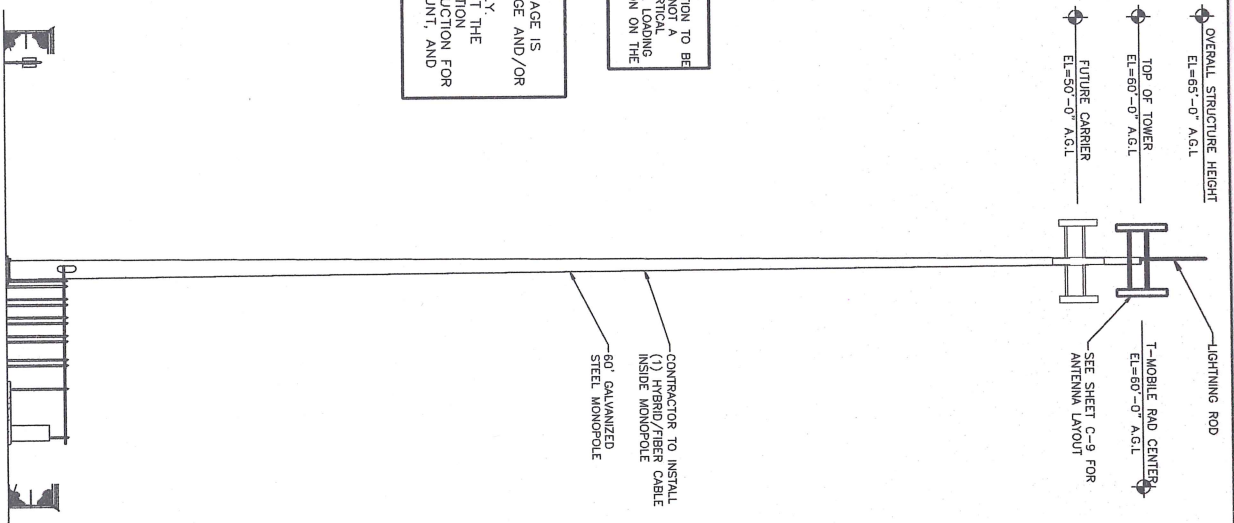




| vertical bridge | | PROJECT INFORMATION: BEECHCROFT HS US-OH-4174 6093 CL EVELAND AVE, COLUMBUS, OH 43231 | | | | | | | | | | | | | | | | | | | | | |
|--|----------|---|------|------------|----|---|----------|-----|-----|---|----------|------------------|-----|---|----------|----------|-----|---|----------|-----------|-----|--------------------|--|
| CURRENT ISSUE DATE: <div style="border: 1px solid black; padding: 2px; display: inline-block;">06/10/17</div> | | ISSUED FOR: <div style="border: 1px solid black; padding: 2px; display: inline-block;">CONSTRUCTION</div> | | | | | | | | | | | | | | | | | | | | | |
| REV. DATE: ISSUED FOR: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">A.</th> <th style="width: 30%;">DATE</th> <th style="width: 30%;">ISSUED FOR</th> <th style="width: 30%;">BY</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>12/21/16</td> <td>GNP</td> <td>GNP</td> </tr> <tr> <td>1</td> <td>12/28/16</td> <td>UTILITY REV. GNP</td> <td>GNP</td> </tr> <tr> <td>2</td> <td>03/16/17</td> <td>PLANNING</td> <td>GNP</td> </tr> <tr> <td>3</td> <td>06/10/17</td> <td>LANDSCAPE</td> <td>GNP</td> </tr> </tbody> </table> | | A. | DATE | ISSUED FOR | BY | 0 | 12/21/16 | GNP | GNP | 1 | 12/28/16 | UTILITY REV. GNP | GNP | 2 | 03/16/17 | PLANNING | GNP | 3 | 06/10/17 | LANDSCAPE | GNP | CONSULTANT: | |
| A. | DATE | ISSUED FOR | BY | | | | | | | | | | | | | | | | | | | | |
| 0 | 12/21/16 | GNP | GNP | | | | | | | | | | | | | | | | | | | | |
| 1 | 12/28/16 | UTILITY REV. GNP | GNP | | | | | | | | | | | | | | | | | | | | |
| 2 | 03/16/17 | PLANNING | GNP | | | | | | | | | | | | | | | | | | | | |
| 3 | 06/10/17 | LANDSCAPE | GNP | | | | | | | | | | | | | | | | | | | | |
| <div style="border: 1px solid black; padding: 10px; display: inline-block;"> </div> | | FOR: | | | | | | | | | | | | | | | | | | | | | |
| FORTUNE WIRELESS INC. 6402 CORPORATE DRIVE INDIANAPOLIS, IN 46278 (317) 532-1374 <small>STATE OF OHIO OF AUTHORIZATION # 180000009</small> | | APV: | | | | | | | | | | | | | | | | | | | | | |
| OWNER: | | DATE: | | | | | | | | | | | | | | | | | | | | | |
| GNP | | GNP | | | | | | | | | | | | | | | | | | | | | |
| GNP | | GNP | | | | | | | | | | | | | | | | | | | | | |

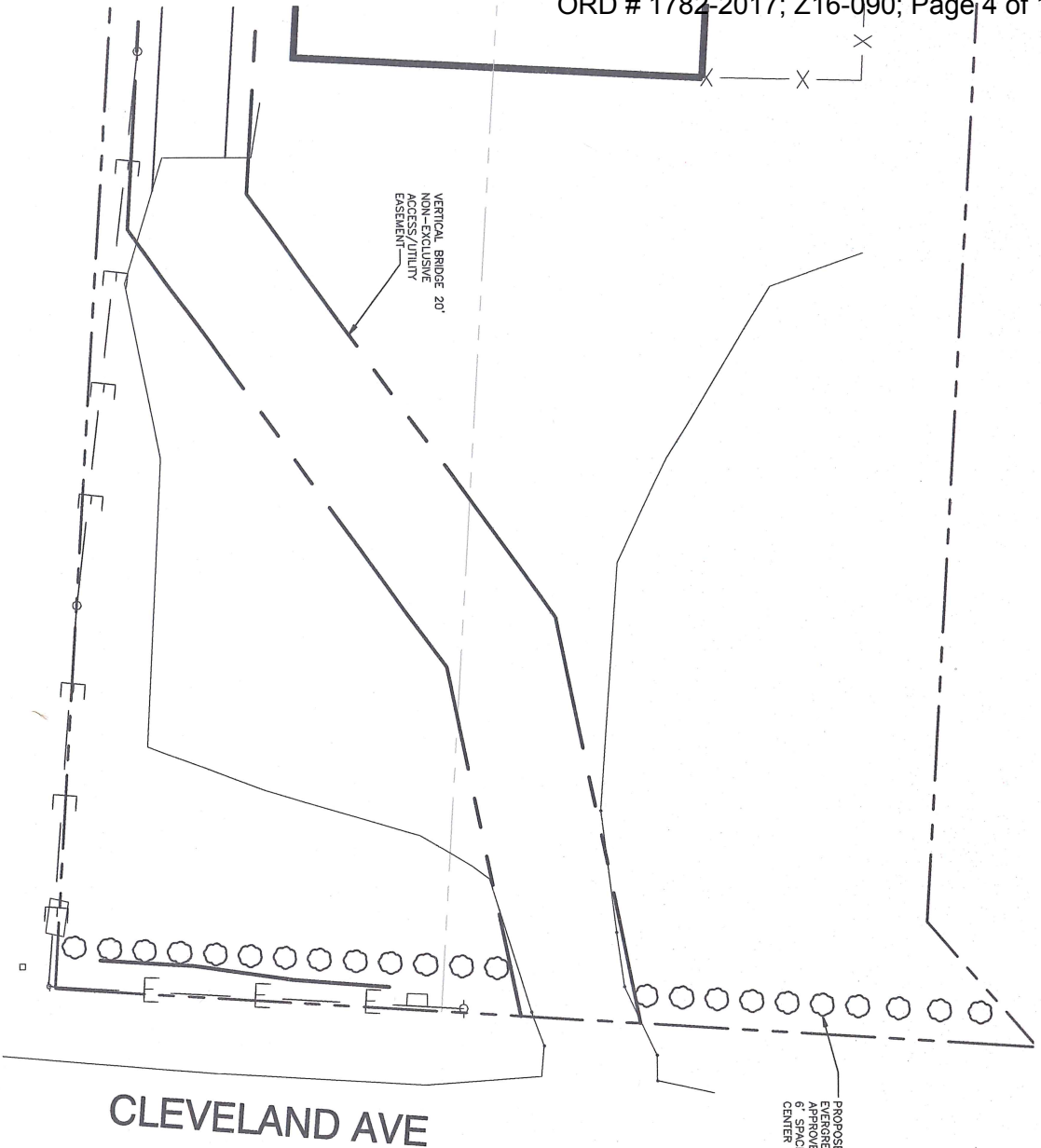


STRUCTURAL NOTE:
TOWER, MOUNTS, AND FOUNDATION TO BE
DESIGNED BY OTHERS AND IS NOT A
PART OF THESE DRAWINGS. VERTICAL
BRIDGE TO VERIFY STRUCTURAL LOADING
OF THE PROPOSED INSTALLATION ON THE
TOWER.

NOTE: ALL INFORMATION ON THIS PAGE IS PROVIDED BY VERTICAL BRIDGE AND/OR OTHERS AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE CONTRACTOR SHALL CONTACT THE VERTICAL BRIDGE CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION FOR ALL DETAILED ANTENNA MOUNT, AND COAX CABLE INFORMATION.

1 NEW TOWER ELEVATION
SCALE: N.T.S.

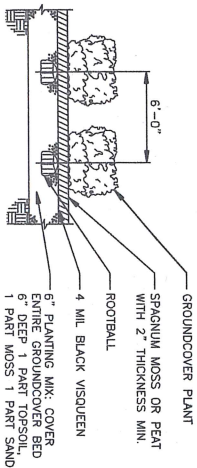
| | | verticalbridge <i>vertical</i> <i>bridge</i> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|----------|--|-----|------|------|------------|----|------|---|----------|--|-----|--|---|----------|--|-----|--|---|----------|--------------|-----|--|---|----------|----------|-----|--|---|----------|-----------|-----|--|
| PROJECT INFORMATION: BEECHCROFT HS US-OH-4174 6093 CLEVELAND AVE. COLUMBUS, OH 43231 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CURRENT ISSUE DATE: 05/10/17 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| REV. | DATE | ISSUED FOR | BY | DATE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A | 12/01/16 | | gmp | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 2 | 03/16/17 | PLANNING | gmp | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | 05/10/17 | LANDSCAPE | gmp | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CONSULTANT: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FORTUNE WIRELESS INC. 6402 CORPORATE DRIVE INDIANAPOLIS, IN 46276 (317) 532-1374 <small>FOR INFORMATION & RECORD ONLY OF AUTHORIZATION # REC000009</small> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LICENSEE: DAVIDER KASPER REGISTERED PROFESSIONAL ENGINEER 80612 | | APPROVED BY: CHK: JPL: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| gmp | DEK | DEK | DEK | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SHEET NUMBER: C-8 REVISION: 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SHEET TITLE: ANTENNA & TOWER ELEVATION DETAIL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



1 LANDSCAPING PLAN
SCALE: 1"=20'-0"

CLEVELAND AVE

PROPOSED (23) 3' MIN.
EVERGREEN HEDGES FOR
SCREENING. 6' SPACING
CENTER TO CENTER. SEE
DETAIL 2



NOTE:
PROVIDE EVERGREEN GROUND COVER.
SUBCONTRACTOR SHALL COORDINATE WITH TREE
SUPPLIER AND PLANT PER NURSERY SPECIFICATIONS.
EVERGREEN GROUND COVER SHOULD BE A MINIMUM 3"
TALL AT TIME OF INSTALLATION.

WARRANTY: CONTRACTOR SHALL WARRANT ALL TREES AND SHRUBS FOR A
PERIOD OF ONE YEAR AFTER DATE OF SUBSTANTIAL COMPLETION, AGAINST
DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH AND EXCEPT
FOR DEFECTS RESULTING FROM NEGLECT BY OWNER, ABUSE BY OTHERS
FOR NATURAL PHENOMENA. REPLACE UNSATISFACTORY PLANT MATERIAL AT
THE END OF THE WARRANTY PERIOD. ANY PRECEDING AGREEMENT BY
OWNER OR CONTRACTOR IS SUPERSEDED BY THIS WARRANTY.

2 TREE PLANTING DETAIL
SCALE: N.T.S.



BEECHCROFT HS
US-OH-5174
6093 CLEVELAND AVE.
COLUMBUS, OH 43231

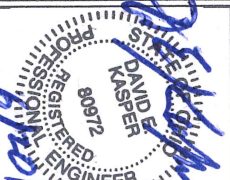
ISSUED FOR:
CONSTRUCTION

| REV. | DATE | ISSUED FOR | BY |
|------|----------|--------------|-----|
| 1 | 12/01/16 | GNP | |
| 0 | 12/21/16 | GNP | |
| 1 | 12/29/16 | UTILITY REV. | |
| 2 | 03/16/17 | PLANNING | |
| 3 | 05/10/17 | LANDSCAPE | GNP |

CONSULTANT:
FORTUNE
WIRELESS INC.
6042 CORPORATE DRIVE
INDIANAPOLIS, IN 46276
PHONE: (317) 534-1714
STATE OF INDIANA REG. CERTIFICATE
OF AUTHORIZATION #IC0000099

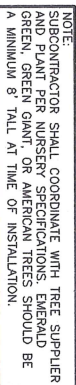
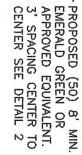


DRAWN BY: CHK. JPV.
GNP DEX DEX



SHEET TITLE:
LANDSCAPE PLAN
& DETAILS

SHEET NUMBER: 3
L-1



2 TREE PLANTING DETAIL
SCALE: N.T.S.

verticalbridge
T-Mobile

[illegible]

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 13, 2016**

- 3. APPLICATION: Z16-090**
Location: **6091 CLEVELAND AVENUE (43231)**, being 4.28± acres located on the west side of Cleveland Avenue, 133± feet north of Deewood Drive (010-218942 and 010-104546; Northland Community Council).
Existing Zoning: CPD, Commercial Planned Development District.
Request: L-C-4, Limited Commercial District.
Proposed Use: Monopole telecommunications antenna and limited commercial development.
Applicant(s): Vertical Bridge Development II, LLC; c/o Mike Daubenmire, Agent; Fortune Wireless, Inc.; 6402 Corporate Drive; Indianapolis, IN 46278.
Property Owner(s): Marjorie L. Sebring; 3679 Santiago Drive; Westerville, OH 43081.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

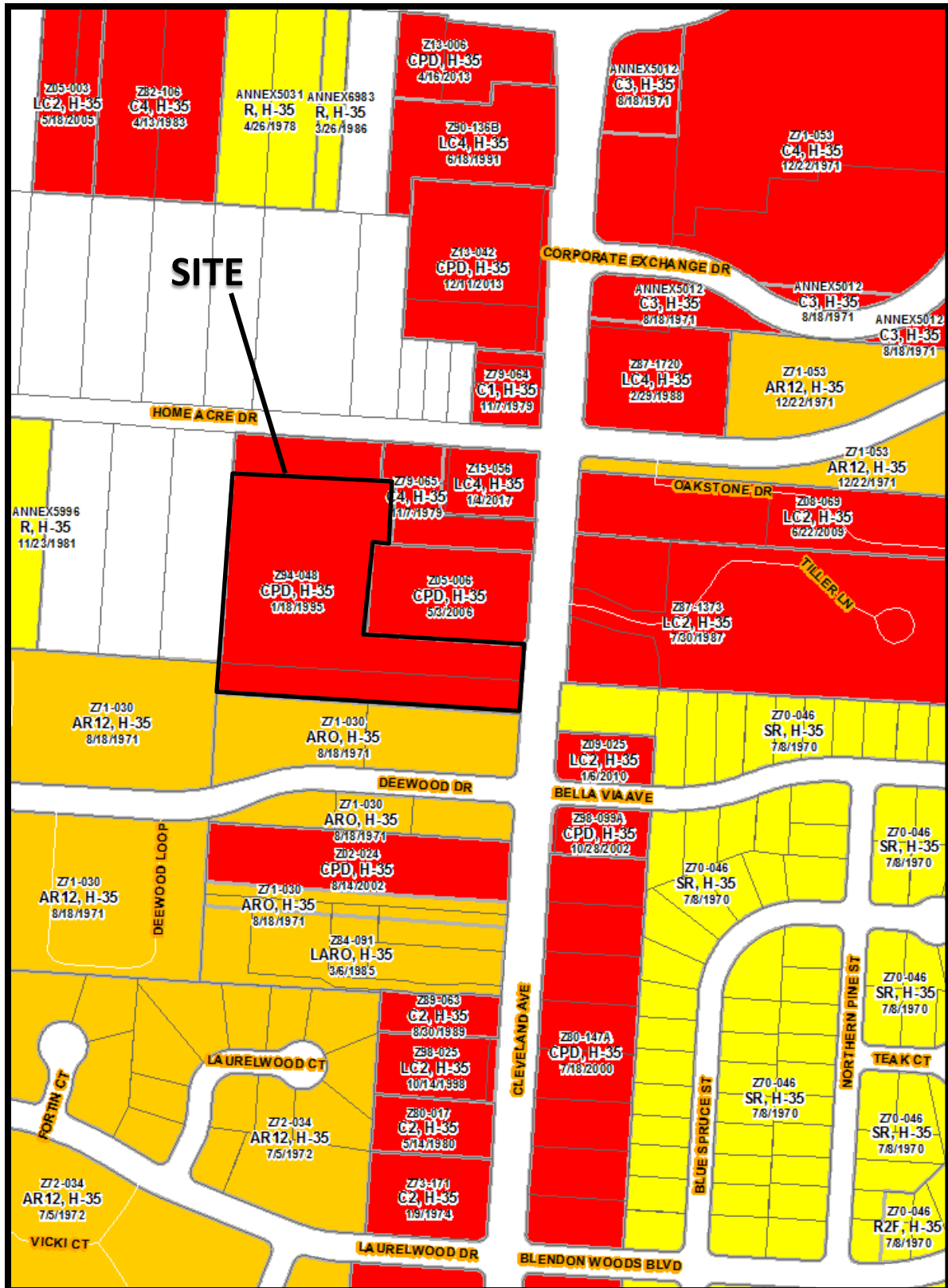
BACKGROUND:

- The 4.28± acre site consists of two parcels developed with a non-conforming bar/restaurant known as the “Garden Inn.” It is a portion of a larger CPD, Commercial Planned Development District, Z94-048, now defunct due to portions being zoned out of it and multiple ownerships. The existing CPD district permitted C-2, Commercial District uses as well as a restaurant and machine sales/servicing on designated portions of the site. The applicant proposes a monopole telecommunications antenna on a portion of the site and to permit limited C-4, Commercial District uses on the rest of the site.
- The site is bordered to the north by undeveloped properties and commercial developments in the C-4, Commercial, L-C-4, Limited Commercial, and CPD, Commercial Planned Development districts. To the south are apartments and offices in the ARO, Apartment Office District. To the east is an office park in the L-C-2, Limited Commercial District and a residence in the SR, Suburban Residential District. To the west are single-unit dwellings in Sharon Township.
- The site is located within the boundaries of the *Northland I Area Plan* (2014), which recommends “Community Mixed Use” at this site.
- The site is located within the boundaries of the Northland Community Council, whose recommendation is for approval.
- The limitation text includes permitted uses, height, access, screening, buffering, landscaping, and site plan commitments. The “Garden Inn” will not be affected by the exclusion of bar, cabaret, and night club uses as it will remain on the site.

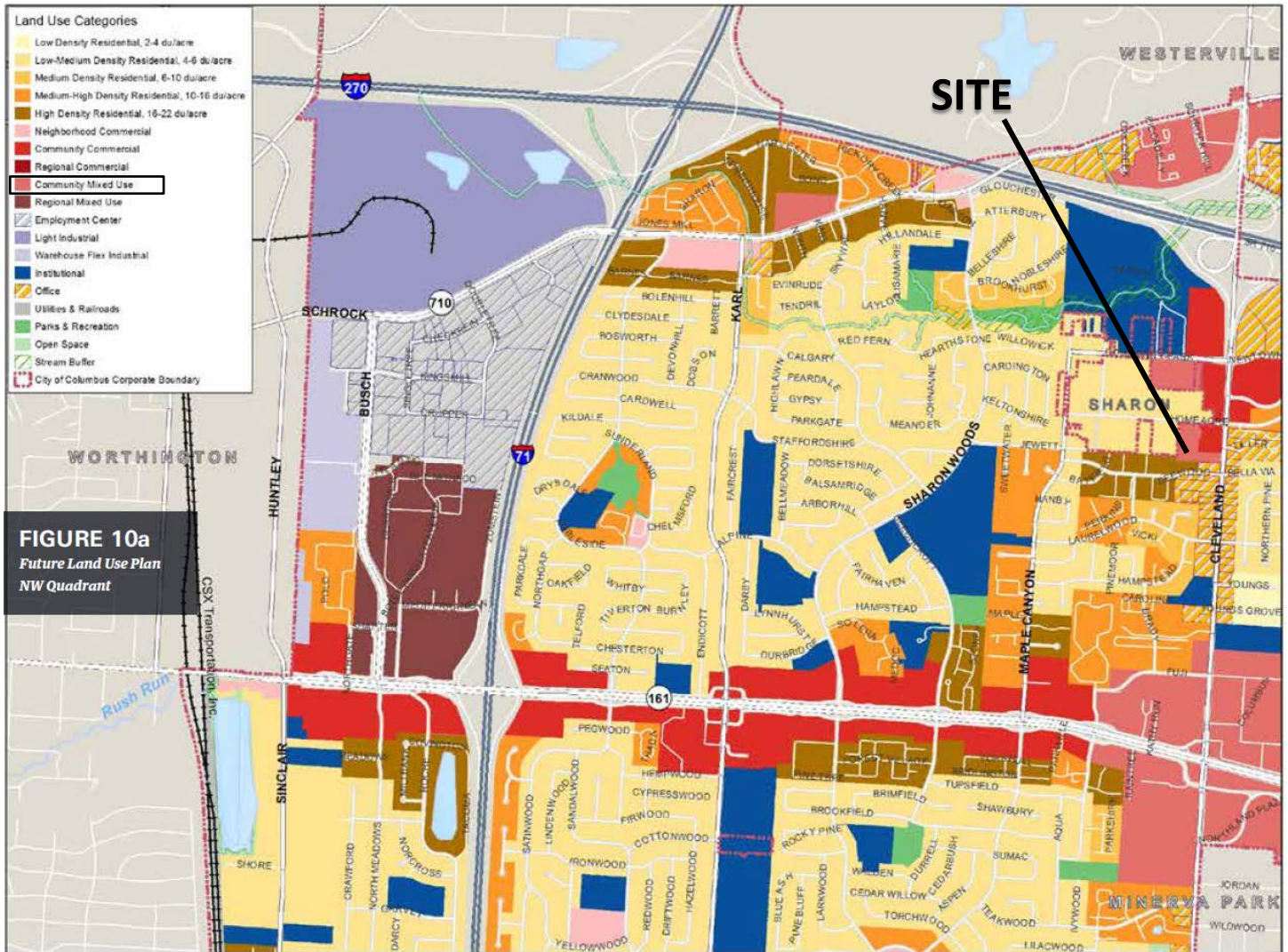
- The *Columbus Thoroughfare Plan* identifies Cleveland Avenue as a 6-2 arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested L-C-4, Limited Commercial District would permit a monopole telecommunications antenna and limited commercial development on the site, while allowing the non-conforming "Garden Inn" to remain. Staff is supportive of the mix of uses proposed, which are consistent with the *Northland I Area Plan*'s recommendation for Community Mixed Use along with the buffering and screening committed to within the text and site plan.



Z16-090
6091 Cleveland Avenue
Approximately 4.47 acres
CPD to L-C-4



Z16-090
6091 Cleveland Avenue
Approximately 4.47 acres
CPD to L-C-4



Z16-090
6091 Cleveland Avenue
Approximately 4.47 acres
CPD to L-C-4



Northland Community
Council
Development
Committee

Report

March 29, 2017 6:30 PM
Franklin County Job and Family
Services (Use south entrance)
1721 Northland Park Avenue
(43229)

Meeting Called to Order: **6:30 pm** by chair **Dave Paul**

Members represented:

Voting: (15): Albany Park (APHA), Blendon Woods (BWCA), Clinton Estates (CECA), Cooper Woods (CWCA), Forest Park (FPCA), Friendship Village (FVRA), Karmel-Woodward Park (KWPCA), Maize-Morse Tri-Area (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Woodstream East (WECA).

-
- Case #2:** Application #Z16-090 (Rezone 4.28 AC± from CPD to L-C-4 to permit construction of a cellular communications tower and maintain existing non-conforming use)
Mike Daubenmire/Fortune Wireless *representing*
Vertical Bridge Development II LLC
6091 Cleveland Avenue, 43229 (PID 010-218942/010-104546)
- *The Committee approved (14-1) a motion (by SWCA, second by SCA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***
 - *That a minimum of 8' landscaping be provided to shield the north, south and east exposures of the fence enclosing the antenna compound.*
-

Executive Session

8:10 pm

Meeting Adjourned

8:50 pm

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 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 # 216-090

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) MIKE DAUBENMIRE
of (COMPLETE ADDRESS) 6091 CLEVELAND AVE., COLUMBUS, OH 43231
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

| | |
|---|---|
| 1. Fortune Wireless, Inc. c/o Mike Daubenmire 6402 Corporate Drive Indianapolis, IN 46278 | 2. Marjorie L. Sebring 3679 Santiago Drive Westerville, OH 43081 |
| 3. Vertical Bridge Development II, LLC c/o John Cooper 750 Commerce Park Drive, Suite 200 Boca Raton, FL 33487 | 4. T-Mobile c/o Kit Nickel 6200 Oak Tree Blvd., Suite 125 Independence, OH 44131 |

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 21 day of January, in the year 2017

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



ANNETTE CRAIG

Notary Public
This Project Disclosure Statement expires six months after date of notarization.
In and for the State of Ohio
My Commission Expires
December 20, 2020

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