

**SITE DATA**

**PROJECT DESCRIPTION:**  
 THE PROVISION OF A PROPOSED 100T TOWER AND RELATED EQUIPMENT SHELTER TO BE SITED ON AN EXISTING HOUSING DEVELOPMENT SITUATED TO THE SOUTH OF THE EXISTING HOUSING DEVELOPMENT. THE PROPOSED TOWER AND EQUIPMENT SHELTER WILL BE SITED ON A 0.144 ACRES PARCEL TO BE REDEVELOPED FROM AN EXISTING HOUSING DEVELOPMENT TO BE A TOWER AND RELATED EQUIPMENT SHELTER. THE PROPOSED TOWER AND RELATED EQUIPMENT SHELTER WILL BE SITED ON A 0.144 ACRES PARCEL TO BE REDEVELOPED FROM AN EXISTING HOUSING DEVELOPMENT TO BE A TOWER AND RELATED EQUIPMENT SHELTER.

**LOCATION:**  
 FRANKLIN COUNTY, CITY OF COLUMBUS

**ZONING JURISDICTION/CLASSIFICATION:**  
 CITY OF COLUMBUS, OH / S-R SUBURBAN RESIDENTIAL

**SITE ADDRESS:**  
 3179 E LINNOSTON AVENUE  
 COLUMBUS, OH 43227

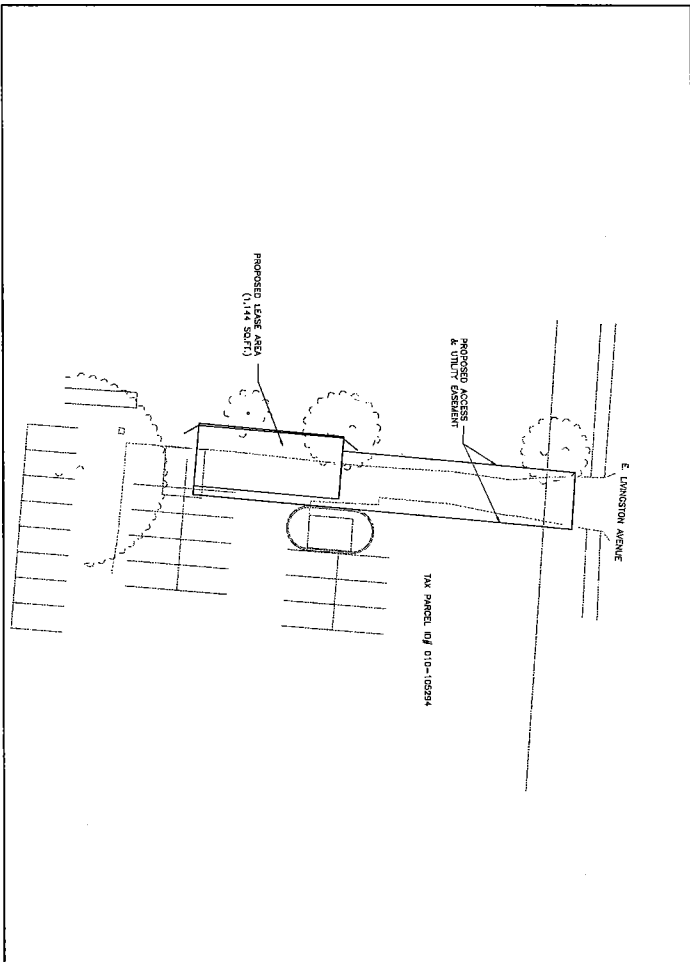
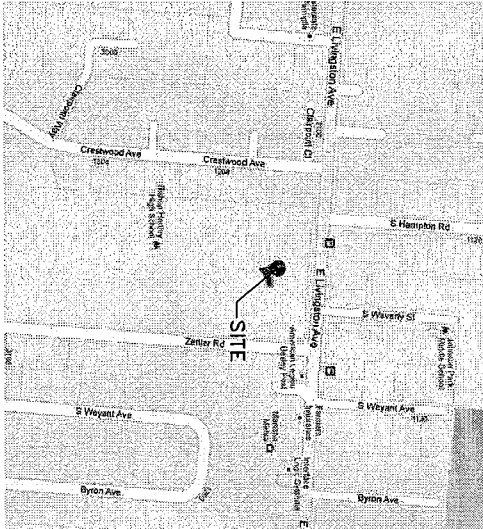
**PARCEL ID#:**  
 010-105294

**SITE COORDINATES:**

**GENERAL DIRECTIONS:**

- TAX PARCEL ID# 010-105294
- LATITUDE: 39° 56' 44.33"
- LONGITUDE: 82° 57' 54.81"
- ELEVATION: 1175' AMSL
- FROM THE LEWIS CENTER OFFICE:
- TAKE I-70 SOUTH TO EXIT 102 (W. LINNOSTON AVE)
- TURN LEFT ONTO WEST E LINNOSTON AVE AND CONTINUE SOUTH TO EAST E LINNOSTON AVE
- TURN LEFT ONTO EAST E LINNOSTON AVE AND CONTINUE SOUTH TO E LINNOSTON AVE
- CONTINUE EAST ON E LINNOSTON AVE TO THE PROJECT

**LOCATION MAP**



**OVERALL SITE PLAN**

SCALE: 1" = 30'

*CV14-011 Final Received 5/29/14*  
*Dof 2*



**GPD GROUP**  
 Civil, Mechanical, Electrical & Plumbing, Inc.

530 South Main Street, Suite 1231, Avon, Ohio 44311  
 Fax: 330.972.2101

**SITE NAME: HARTLEY**  
**SITE #: CLMB250**

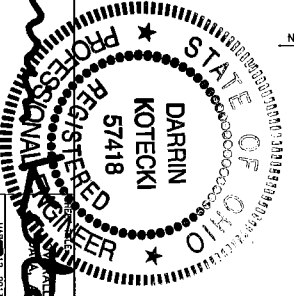
ADDRESS: 3179 E LINNOSTON AVENUE  
 COLUMBUS, OH 43227



7975 Commerce Court  
 Lewis Center, OH 43035

SCHEDULE OF REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD.
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				



DATE: 5-28-14  
 PROJECT NO: 14-001  
 DRAWING NO: 14-001-01

**GPD GROUP**  
 530 South Main Street, Suite 2131, Akron, Ohio 44311  
 330.972.1100

**PROJECT**  
 SITE NAME: HARTLEY  
 SITE #: CLMB250

**verizon wireless**  
 1715 Commerce Court  
 Level 3, Columbus, OH 43233

**SCHEDULE OF PROVISIONS**

NO.	DESCRIPTION OF WORK	UNIT	QUANTITY	PRICE	TOTAL
1	REMOVE EXISTING ASPHALT AS REQUIRED FOR CONSTRUCTION, REPLACE IN PROPOSED ASPHALT	SQ. YD.			
2	REMOVE EXISTING ASPHALT AS REQUIRED FOR CONSTRUCTION, REPLACE IN PROPOSED ASPHALT TO COVER ENTIRE COMPANIO	SQ. YD.			

**REGISTERED PROFESSIONAL ENGINEER**  
 DARRIN KOTECKI  
 57418  
 5-28-14

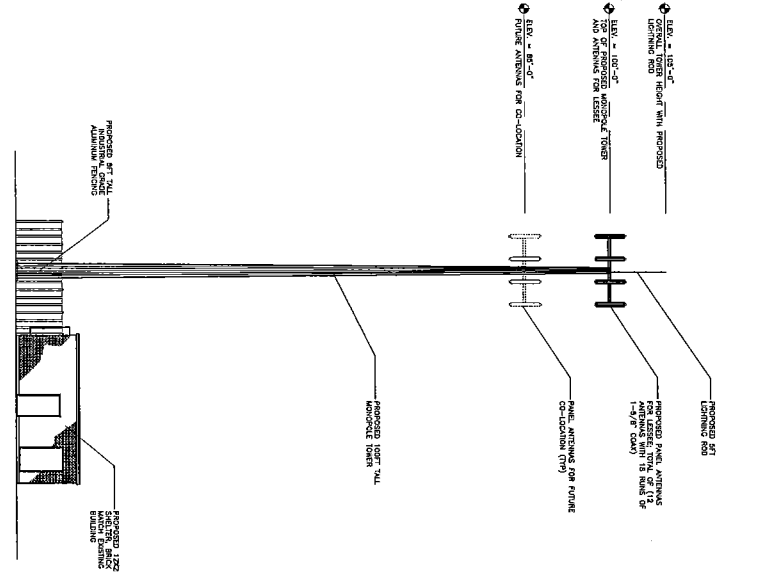
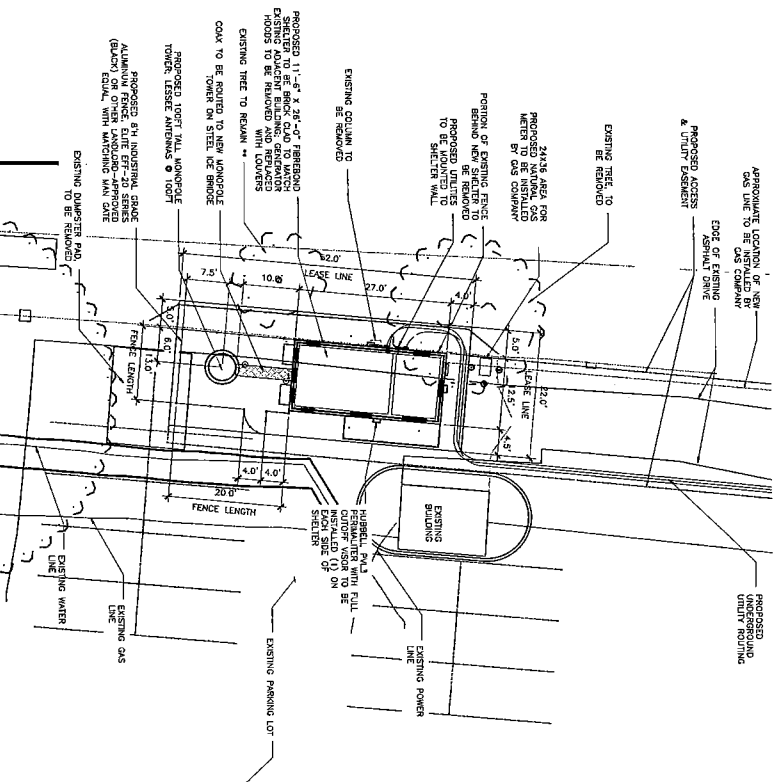
"\* WHEN IN EXISTING AREAS ARE TO BE REMOVED, THEY WILL BE REPAIRED WITH NEW WHITE PAVEMENT CONCOURSE."  
 REMOVE AND REPLACE EXISTING ASPHALT AS REQUIRED FOR CONSTRUCTION, REPLACE IN PROPOSED ASPHALT TO COVER ENTIRE COMPANIO

**DETAILED SITE PLAN**  
 SCALE: 1" = 10'



*CV14-011 Final Received 5/28/14*  
*Bob*

**TOWER ELEVATION**  
 NOT TO SCALE



PROPOSED 10'-0" TALL MONOPOLE TOWER  
 PROPOSED 10'-0" TALL MONOPOLE TOWER  
 PROPOSED 10'-0" TALL MONOPOLE TOWER



**COUNCIL VARIANCE APPLICATION**

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

CV14-011

**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.

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:

Application request is for three, (3), variances or relief from requirements as outlined in the City of Columbus Zoning Code

1. A use variance as allowed under Section 3332.029 and 3307.10 A to allow for a monopole wireless communication facility to be located in a S-R zoning district.

2. A variance as allowed under section 3307.10 to permit a 105 foot monopole wireless communications facility in a SR zoning district which has an imposed height limitation of 35 feet. a variance of 70 foot in height.

3. A variance as allowed under section 3307.10 A., to allow for a landscape buffer variance as required per section 3389.14 B. 3., of the City of Columbus Zoning ordinance.

Signature of Applicant

*Robert H. Hayes*

Date

4/12/14

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

CV14-011



TO: City of Columbus Planning Office  
Attn: Shannon Pine

RE: Proposed wireless communications facility at:  
The Bishop Hartley High School  
3179 E Livingston Ave.  
Columbus, OH 43227

### **Executive Summary.**

Within the municipal boundaries of the City of Columbus, Verizon Wireless is experiencing a condition known as "call blocking." During peak wireless telephone use periods, this condition prevents a growing percentage of calls placed from and sent to this eastern area of Columbus Ohio from connecting to the national telephone system. In the twelve month period from January 2013 – December 2013, there were **52,620** blocked calls registered among the company's existing sites providing service to the city. The trend in our data shows the number of blocked calls is growing.

These blocked calls are evidence of a service capacity gap in the applicant's existing wireless network.<sup>1</sup>

Because of significant increases in customer demand for services, the Verizon Wireless Company's existing coverage and call carrying capacity in this eastern area of the City of Columbus has been exceeded, and its existing sites are no longer able to provide uninterrupted service within the eastern Columbus area. In order to close this service capacity gap, Verizon Wireless first identified the optimum location for a new communications facility.

Verizon Wireless is seeking approval to develop a new wireless communications facility to close this service capacity gap on the only parcel in the area where a wireless communications facility has sufficient land space to host the proposed facility and where the site is technically feasible;

The host parcel is zoned SR Suburban Residential, and is currently developed with the Bishop Hartley High School, a Catholic school of excellence and a college preparatory school. A 100 foot tall monopole tower with a 5 foot lighting arrestor is proposed on this site. This is the minimum height necessary to allow the proposed facility to connect to and hand off calls to adjacent antenna sites.

The proposed facility will allow the applicant to close the service and capacity gaps in the eastern portion of its wireless network in Columbus, and will operate to restore reliable connections to the national telephone network in this part of the city.

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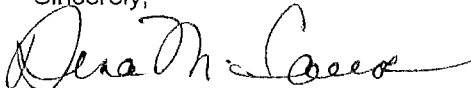
<sup>1</sup> The blocked calls reported in the twelve-month period preceding the preparation of this zoning application are just a fraction of the total number of calls that were prevented from connecting with the national telephone system while this site was being readied for zoning review. A one-year time frame is used merely as a standardized sampling and reporting period.

In conjunction with this application, Verizon Wireless has applied for a use variance, requesting relief from the height and proposed use of a wireless communications facility to be allowed in the SR-Suburban Residential Zoning district. Verizon Wireless presents evidence in its application and exhibits that shows that this proposed 105 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 applicant also seeks relief from the zoning ordinance section requiring that its ground-level equipment enclosure be landscaped. Verizon Wireless presents evidence that landscaping this site would serve no useful purpose, and respectfully suggests that an eight-foot tall decorative fence would better serve the public interest in this case.

The proposed facility will allow the applicant to close the service and capacity gaps in the eastern portion of its wireless network in the City of Columbus and will operate to restore reliable connections to the national telephone network in this part of the Columbus Ohio.

Sincerely,

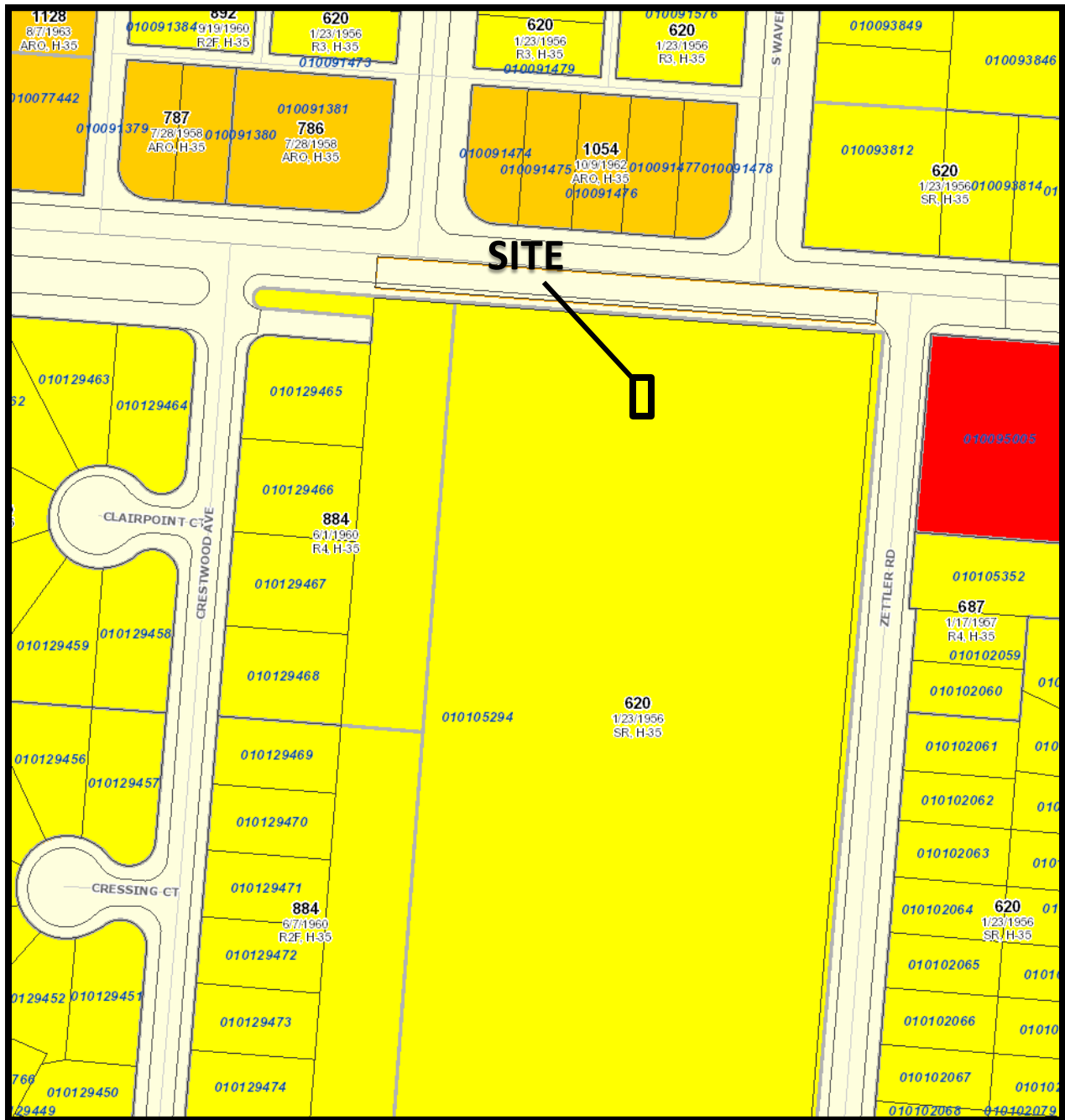


**Dena Farmer**

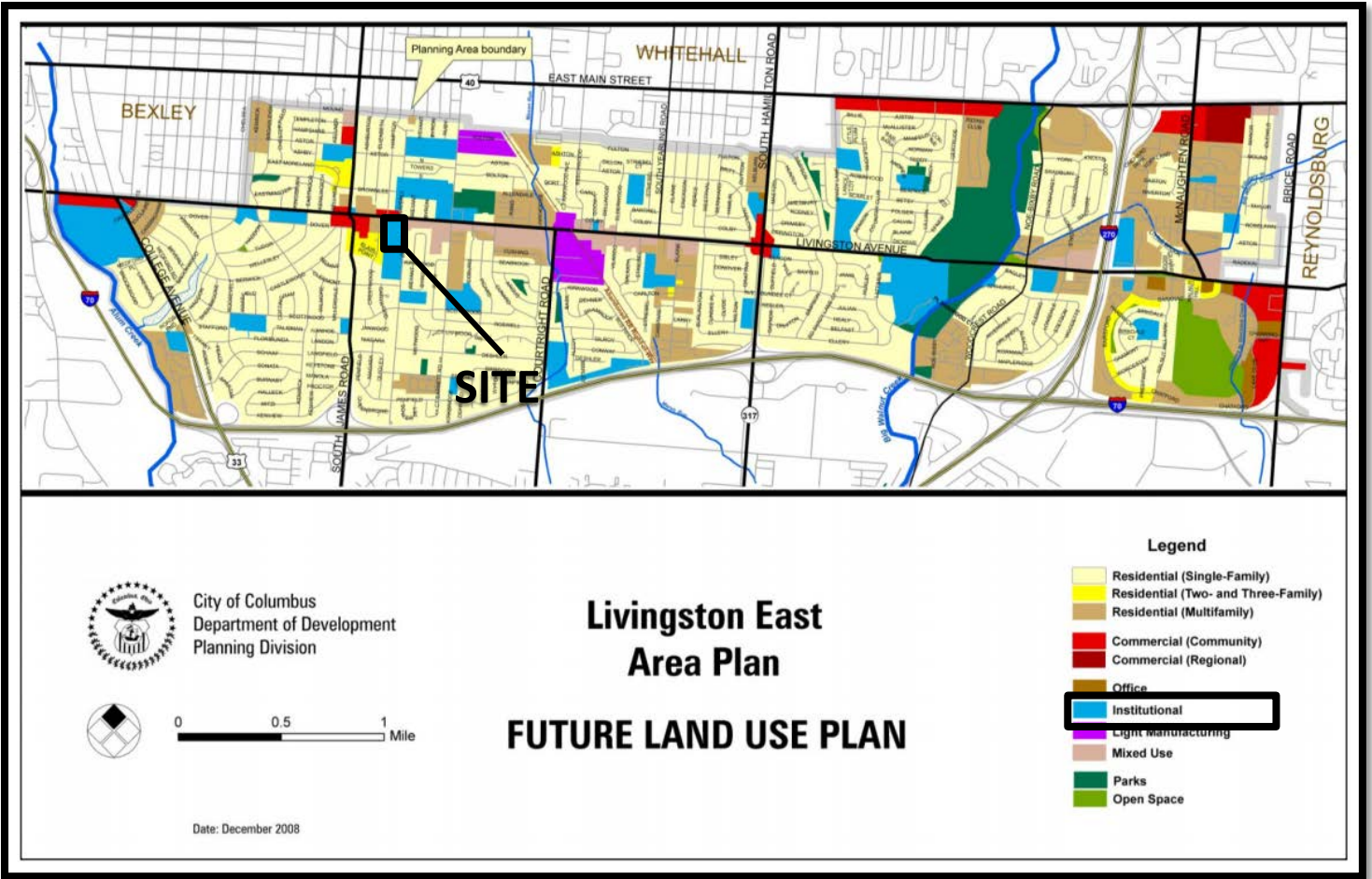
Verizon Wireless / Network Real Estate Manager

614-307-1056

[dena.farmer@verizonwireless.com](mailto:dena.farmer@verizonwireless.com)



CV14-011  
3179 East Livingston Avenue  
Approximately 0.03 acres



CV14-011  
3179 East Livingston Avenue  
Approximately 0.03 acres





CV14-011  
3179 East Livingston Avenue  
Approximately 0.03 acres





# Berwyn East Civic Association

1480 Zettler Rd. Columbus, OH 43227

June 5, 2014

Shannon Pine  
Zoning Planner  
**City of Columbus**  
**Department of Building & Zoning Services**  
Zoning/Council Activities Section  
757 Carolyn Avenue  
Columbus, OH 43224

RE: Verizon Cell Tower at Bishop Hartley High School

Dear Ms. Pine:

The members of BECA appreciated the opportunity to hear the presentations given by both Rob Ferguson representing Verizon, and Tiffaney Hatem, Development Director at Bishop Hartley.

During that meeting we also had the opportunity to hear from three of our Civic Association members who opposed the construction of the tower. These members presented articles obtained from both printed and on-line sources. The concern in all the materials presented was the increased likelihood of illnesses, some as serious as cancer, that can occur when towers are located within close proximity of communities.

There was a lengthy question and answer portion followed by much discussion among members which concluded in a 16 – 11 vote to support the tower to be built on the Hartley property.

We want to thank the City of Columbus Building and Zoning Services for requiring those who seek to do business in our community to contact us. It allows our residents a much needed say in the activities and proposals that affect our neighborhood.

Sincerely,

*Quay H. Barnes*

(Mrs.) Quay H. Barnes  
President, Berwyn East Civic Association



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757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

**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 # CV14-011

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Robert Ferguson

Of [COMPLETE ADDRESS] UAS, 3960 Brown Park Dr., Ste I, Hilliard, OH 43026  
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 or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

1. See adjoining property list attached.	2. <u>BISHOP HARTLEY HIGH SCHOOL CATHOLIC DIOCESE COLUMBUS, OHIO 178 E. BROAD ST. COLUMBUS, OH 43215</u>
3. <u>ROBERTA M. FERGUSON / UAS AGENT VERIZON WIRELESS 3960 BROWN PARK DR. SUITE HILLIARD, OHIO 43026</u>	4. <u>VERIZON WIRELESS 7575 COMMERCE COURT LEWIS CENTER, OH. 43085</u>

Check here if listing additional parties on a separate page.

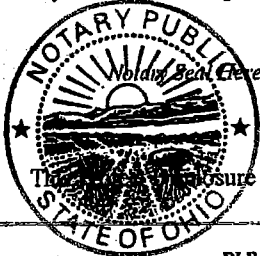
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 12 day of March, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

12/6/2017



**STEVEN W. STRAWSER II**  
Notary Public, State of Ohio  
My Commission Expires

The Disclosure Statement expires six months after date of notarization.  
December 6, 2017

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Please make all checks payable to the Columbus City Treasurer