

SITE DATA

PROJECT DESCRIPTION: THE INSTALLATION OF A PROPOSED ANTENNAS ON PROPOSED CONCRETE FOUNDATION AND CONCRETE PAD INSIDE A PROPOSED FENCED COMPOUND

LOCATION: STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS

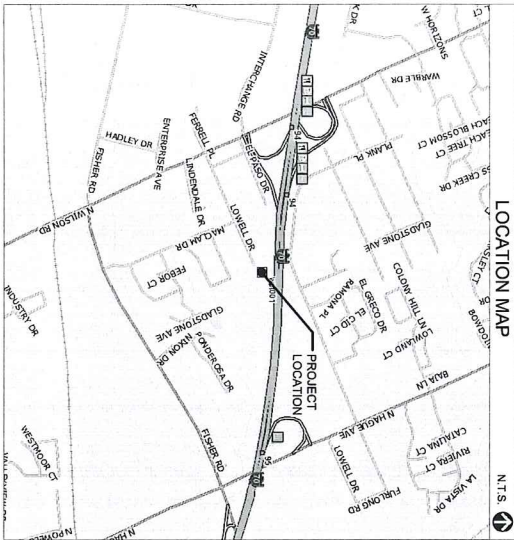
SITE ADDRESS: 3220 LOWELL DRIVE
COLUMBUS, OH 43204

SITE COORDINATES:
LATITUDE: 39° 58' 24.6" N (NAD 83)
LONGITUDE: 83° 3' 30.0" W (NAD 83)
GROUND ELEVATION: 629.2 FT (NAD 88)

PROPERTY OWNER: POTTER'S HOUSE CHURCH OF GOD
JERRY DAVIS
614-289-5820

TAX PARCEL: 010-228014-00

DRIVING DIRECTIONS: TRAVEL SOUTH ON U.S. 23 MERGE ONTO 1,270 W VIA 238 FROM THE LEWIS CENTER OFFICE. TRAVEL SOUTH ON 1,270 W VIA 238 TOWARD INDIANAPOLIS MERGE ONTO 1,270 E VIA EXIT 8 TOWARD COLUMBUS. TAKE THE WILSON RD EXIT. EXIT 94. TURN LEFT ONTO N WILSON RD. TURN LEFT ONTO LOWELL DR.



LANDLORD APPROVAL

SIGNATURE: _____

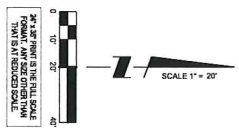
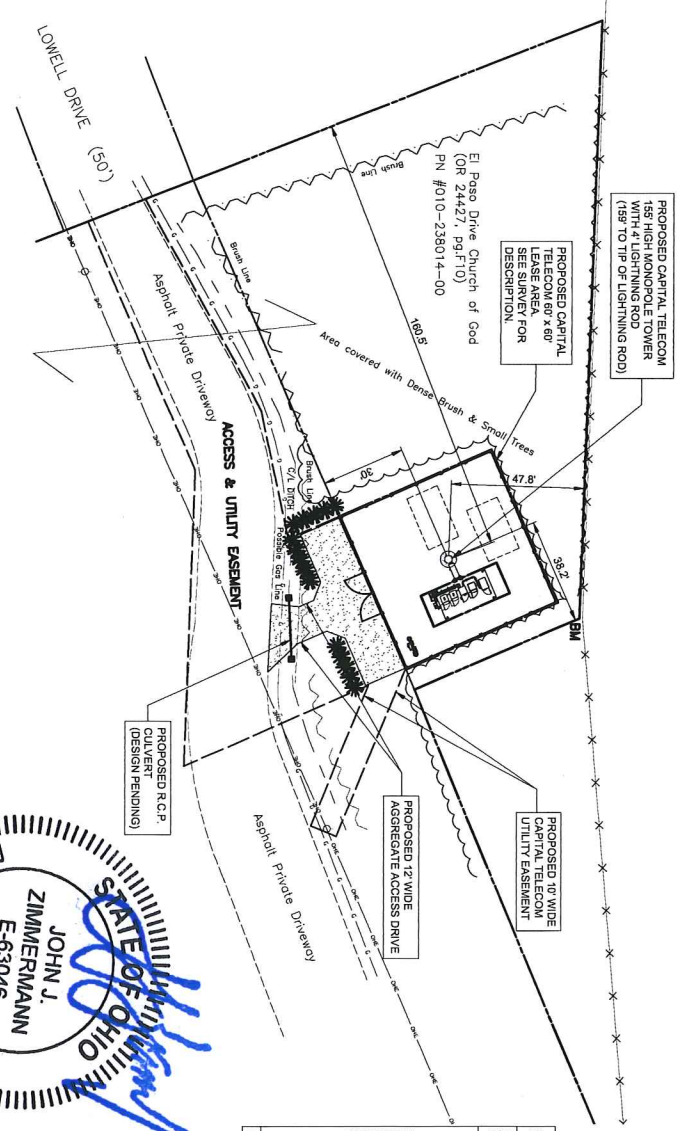
PRINT NAME: _____

TITLE: _____

DATE: _____

OHIO
Utilities
Protection SERVICE

CALL BEFORE YOU DIG
1-800-392-7847
PRIOR TO EXCAVATING



1 LOCATION PLAN
SCALE: 1" = 20'

REGISTERED PROFESSIONAL ENGINEER
JOHN J. ZIMMERMANN
E-63046

SURVEY PREPARED BY:
RAVENZOOK, LTD. SURVEYORS
20769 COUNTY ROAD #6
COSHOCOTON, OH 43812
OFFICE: (740) 622-8922

4/18/2017

CITY COMMENTS		4/8/17	JAY
REVISIONS			
NO	DESCRIPTION	DATE	BY
A	ISSUED FOR REVIEW	3/11/16	JAY
B	CLIENT COMMENTS/CONCRETE PAD DESIGN	3/29/16	JAY
C	CITY COMMENTS	4/22/16	JAY
D	UPDATE CABINET DESIGN	5/6/16	JAY
E	UPDATE TOWER HEIGHT	7/29/16	JAY
F	CLIENT COMMENTS	8/25/16	JAY
G	UPDATE LEASE AREA SIZE	3/20/17	JAY

TERRA
1550 WEST THIRD AVE., SUITE 226
COLUMBUS, OH 43212
PH: (614)-754-9106

CAPITAL TELECOM

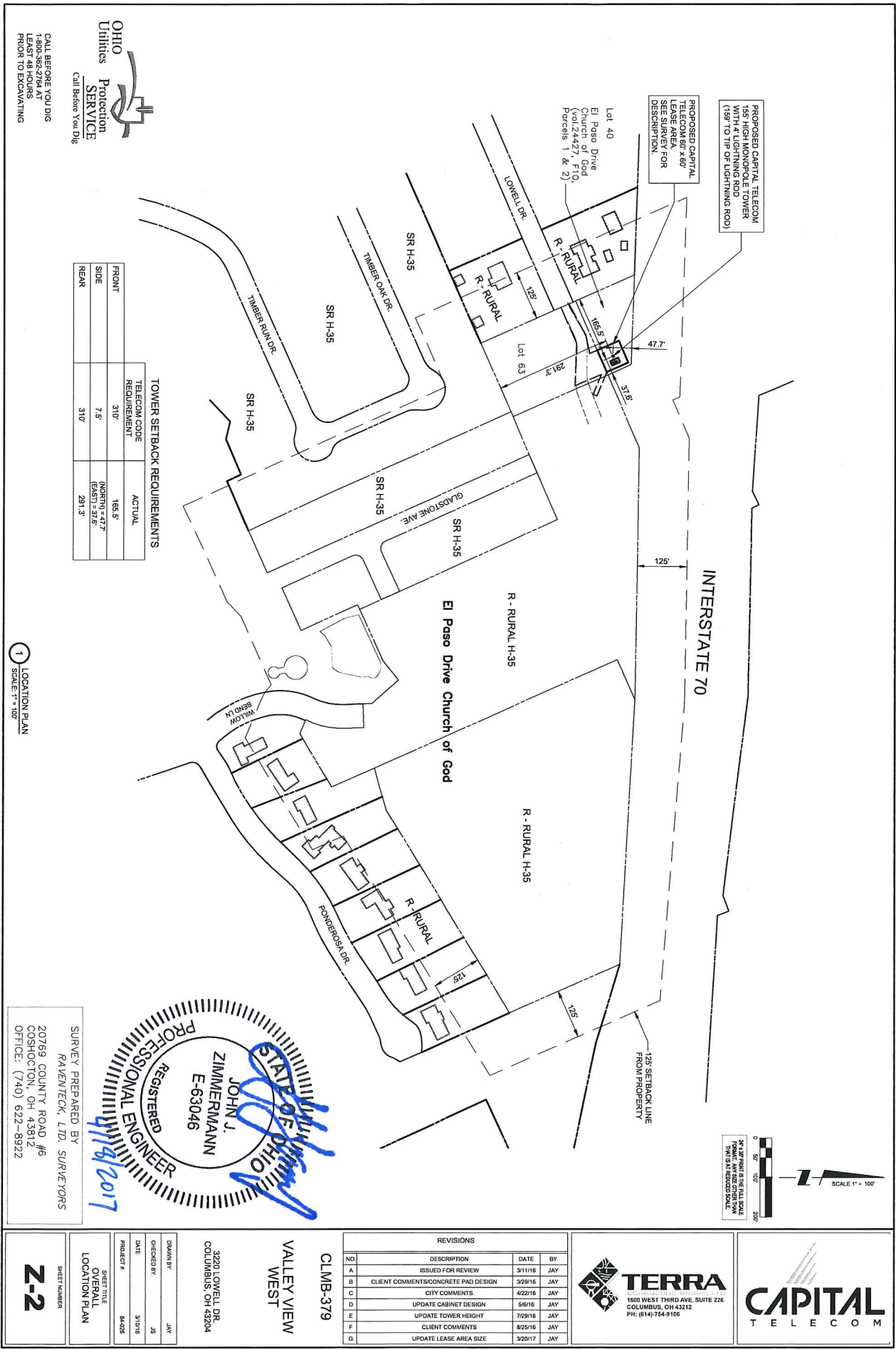
VALLEY VIEW WEST
CLMB-379

3220 LOWELL DR.
COLUMBUS, OH 43204

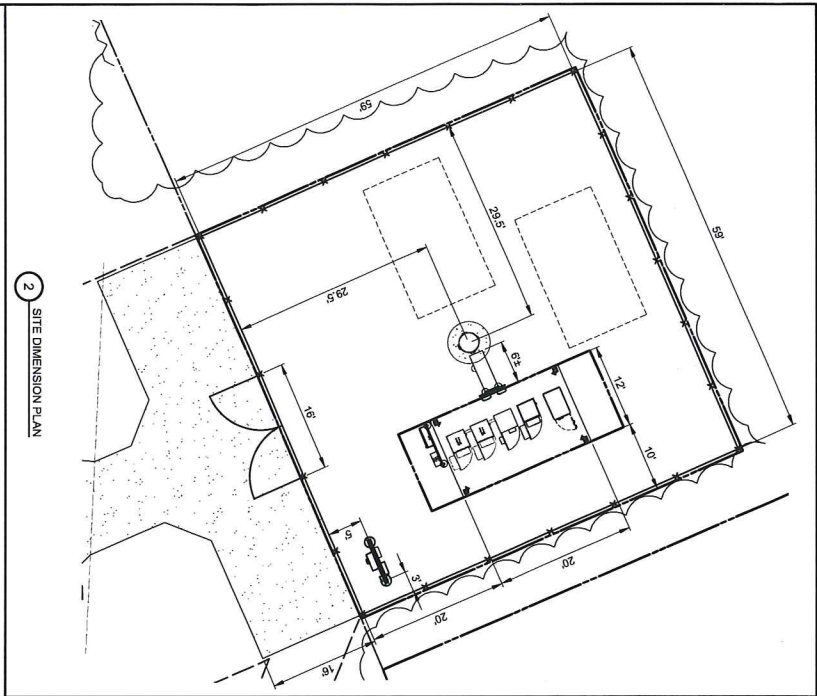
DESIGNED BY: JAY
CHECKED BY: JS
DATE: 3/10/16
PROJECT #: 84-028

SHEET TITLE: LOCATION PLAN
LOCATION MAP
SHEET NUMBER: 2-1

CV17-002; Final Received 4/19/17



CV17-002; Final Received 4/19/17



ROAD MATERIAL

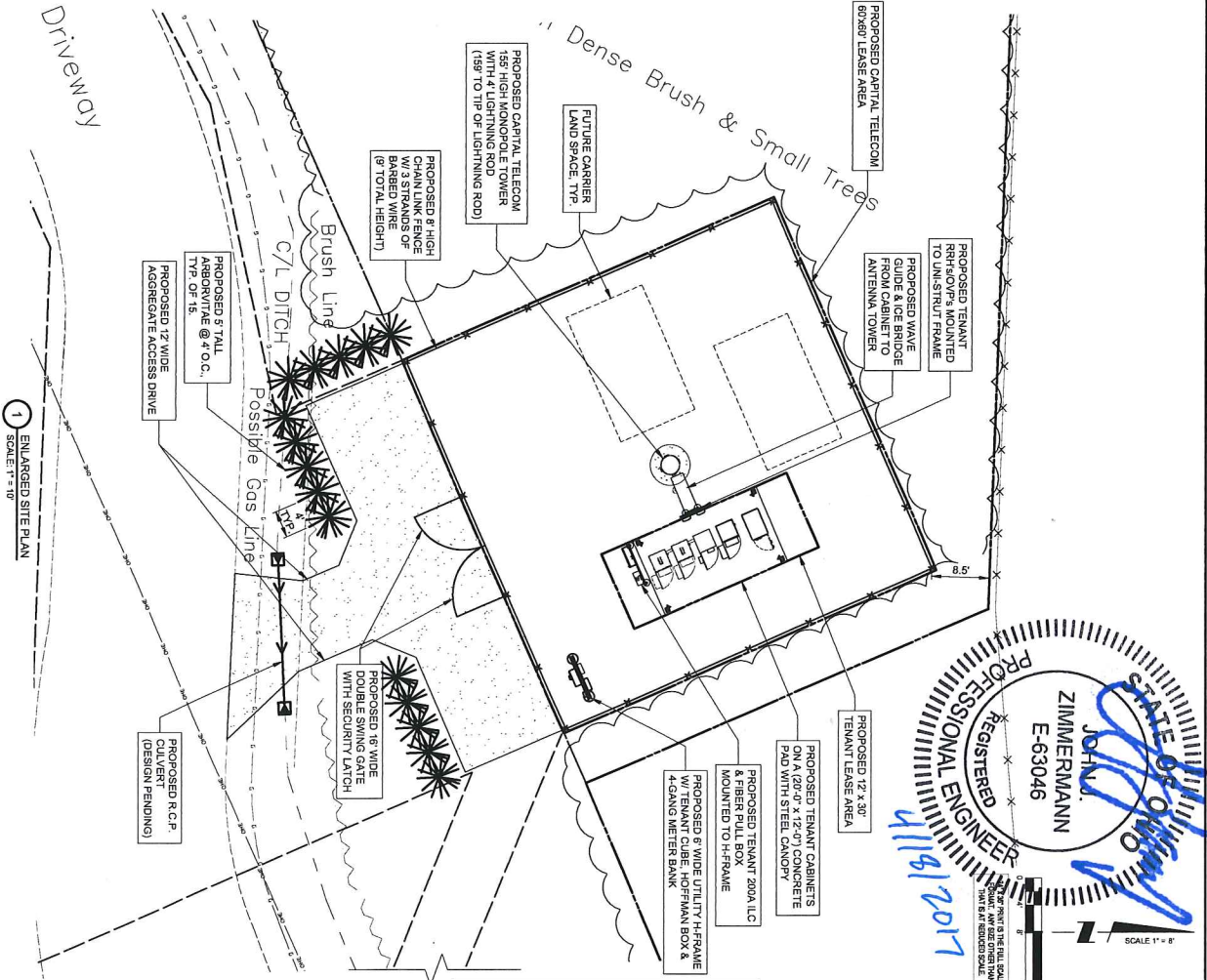
- ACCESS ROAD (HATCHED)
 - 4" NO. 2, 4" OF NO. 30A AGGREGATE BASE
 - 2" NO. 57 LIMESTONE FINISHED SURFACE
- LEASE SITE (FENCED)
 - 400 S.Y.
 - 4" NO. 2, 4" OF NO. 30A AGGREGATE BASE
 - 2" NO. 57 LIMESTONE FINISHED SURFACE

THE CONTRACTOR SHALL INCLUDE AS PART OF THE BID THE REPLACEMENT WITH ENGINEERED BACKFILL FOR THE SOILS OR OTHER DESTRUCTIVE MATERIALS AND THE REPAIR AND RECONSTRUCTION OF THE EXISTING DRIVE WITH THE RECOMMENDATION OF THE GEOTECHNICAL REPORT.

OHIO
Utilities
Protection
SERVICE

CALL BEFORE YOU DIG
1-800-362-2784 AT
LEAST 48 HOURS
PRIOR TO EXCAVATING

SURVEY PREPARED BY
RAVENTECK, LTD. SURVEYORS
20769 COUNTY ROAD #6
COSHOCOTON, OH 43812
OFFICE: (740) 622-8922



STATE OF OHIO
REGISTERED PROFESSIONAL ENGINEER
JOHN ZIMMERMANN
E-63046
4/19/2017

SCALE 1" = 8'

NO.	DESCRIPTION	DATE	BY
A	ISSUED FOR REVIEW	3/11/16	JAY
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G	UPDATE LEASE AREA SIZE	3/20/17	JAY

TERRA
1500 WEST THIRD AVE, SUITE 226
COLUMBUS, OH 43212
PH: (614)-754-9106

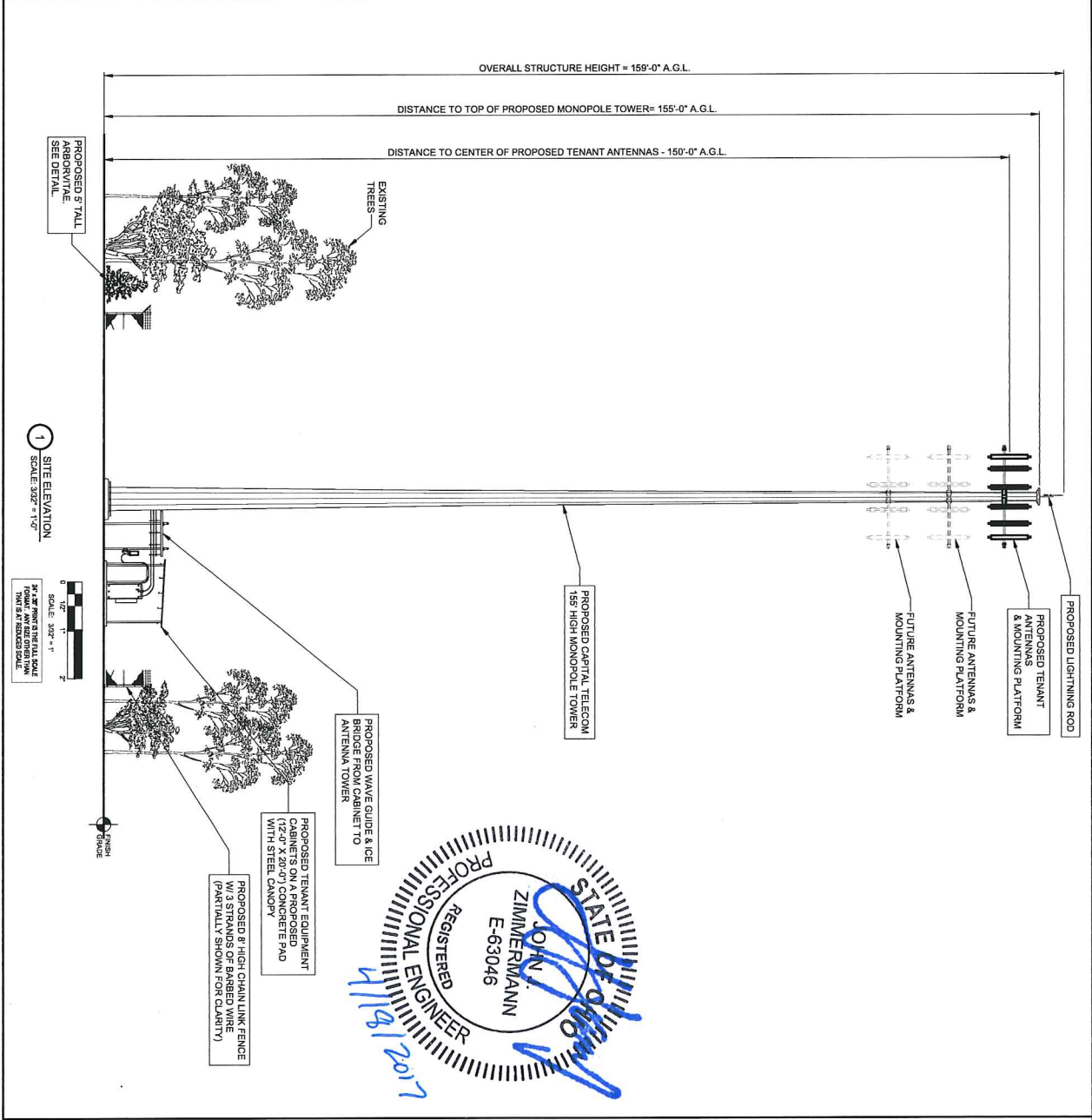
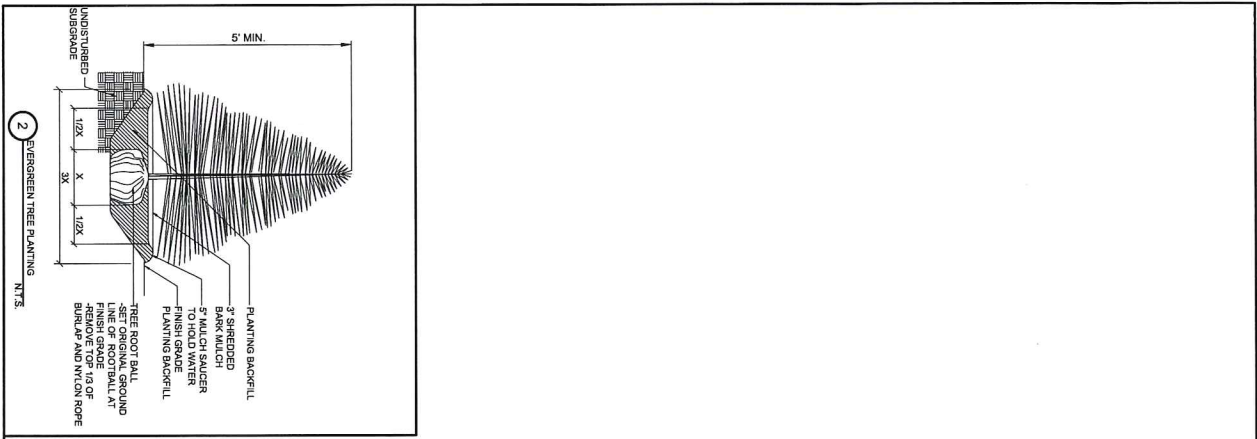
CAPITAL TELECOM

CLMB-379
VALLEY VIEW WEST
3220 LOWELL DR.
COLUMBUS, OH 43204

DRAWN BY: JAY
CHECKED BY: JS
DATE: 3/10/16
PROJECT #: 64026

SHEET TITLE: ENLARGED SITE PLAN
SHEET NUMBER: C-1

CV17-002; Final received 4/19/17



STATE OF OHIO
 REGISTERED PROFESSIONAL ENGINEER
 JOHN ZIMMERMANN
 E-63046
 4/19/2017

CV17-002: Firm Received 4/19/17

ANT-1

SHEET NUMBER

SHEET TITLE
SITE ELEVATION

3220 LOWELL DR
COLUMBUS, OH 43204

VALLEY VIEW WEST

CLMB-379

DRAWN BY: JAV
 CHECKED BY: JS
 DATE: 3/16/16
 PROJECT #: 84208

REVISIONS			
NO.	DESCRIPTION	DATE	BY
A	ISSUED FOR REVIEW	3/11/16	JAY
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TERRA

1500 WEST THIRD AVE, SUITE 226
 COLUMBUS, OH 43212
 PH: (614) 754-9106

CAPITAL TELECOM



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.

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 requested as detailed below (use separate page if needed or desired):

Application is for three (4) variances from requirements outlined in the City of Columbus Zoning Code.

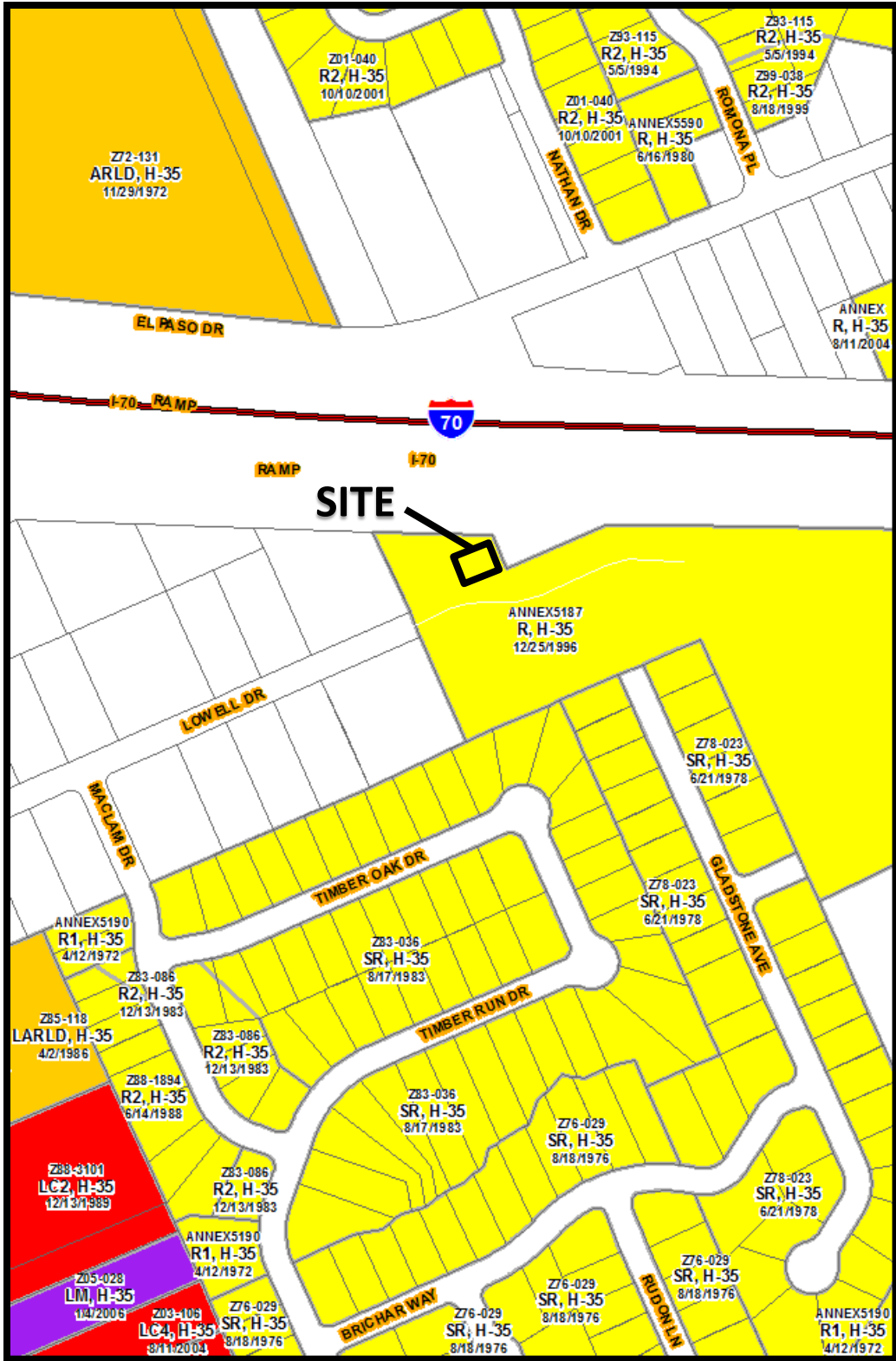
- 1. A use variance as allowed under Section 3307.10(B) from Section 3332.02 to permit a necessary monopole wireless telecommunication tower in a Rural District.
2. A height variance as allowed under Section 3307.10(A) to permit a 155-foot monopole wireless telecommunications facility in an R-rural District which has a height limit of 35 feet under Section 3332.29, thereby varying the requirement by 120 feet.
3. A setback variance as allowed under Section 3307.10(A) from Section 3389.14(B)(5) to permit a setback from Residential District of 100% of the tower height.
4. A building setback variance as allowed under Section 3307.10(A) from Section 3332.21 to vary the setback from 25' to 8.5'.

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

Signature of Applicant [Handwritten Signature] Date 3/31/17

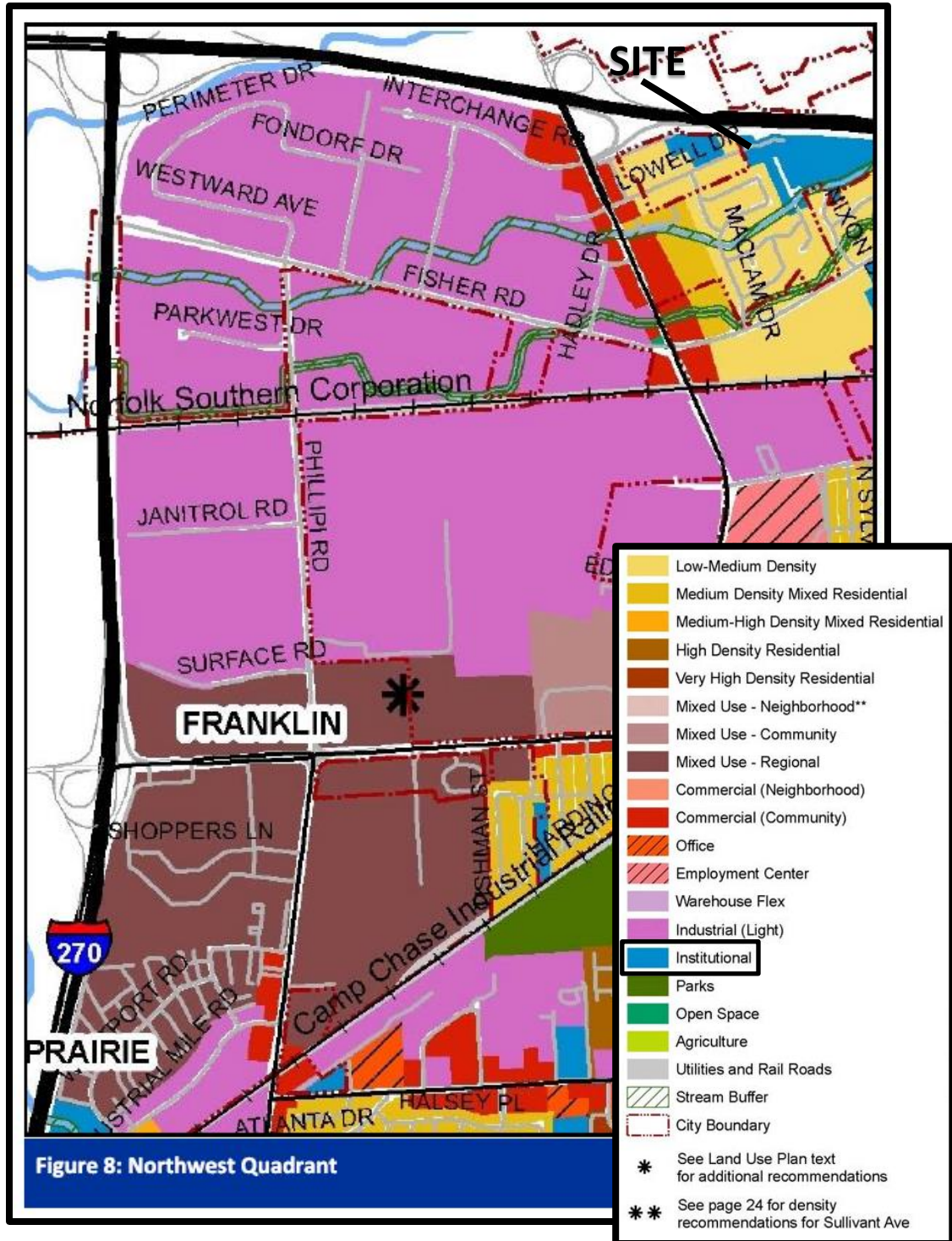
CV17-002

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



CV17-002
 3220 Lowell Drive
 Approximately 0.08 acres

Greater Hilltop Plan (2010)



CV17-002
 3220 Lowell Drive
 Approximately 0.08 acres



CV17-002
3220 Lowell Drive
Approximately 0.08 acres



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

STANDARDIZED RECOMMENDATION FORM

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS

GROUP NAME GREATER HILLTOP AREA COMMISSION MEETING DATE 4 APR 2017
CASE NUMBER CV17-002 Case Type Council Variance Rezoning
ZONING ADDRESS 3220 LOWELL DR APPLICANT CAPITAL TELECOM HOLDINGS LLC
PERSON[S] REPRESENTING APPLICANT AT MEETING JUSTIN WHELAN

CONDITIONS REQUESTED BY GROUP (Add continuation sheet if needed)

Area Commission see note at the bottom.

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____

Applicant Response

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Recommendations

Approval Disapproval Conditional approval (list conditions and applicant response above)

Explain the basis for the Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed.)

Recommending Commission / Association / Accord Partner Vote: For 0 Against 2

Signature / Title of Authorized Representative Meg Joyce, Commission VICE-CHAIR, COCHAIR ZONING

Daytime Phone Number 614-653-7653

NOTE TO AREA COMMISSIONS: Ordinances sent Council will contain only recommendations for "Approval" or "Disapproval". Recommendations for "Conditional Approval" will be treated as "Disapproval". If, at the time the ordinance is sent to Council, any condition that has checked "No" on the *Standardized Recommendation Form* has not been resolved as documented in writing by the recommending body or party.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer

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 # CV17-002

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Justin W. Whelan
of (COMPLETE ADDRESS) Buckley King LPA, 600 Superior Ave. E. #1400, Cleveand, OH 44114

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

<p>1. Capital Telecom Holdings LLC 1500 Mt. Kimble Ave., Suite 203 Morristown, NJ 07960 [# of Columbus Based Employees: 0] Contact: Scott Von Rein, 973-425-0606, ext. 108</p>	<p>2. Potter's House Church of God 3220 Lowell Dr. Columbus, OH 43204 # of Columbus Based Employees: 41 Contact: Jerry Davis, 614-286-5020</p>
<p>3. New Par, d/b/a Verizon Wireless One Verizon Way, Mail Stop 4AW100 Basking Ridge, NJ 07920 Contact: Christopher Shellito (440)915-7079.</p>	<p>4.</p>

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

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 23rd day of January, in the year 2017


SIGNATURE OF NOTARY PUBLIC

HEATHER E. HEBERLEIN, Atty.
My Commission Expires STATE OF OHIO
My commission has no expiration date
Section 147.03 O.R.C.

Notary Seal Here

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