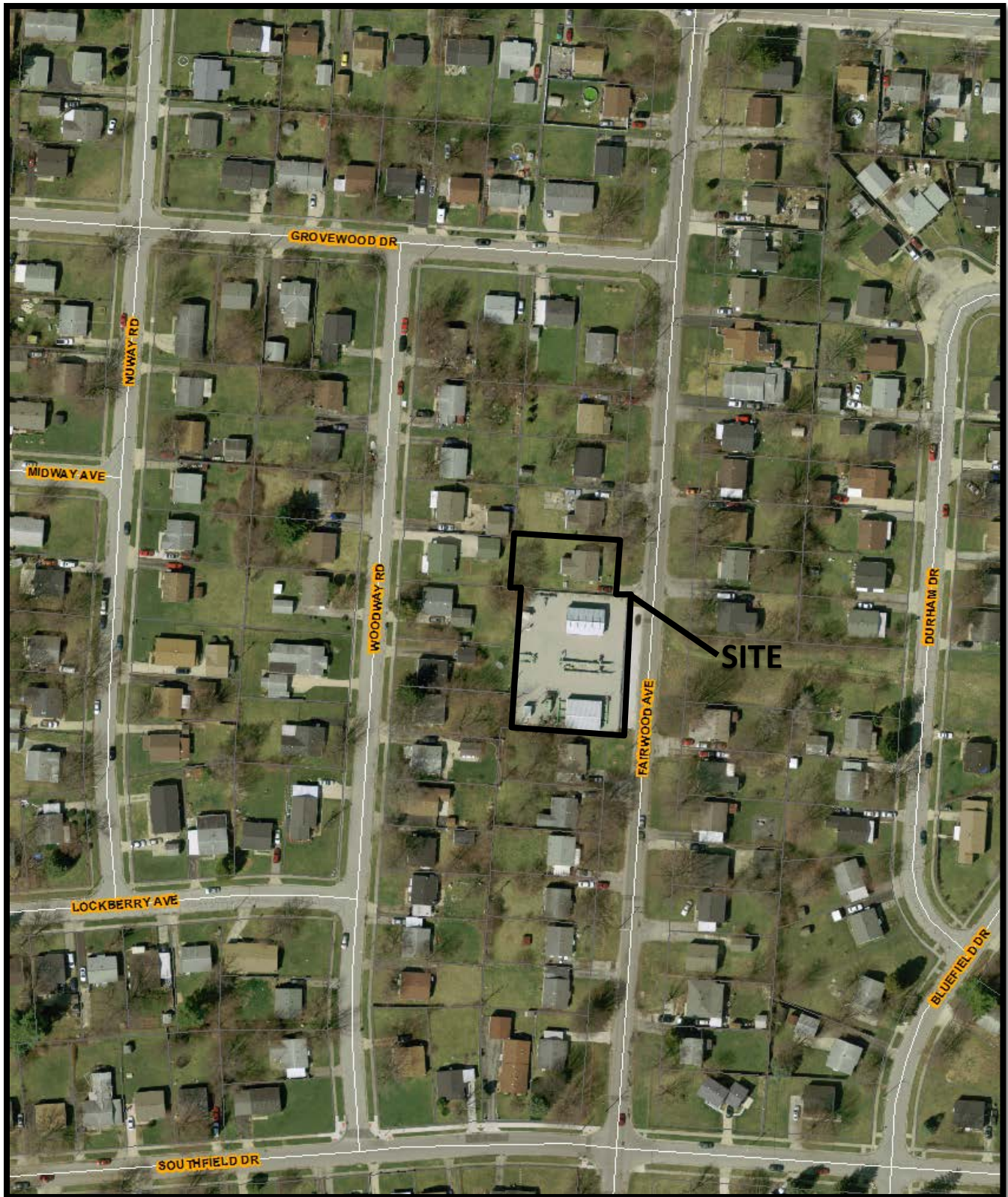
CV17-077
3037 & 3047 Fairwood Avenue
Approximately 0.63 acres

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.

CV17-077
3037 & 3047 Fairwood Avenue
Approximately 0.63 acres



CV17-077
3037 & 3047 Fairwood Avenue
Approximately 0.63 acres

THE CITY OF
COLUMBUS

ANDREW J. BARTER, MAYOR
DEPARTMENT OF BUILDING
AND ZONING SERVICES

Standardized Recommendation Form

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number:

CV17-077 3037 Fairwood

Address:

3037 Fairwood

Group Name:

FSCAC

Meeting Date:

7/5/18

Specify Case Type:

- ☐ BZA Variance / Special Permit
☒ Council Variance
☐ Rezoning
☐ Graphics Variance / Plan / Special Permit

Recommendation:

(Check only one and list basis for recommendation below)

- ☒ Approval
☐ Disapproval

NOTES:

Per MF Civic Assoc. / FSCAC

Mix of Brick & vinyl fence, 12' height around the entire property. Lighting remains as code dictates.

The interior property will be a neutral color (ash gray)

Vote:

8 in attendance Yes = 8 No = 0

Signature of Authorized Representative:

SIGNATURE

Becky Walcott

RECOMMENDING GROUP TITLE

FSCAC

DAYTIME PHONE NUMBER

614-491-6786

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St., Columbus, OH 43215.

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.APPLICATION #: CV17-077

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Nickolas Boone Hovisof (COMPLETE ADDRESS) 4580 Bridgeway Ave., Suite C, Columbus, OH 43219

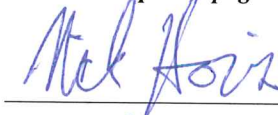
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

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

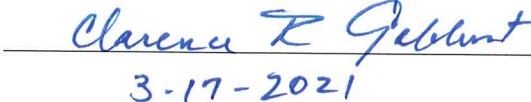
1. Nick Hovis, Project Manager Columbia Gas of Ohio, Inc. 290 West Nationwide Blvd Columbus, OH 43215 1,277 Columbus based employees Nick Hovis 614-273-4076	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT


Subscribed to me in my presence and before me this 8th day of May, in the year 2018

SIGNATURE OF NOTARY PUBLIC



My Commission Expires

3-17-2021

Notary Seal Here



CLARENCE R. GABBERT
Notary Public
This Project Disclosure Statement expires six months after date of notarization.

STATE OF OHIO
COMM. EXPIRES
03-17-2021

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