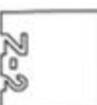
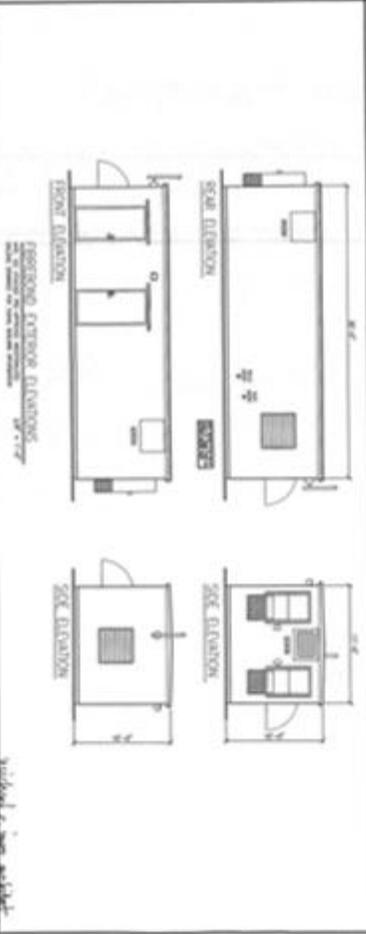
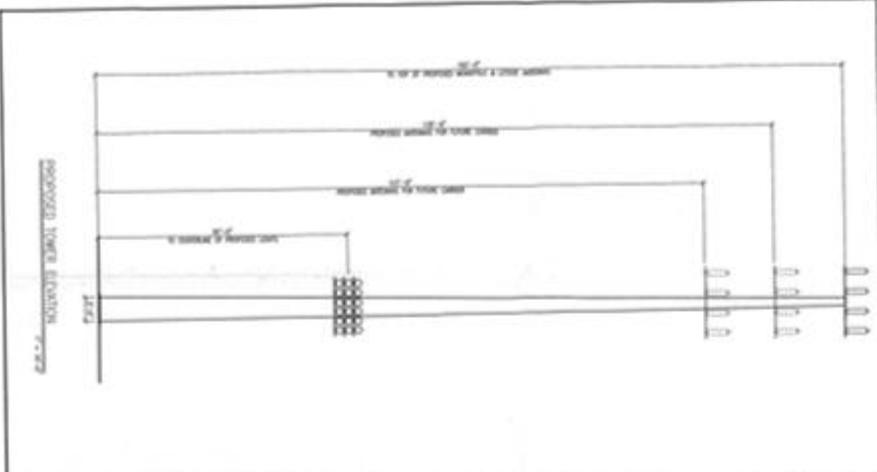


PROJECT SCOPES - STATEMENT OF WORKS  
 PROPOSED TOWER ELEVATION  
 1. THE PROPOSED TOWER ELEVATION SHALL BE AS SHOWN ON THIS DRAWING.  
 2. THE PROPOSED TOWER ELEVATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:  
 3. THE PROPOSED TOWER ELEVATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:  
 4. THE PROPOSED TOWER ELEVATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:  
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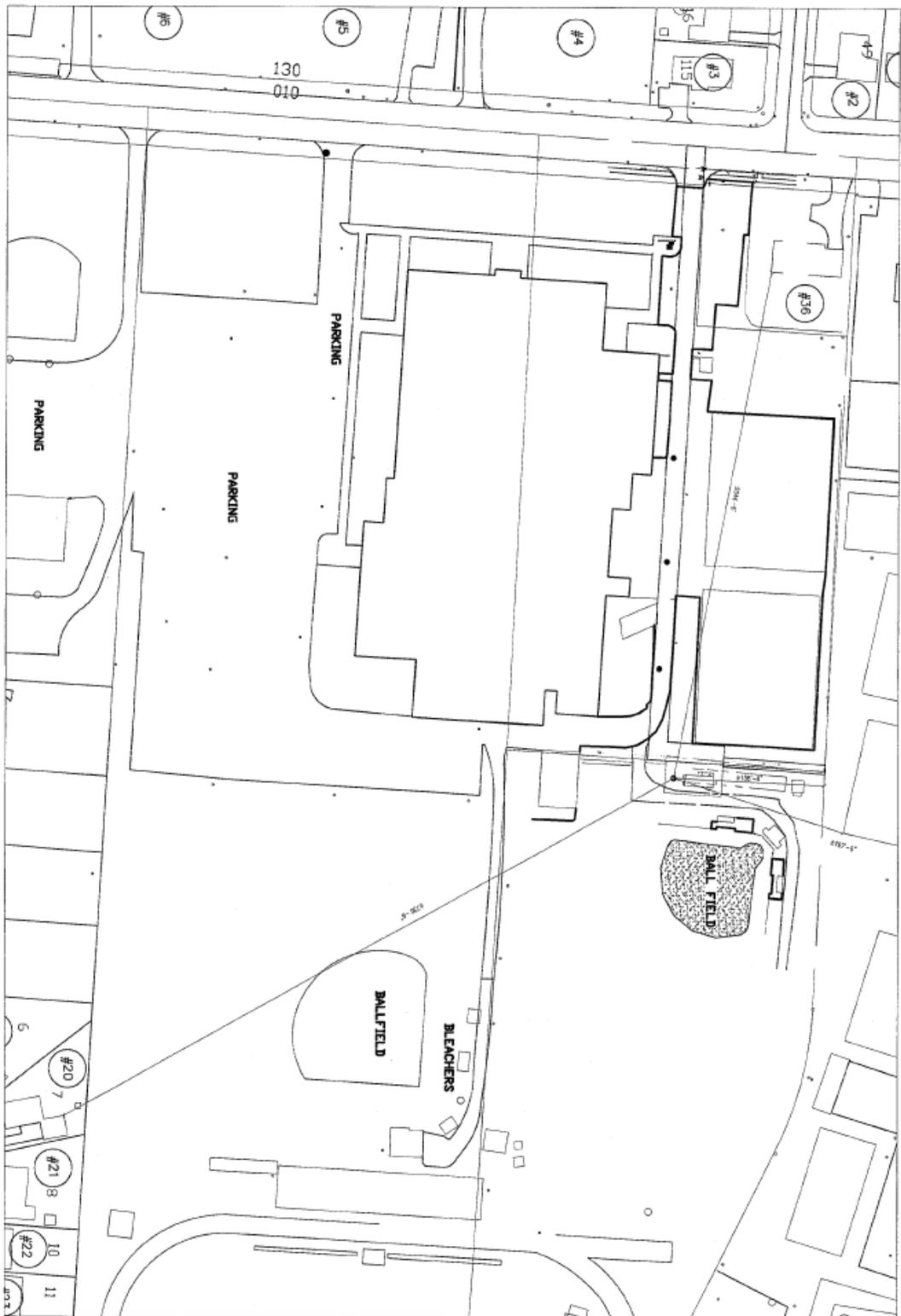


**NEWPAR dba VERIZON WIRELESS**  
 SITE # CLMB 190 DESALES PCS / ST. FRANCIS DESALES HIGH SCHOOL  
 400 E. 40th ROAD  
 COLUMBUS, OH 43219

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF JESTER JONES SCHIFFER ARCHITECTS. THEY ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF JESTER JONES SCHIFFER ARCHITECTS IS STRICTLY PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS.

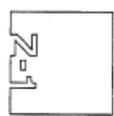
**JESTER JONES SCHIFFER ARCHITECTS**





*Michael A. Jones Architects*  
SITE PLAN

1" = 60'



MICHAEL A. JONES ARCHITECTS  
 4154 KARE ROAD  
 ST. FRANCIS, MISSOURI 64586  
 TEL: 417-336-1111  
 FAX: 417-336-1112  
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**NEWPAR dba VERIZON WIRELESS**  
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 www.jesterjones.com

**JESTER  
 JONES  
 SCHIFFER  
 ARCHITECTS**



## **Statement of Hardship**

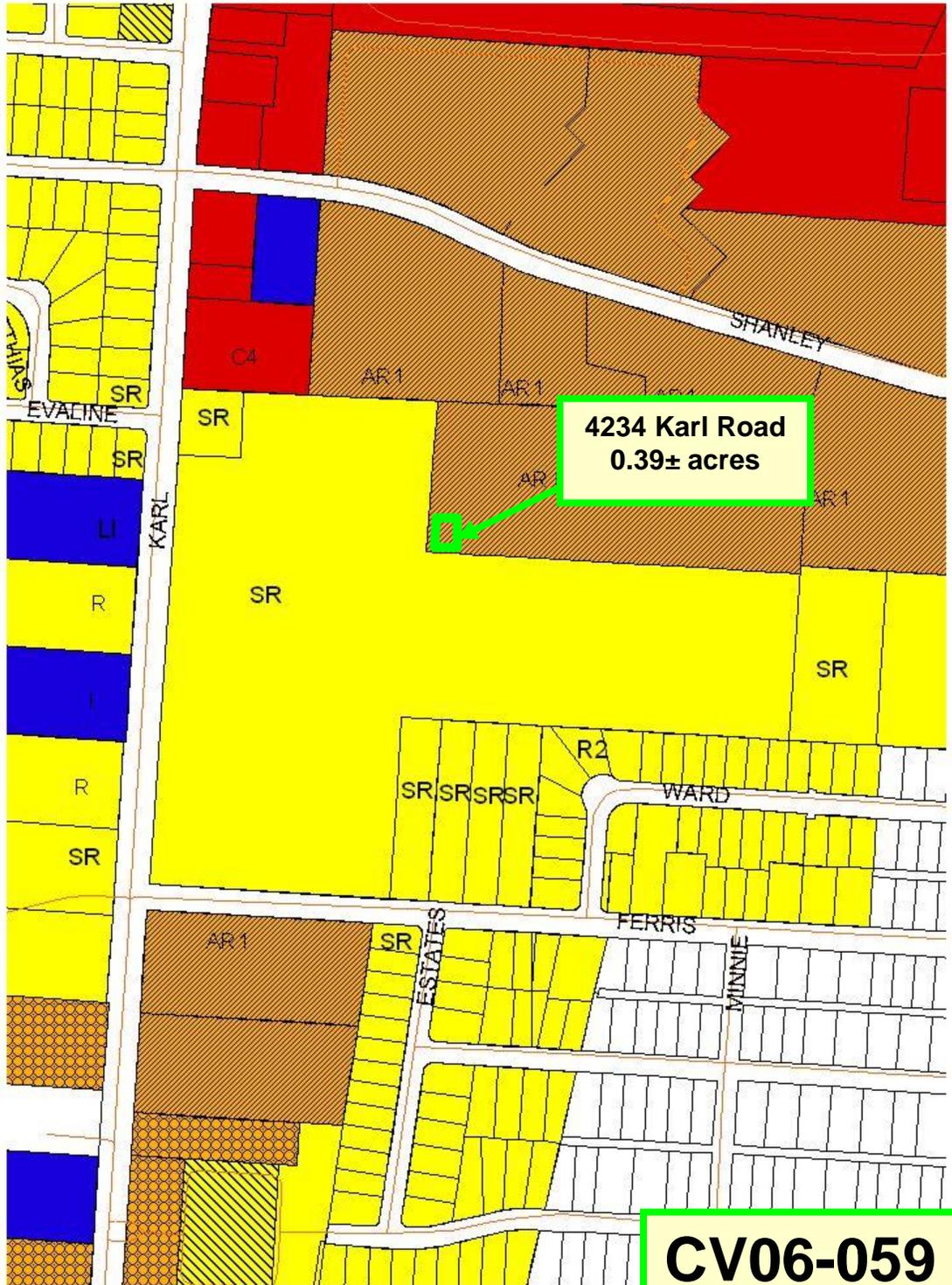
### Chapter 3307 of Columbus Zoning Code Section 3307.10 Variances by City Council

In the interest of providing better service to its customers, NewPar dba Verizon Wireless plans to construct a new telecommunications facility at the referenced location. The proposed construction consists of the installation of cellular antennas on a new (150') light standard replacement tower and the placement of a new 12' x 30' equipment shelter at the tower base. The site shall be fully enclosed within an 8'-0" chain link fence for security and screened to 75% opacity with a 5'h evergreen planting buffer. The type of landscaping and fencing may be changed as preferred by Council.

The monopole will have no signage, and will be painted a neutral gray color. It will provide lighting for the tennis courts and not spill onto neighboring properties. This type of application has been utilized by Thomas Worthington High School and Dublin Coffman High School as seen in Exhibits A and B, attached. The monopole will be set back 187.5' from the nearest residential building, and 158.5' from the nearest residentially zoned district. The monopole is designed for (3) carriers, rather than (2) as required by Zoning Code Section 3389.14, B.6.b.

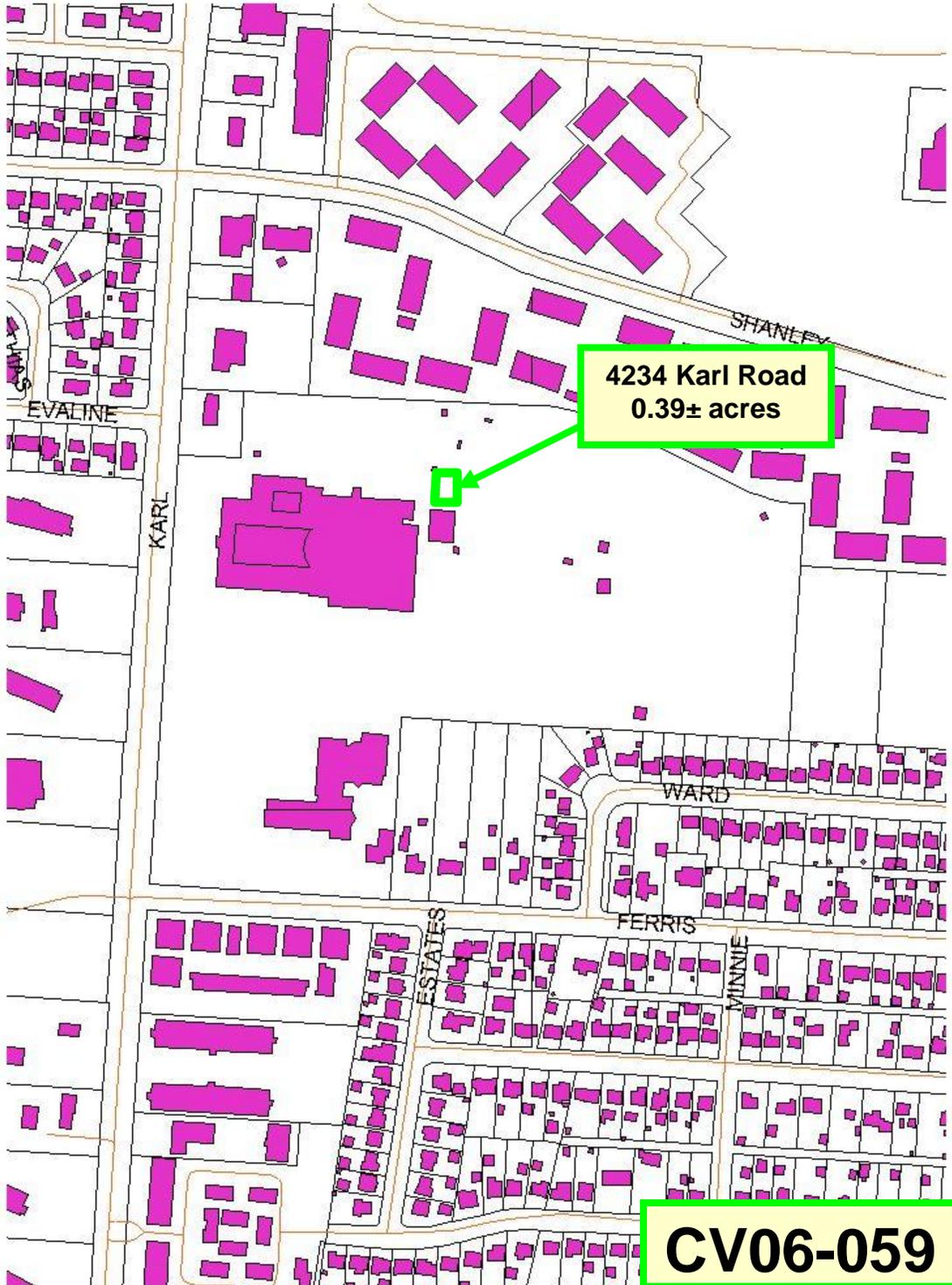
The engineering criteria used to select telecommunication sites has determined this location as the most effective in providing service. The other properties within the search ring are either zoned C-4 with no buildable space, or zoned R, R2, R4SR, SRO, or AR1, which do not permit telecommunication sites. As a requirement of the license issued to Verizon Wireless by the FCC, Verizon is required to provide cellular service to its customers. Unfortunately, due to the amount of growth in Central Ohio, it is no longer possible to limit telecommunication sites to outlying rural areas. It has become necessary to incorporate telecommunication sites in residential areas, as seen in Exhibits C through K, and in parks, as seen in Exhibits L and M.

Allowing this use in an existing AR-1 school field will alleviate the hardship caused by the surrounding zoning, will not impair the supply of light and ventilation to the adjacent properties, will have no adverse effect on traffic and public safety, and will benefit the public welfare through better quality telephone and 911 service. The City of Columbus Title 33 Zoning Code, Section 3333.02 AR-1-Apartment Residential District does not list Telecommunications Sites as a permitted use. We are therefore requesting this Telecommunications Site use be permitted in the Apartment Residential District.



4234 Karl Road  
0.39± acres

CV06-059



4234 Karl Road  
0.39± acres

**CV06-059**



Exhibit A: Thomas Worthington High School in Worthington



Exhibit B: Dublin Coffman High School in Dublin



Exhibit C: Cricket Run Road & Fernbrook Drive, off of Old State Road, in Lewis Center



Exhibit D: Holderman Street & Daisy Lane, off of E. Orange Road, in Lewis Center



Exhibit E: University Street & Elmwood Place at Otterbein College in Westerville



Exhibit F: University Street & Elmwood Place at Otterbein College in Westerville



Exhibit G: Sarin Street & Sirius Street, off of Lazelle Road, in Worthington



Exhibit H: 6158 Riverside North, Dublin, Ohio 43017



Exhibit I: Spruce Pine Drive, off of Snouffer Road, in Columbus



Exhibit J: Spruce Pine Drive & Snouffer Road near Smokey Row Road in Columbus



Exhibit K: Bennington Wood Court & Bethel Road, near Riverside Drive, in Columbus



Exhibit L: Reed Road Park in Upper Arlington



Exhibit M: Reed Road Park Site as seen from Reed Road Water Park & Hastings Middle School in Upper Arlington

**Area 27**  
**South of Morse Road and east of Karl Road**



This area has a strong mixture of residential properties. There are single family (SR, R1, R2 and R2F) and multi family units (AR1, AR12, ARLD) within both the city of Columbus and Clinton Township jurisdictions. The unincorporated properties do not receive sanitary sewer services.

Large-scale users include Northland Mall and the Ohio Department of Natural Resources (ODNR), which has offices in the area. There are a number of commercial and retail uses along Morse Road and Cleveland Avenue (C2, C3, C4, CPD, LC2, LC4). There is some manufacturing zoning near the railroad tracks (M2, LM). Centrally located in the neighborhood are the Columbus Spanish Immersion School and the Northern Lights Library. St Francis DeSales High School is also located in this area.

*It is the recommendation of the Northland Plan that:*

- throughout the planning area sidewalks, curbs, gutters, street lights and street trees be provided when possible, but particularly as a part of major public improvements. Sidewalks and

street lighting are particularly important to link residential areas together with public spaces (schools, library).

- Walford Street has become a major north/south cut-through (parallel to Cleveland Avenue). Sidewalks are sporadic along this road, and should run continuous for greater ease of use.
- proactive code enforcement be supported by both the city of Columbus and Franklin County to eliminate inappropriate uses in residential areas.
- this area remain residential in nature, with single-family development being encouraged over multi-family development in the core of the sub area.
- annexed residential areas should remain residential.
- where cost is a barrier to code compliance, affected parties call on the city for potential assistance.
- redevelopment of multiple parcels, rather than a parcel-by-parcel approach be taken, whenever possible.

Mr. Jeff S. Murray -- Chairperson FAX 614-818-4399

**NORTHLAND  
COMMUNITY  
COUNCIL  
DEVELOPMENT COMMITTEE**

# Fax

<b>To:</b> Mike Jones	<b>From:</b> Jeff Murray
<b>Fax:</b>	<b>Pages:</b> 1
<b>Phone:</b> 614-761-1707 4234 Karl Rd.	<b>Date:</b> 10/26/06
<b>Re:</b>	<b>Email:</b> mjones@jjsa.net

Dear Mr. Jones,

Our committee voted to support your applications with the following conditions:

1. Provide a minimum 8' security fence around your building and antenna.
2. Maximum antenna height of 150'.
3. Landscape outside security fence with a double row of scotch pines providing a minimum 75% opacity.
4. Exterior building finish to be exposed aggregate or other material that may be approved by Northland Community Council.
5. Lighting of tennis courts from this antenna to be configured as to not cause any light spillage onto adjacent properties and shall not be higher than 50'.
6. If DeSales sells or otherwise vacates this property, this antenna will be removed within 90 days unless prior approval of Northland Community Council is received.

If you have any questions please contact me at:

Work, 614-882-8558, ext. 207

Fax, 614-818-4399

Email, jeffmurray@wideopenwest.com.

Best regards,

Jeff S. Murray  
Chairperson, Development Committee  
Northland Community Council



### 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 # CV06-059

Being first duly cautioned and sworn (NAME) David A. Pike  
of (COMPLETE ADDRESS) Pike Legal Group, PLLC P.O. Box 369, Shepherdsville, KY 40165  
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 formats

- Name of business or individual
- Business of individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

New Par, d/b/a Verizon Wireless 180 Washington Valley Road Bedminster, New Jersey 07921 75-100 Columbus Based Employees Chris Dodd (614) 560-8552	

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 24<sup>th</sup> day of April, in the year 2007

SIGNATURE OF NOTARY PUBLIC

Kellie A. Tucker

My Commission Expires:

6/13/09

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

Notary Seal Here