

BURGESS & NIPLE
 Engineers ■ Architects ■ Planners
 5086 REED ROAD
 COLUMBUS, OH 43220
 614-459-2050
 FAX 614-451-1385

SITE NAME: FAIRGROUNDS SW
SITE NUMBER: CLMB-296
 482 EAST 11TH AVENUE
 COLUMBUS, OHIO 43211



REV	DATE	DESCRIPTION	SCALE
1	8/27	FENCE HEIGHT	
2	1/13	COMPLIANCE MEETING	

DESIGNED BY: MWC
 DRAWN BY: MWC
 DATE: 09/25/2017
 SCALE: AS SHOWN



COMPOUND PLAN
 SHEET NUMBER
 C-2

CV17-070 FINAL RECEIVED 11/15/2017 PAGE 1 OF 1

11/15/17 Robert M. Ferlison



DEPARTMENT OF BUILDING AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

STATEMENT OF HARDSHIP

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.

Multiple horizontal lines for providing details of the hardship.

Signature of Applicant

Handwritten signature in blue ink.

Date

9/25/2017

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

CU 17-070



Executive Summary & Statement of Hardship.

Proposed Flag Pole (Stealth) Wireless Communications Facility (monopole telecommunication antenna) at:

482 E. 11th Avenue (City of Columbus assigned certified address) Columbus, OH 43211 (Franklin Co.). The land is owned by Ohio Department of Agriculture according to the deed reference. The parcel # is 010-067015-00. The Land is managed by Ohio DAS (Department of Administrative Services) Commercial Real Estate Division, 4200 Surface Drive, Columbus, OH 43228

Within the municipal boundaries of the City of Columbus, Verizon Wireless is experiencing significant gaps in service and data capacity in their existing wireless telecommunications network.

Because of the significant increases in customer demand for services, the company's existing call coverage and data carrying capacity has been exceeded, and its existing sites are no longer able to provide uninterrupted service within this area.

To aid this gap in capacity and restore this service, Verizon Wireless is proposing to develop a new wireless communications facility in the service area, specifically a 120' Flag Pole monopole telecommunication antenna including a radio equipment compound positioned at the base of the tower. At the request of the State of Ohio, a flag will not be flown at this location.

There are five (5) variance requests which Verizon is requesting relief from associated with this Council Variance Application as follows:

- 3332.02 – R-rural district use – does not include a monopole telecommunication antenna as a permitted use. Variance Relief Request: Permit the location of a telecommunications antenna at this location to cure gaps in service and data capacity.
- 3321.05(A)2 – Vision clearance – Vision clearance for driveways prevents plantings closer than 12 feet from the right-of-way line. Variance Relief Request: Permit proposed 5' arborvitae trees within the fenced enclosure area.
- 3332.21(D)2 – Building lines – Does not permit structures (7' tall fence) in the setback. Variance Relief Request: Proposal is to match existing black wrought iron fence starting at the southwest corner – west fence line, north fence line, and east fence line and fences enclosing the access. All fences will match the existing style and color.

- 3332.29 – The R- district is designated to be in the 35- foot height district. No building or structure therein shall exceed a height of 35 feet. **Variance Relief Request: Macro Towers cannot effectively perform as intended at a 35' height level. The proposed tower is designed to perform at 120'.**

- 3353.05(D)2: C-2 District development limitations - The base of all monopole telecommunication antenna sites and associated support structures shall be screened and buffered and may be enclosed by a security fence. The buffer shall contain hedges or other plants that provide a five-foot high, 75 percent opaque screen. **Variance Relief Request: Requested is wrought iron fencing to matching existing environment on all sides and Spartan Juniper trees on north, west and south sides.**

Verizon Wireless presents evidence in its application and exhibits that show the proposed 120' foot wireless communications facility can be established at this site without compromising public safety and that this practical adjustment is a necessary accommodation under the provisions of the federal *Telecommunications Act of 1996* (47 USC §332).

The proposed facility will allow the applicant to close the service and capacity gaps in this portion of its wireless network in the City of Columbus and will operate to restore reliable connections to the national telephone network in this centrally located area within the Columbus area, east of The Ohio State University Campus and west of Interstate I-71.

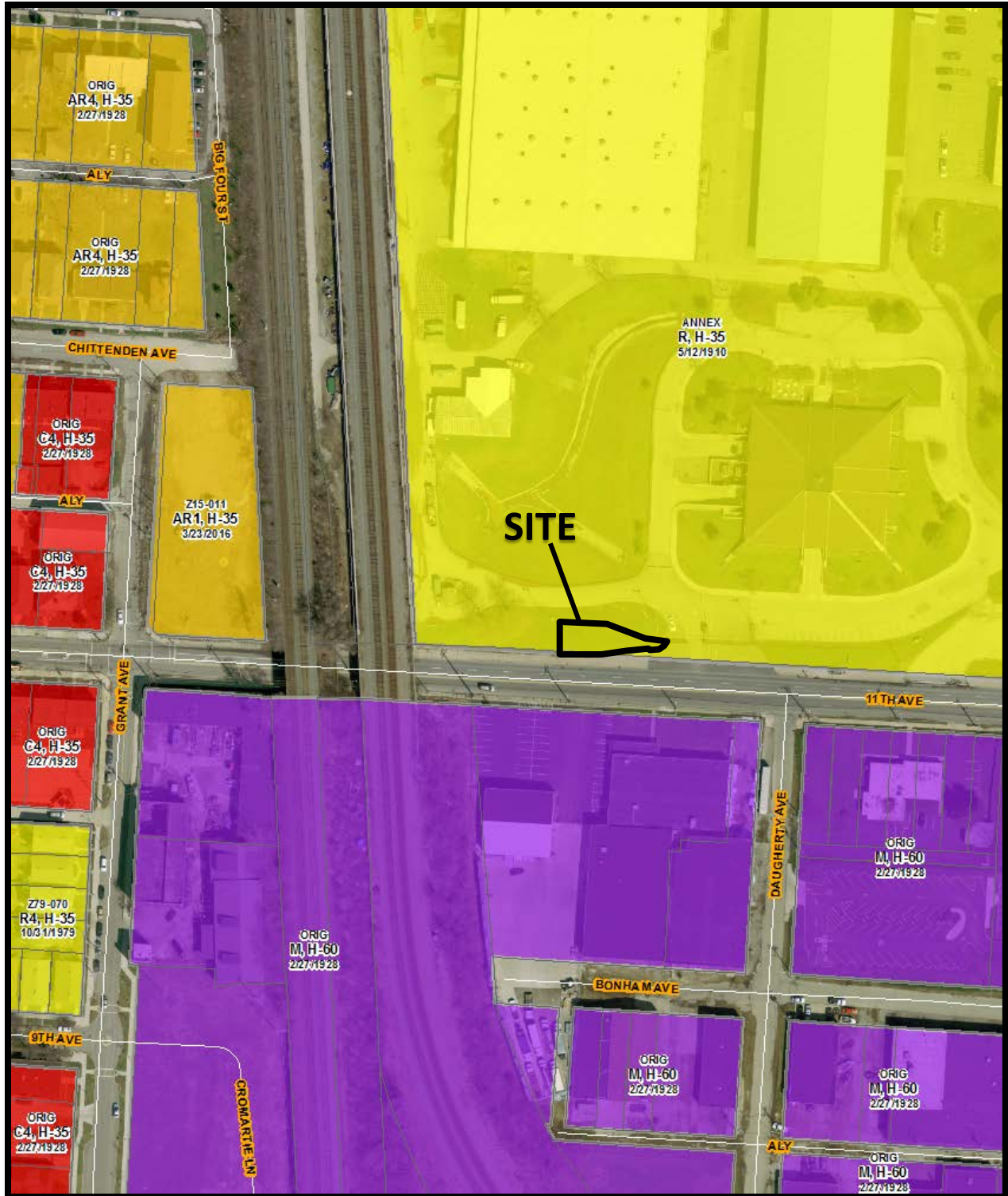
Sincerely,



Dan Noble

Verizon Wireless
614-570-8544

dan.noble@verizonwireless.com



CV17-070
482 East Eleventh Avenue
Approximately 0.07 acres



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482 East Eleventh Avenue
Approximately 0.07 acres



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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 # CV17-070

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) DAN NOBLE, VERIZON WIRELESS, REAL ESTATE PROJ. MAN.
of (COMPLETE ADDRESS) 7575 COMMERCE COURT, LEWIS CENTER, OH 43035

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

Table with 2 columns and 2 rows. Row 1: 1. DAN NOBLE, VERIZON WIRELESS, CENTRAL OHIO REAL ESTATE PM, 7575 COMMERCE COURT, LEWIS CENTER, OH 43035; 2. OHIO D.A.S. OFFICE OF REAL ESTATE AND PLANNING, 4200 SURFACE DRIVE, COLUMBUS, OH 43228. Row 2: 3. N/A; 4. N/A.

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

SIGNATURE OF AFFIANT [Handwritten Signature]

Sworn to before me and signed in my presence this 25th day of September, in the year 2017

SIGNATURE OF NOTARY PUBLIC [Handwritten Signature: Meghan Kemerer]

Notary Seal Here
My Commission Expires 4/13/22



MEGHAN KEMERER
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
04-13-2022

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