



PARCEL #010-089510-00  
 ACADEMY  
 BITUMINOUS PARKING  
 ITEM 11 COMMON DRIVEWAY  
 INST. NO. 200508090161229  
 (HEAVY DASHED LINE)

PARCEL #090-000077  
 OWNER NAME  
 UNLTD

**SURVEY NOTE:**  
 1. THE SURVEYOR SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN THE EQUIPMENT IN AND AROUND THE TOWER COMPOUND.  
 2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY WILLIAMS & WIRKS DATED 12/03/18 AND SITE VISIT ON 07/27/18.

TOWER SETBACKS TO PROPERTY LINES (FROM TOWER BASE)	
NORTH	113'-6"
SOUTH	183'-6"
EAST	105'-5"
WEST	203'-5"

*Handwritten:* 2/13/19  
 Hg  
 c-hans

OVERALL SITE PLAN  
 SCALE: 1"=20'-0"

CV18-110 FINAL RECEIVED 2/13/19 PAGE 1 OF 1

 240 LEIGHT FARM ROAD, SUITE 200 DURHAM, NC 27707	PROJECT INFORMATION: BARNETT RD / OH-0073 A6C0535A 234 S NAPOLEON AVE COLUMBUS, OH 43213
	CONSULTANT: FORTUNE WIRELESS INC. 6402 CORPORATE DRIVE HINDAHOPE, IN 46278 (317) 532-1374 OHIO PE COA # 05341
ZONING: A 09/24/18 B 12/12/18	ISSUED FOR: 12/12/18
SHEET NUMBER: C-1 REGION: B	SHEET TITLE: OVERALL SITE PLAN



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 #: CV18-110

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):

The application is for three (3) variances from the requirements outlined in the City of Columbus Zoning Code.

1. A use variance as allowed in Section 3307.10(B) from Section 3332.039 to permit a necessary monopole wireless telecommunication in an R-4 District.

2. A height variance as allowed under Section 3307.10(A) to permit a 100 foot monopole wireless tower with 10 foot lightning rod (overall height 110 feet) in an R-4 Residential District which has a height limit of 35 feet under Section 3332.29, thereby varying the requirement by 75 feet.

3. A setback variance as allowed under Section 3307.10(A) from Section 3353.05(D)(4) which requires that a tower be 200% of the tower height from all Residential Districts, thereby varying the requirement by 106'-6" to the north, 36'-6" to the south, and 104'-7" to the east (Residential property to the east is in the City of Whitehall).

Please see Exhibit A for a detailed explanation of the need for these variances.

Signature of Applicant

David Hodge attorney

Date

2/13/19

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



CV18-110  
234 Napoleon Avenue  
Approximately 1.6 acres



CV18-110  
234 Napoleon Avenue  
Approximately 1.6 acres

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**

Case Number CV 18 - 110

Address 234 S. NAPOLEON Ave. Columbus, Ohio

Group Name MIDCAST AREA COMMUNITY COLLABORATIVE

Meeting Date 2/19/19

Specify Case Type  
 BZA Variance / Special Permit  
 Council Variance  
 Rezoning  
 Graphics Variance / Plan / Special Permit

Recommendation (Check only one)  
 Approval  
 Disapproval

NOTES: The MACC has no objections to this application.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Vote N/A

Signature of Authorized Representative Cory Smith

Recommending Group Title VICE-PRESIDENT

Daytime Phone Number 442-320-8368

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.



DEPARTMENT OF BUILDING AND ZONING SERVICES

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 #: 0018-110

STATE OF OHIO COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge of (COMPLETE ADDRESS) Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054 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 containing party information: 1. Eco-Site, Inc., 2. Philadelphia Deliverance Church of Christ, 3. (empty), 4. (empty)

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT: David Hodge
Subscribed to me in my presence and before me this 29th day of December, in the year 2018
SIGNATURE OF NOTARY PUBLIC: Eric J. Zartman
My Commission Expires:

This Project Disclosure Statement expires six months after date of notarization.
Eric J. Zartman, Attorney at Law
NOTARY PUBLIC-STATE OF OHIO
My Commission Has No Expiration Date
Sec. 147.03.R.C.

Notary Seal Here

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