

verticalbridge
Mobile

OH-45173
ABCO398B
4171 DRESDEN ST
COLUMBUS, OH 43224

CURRENT ISSUE DATE:
01/31/19

ZONING

REV. DATE ISSUED FOR: BY: NO.
A 01/31/19

CONSULTANT



**FORTUNE
WIRELESS INC.**
5511 WEST 79TH STREET
INDIANAPOLIS, IN 46278
(317) 532-1374

STANDARD BY: CONK. APP. GMP. DECK. DRK.

SHEET TITLE

ENLARGED SITE PLAN

SHEET NUMBER DIVISION

C-2 A

Copyright Fortune Wireless Inc. 2018

CV19-036 Final Received 6/17/19
Page 1 of 1

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@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):

Please see attached Statement of Hardship.

Signature of Applicant

David Hodge (EZ)

Date

5-31-19

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

Statement of Hardship

May 31, 2019

Due to the growing data demands and the increase of wireless usage, T-Mobile is currently experiencing capacity, blocking, and signal strength issues at their existing sites near the proposed location at 4171 Dresden Street, Columbus, OH (St. Francis DeSales High School), resulting in the need for a new antenna site. As a matter of standard operating procedure, T-Mobile first searches out existing suitable structures upon which to collocate equipment when new antenna sites are required. Unfortunately, within the target area defined by T-Mobile's RF Engineers, and shown on the attached map below, there are no existing towers or structures of suitable height that offer collocation opportunities. Due to the lack of collocation opportunities, and in the interest of providing enhanced coverage while resolving the capacity issues being experienced at the existing sites, T-Mobile has partnered with Vertical Bridge Development and St. Francis DeSales in seeking a property for the construction of a new wireless tower facility within the target area.

This was not an easy task considering the size of the search ring area (.25 - .5-mile radius), and the area consisting primarily of small residential properties with only a small cluster of heavily used commercial properties offering very little space to accommodate a new wireless facility. Initially, the State of Ohio DNR Department and the Franklin County Animal Shelter (Commercial Properties) were approached as they were the only two commercial properties available within the target area that had adequate space for a new facility. The primary target was the State of Ohio property known as Fountain Square. This property is zoned C-4, and new monopole towers are listed as a permitted use under Section 3356.03 of the Zoning Code. After working with the state for a period of a month, it was discovered that the funds used to purchase the property were only good for a specific use, preventing the state from moving forward with leasing property for a new wireless facility at Fountain Square. The email from the State of Ohio confirming this is enclosed. With the State of Ohio property being ruled out as an option, we then approached Franklin County regarding the Franklin County Dog & Adoption Center property located at 4340 Tamarack Blvd. This property also having a C-4 zoning designation, would have allowed for a permitted use, as listed in Section 3356.03 of the Zoning Code. However, per the enclosed email from the Director of Public Facilities Department, the county declined to pursue this opportunity. Due to the lack of collocation opportunities, and lack of availability of other suitably zoned alternatives, there no alternatives without either rezoning property or pursuing variances.

To be as sensitive to the community and residential properties in the area as possible, St. Francis DeSales High School was approached with the proposal of adding a monopole light-standard tower to the school's football stadium. The school was not interested in adding another stadium light pole near the football field for joint use but had recently purchased two lots located east of the stadium. These properties were purchased for future development that will include a parking lot, concession stand, and a baseball field, making it an ideal location for a monopole installation that will be additionally used as lighting on the expanded campus - for the future parking lot and concession stand area for security purposes. Vertical Bridge worked closely with the St. Francis DeSales, so that both parties may benefit from the development of the property, while also offering a solution to T-Mobile's hardship of not having a viable location permitted by

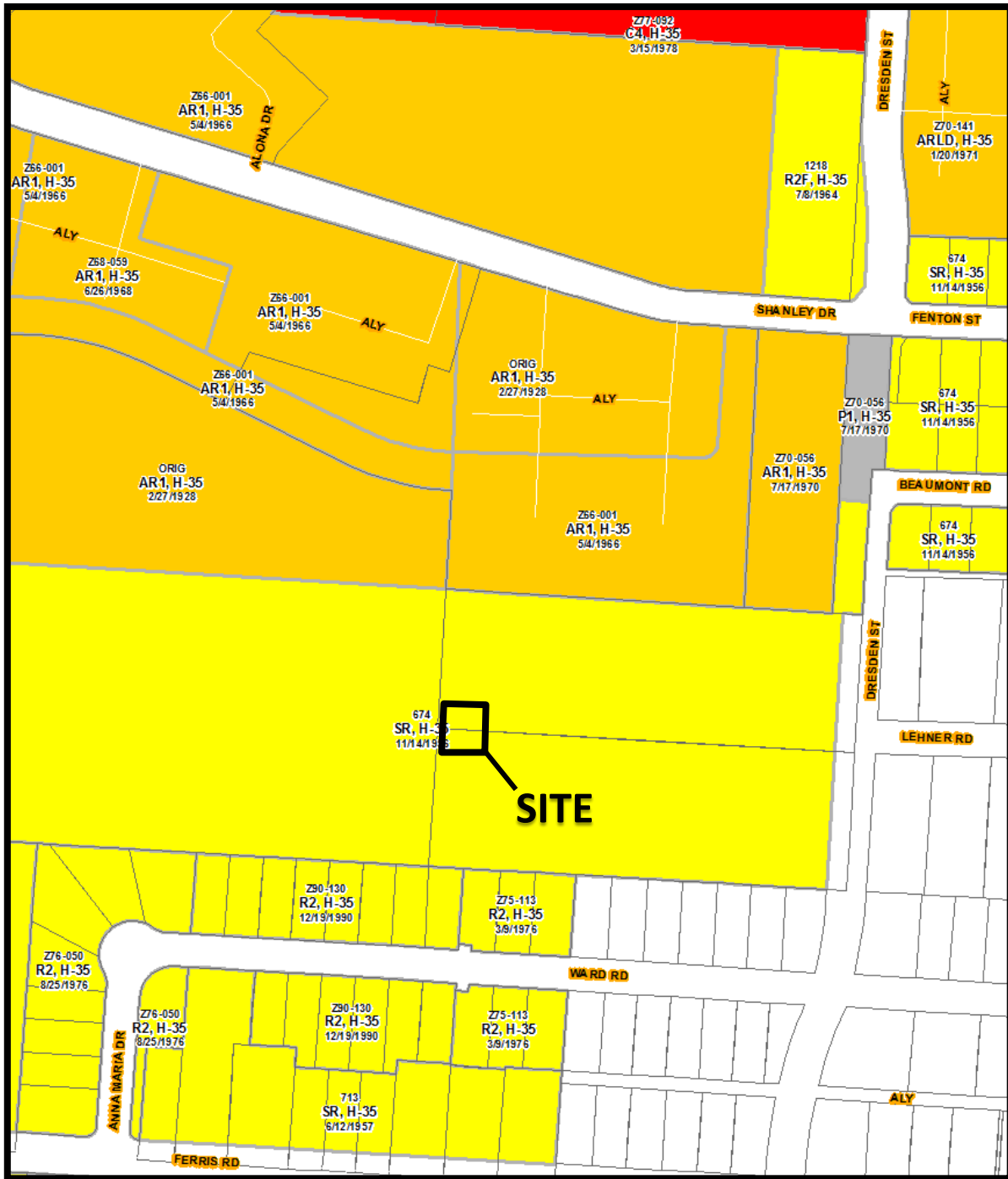
the City of Columbus Zoning Code, which is preventing T-Mobile from fulfilling its FCC license obligation to provide adequate wireless service to its customers.

In conjunction with Vertical Bridge and T-Mobile, the applicant is requesting relief from the applicable sections of the cities zoning code, as outlined below.

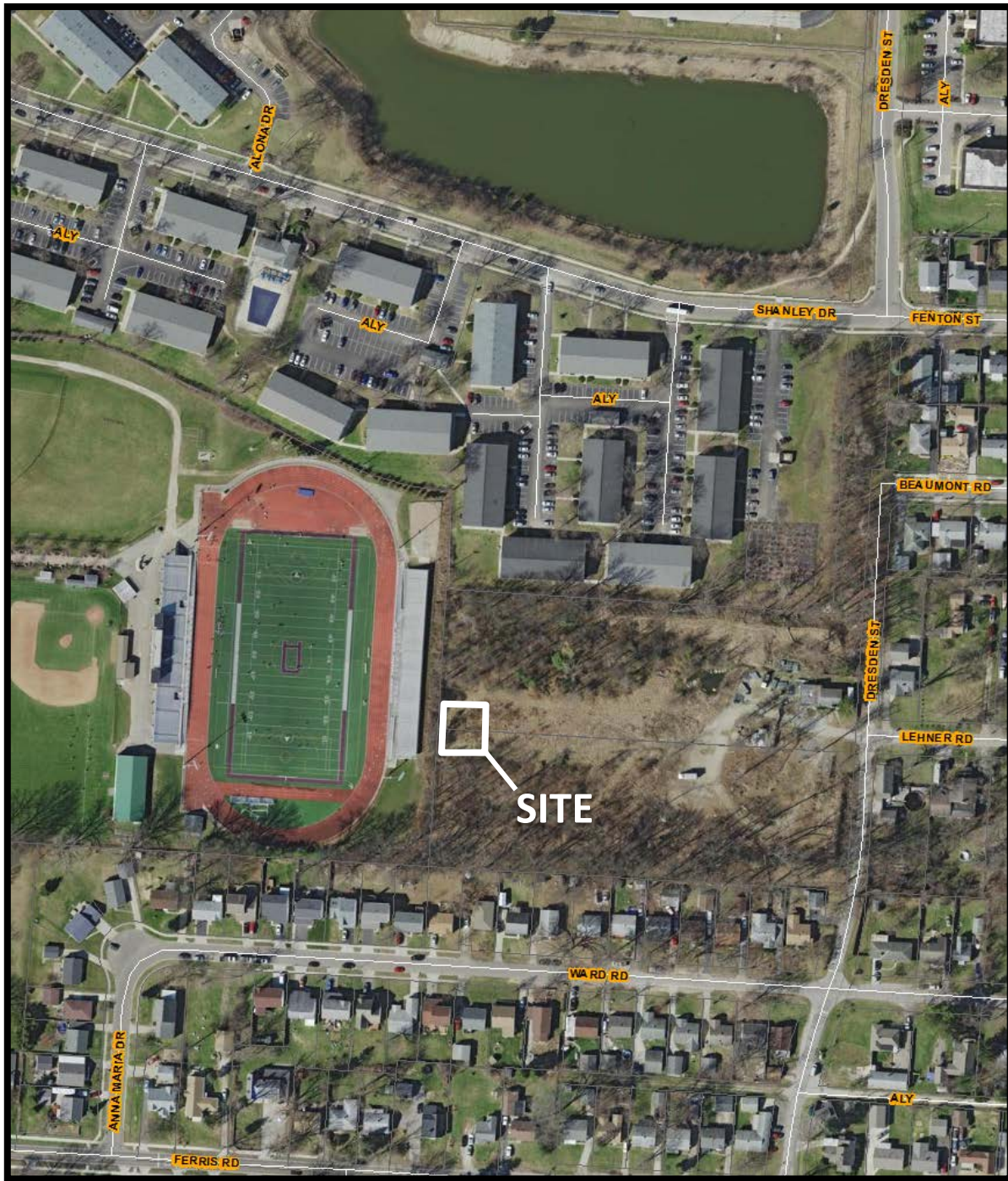
1. A use variance from Section 3332.029 to permit a necessary monopole wireless tower in an SR, Suburban Residential District.
2. A height variance from section 3332.29 to increase the maximum height from 35' to 120'.
3. A setback variance from Section 3353.05(D)(4) to reduce the setback from 240' to 209' thereby varying the requirement by 31' to both the North and South property lines.

By granting these (3) variances, it will allow Vertical Bridge to construct a monopole structure that will serve two purposes. The first offering security lighting for St. Francis DeSales campus expansion development plans while also gaining financial benefits from the lease to help fund the development plans, which will ultimately improve the property and area by making it more cosmetically appealing, and will prevent the current issues of squatters and unauthorized trash dumping that St. Francis DeSales has been experiencing since taking ownership. Secondly, the structure will allow T-Mobile to fulfill their FCC License requirements, which as previously stated is to provide adequate wireless service to its customers. The proposal will ensure that adequate infrastructure including emergency services are available for the healthy economic growth of the area by enabling T-Mobile to bring more reliable data & voice services to the community; while also enhancing its E-911 services. In addition, the monopole structure will conform and be designed under the Federal guidelines and ANSI standards/specifications of wind & ice loadings. The facilities will not affect current traffic as this is an unmanned, unstaffed facility, and may only be visited once a month or as needed for servicing.

In conclusion the wireless telecommunications facility will operate in a clean and quiet manner. The facility is unstaffed, completely automated and does not create air, water or noise pollution, unsanitary conditions, surface drainage problems, environmental nuisances, traffic congestion, threats to morality or public safety, or other objectionable characteristics offensive to the community. To the contrary, the facility will contribute to the improved safety, convenience, comfort and general welfare of the community by providing enhanced communications capabilities and an emergency communications infrastructure.



CV19-036
4171 Dresden Street
Approximately 0.08 acres



CV19-036
4171 Dresden Street
Approximately 0.08 acres



Northland Community Council
Development Committee

Report

May 29, 2019 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: 6:35 pm by chair Dave Paul

Members represented:

Voting: (16): Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Blendon Woods (BWCA), Cooper Woods (CWCA), Forest Park (FPCA), Friendship Village (FVRA), Karmel Woodward Park (KWPCA), Lee/Ulry (LUCA), Maize Morse Tri-Area (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Woodstream East (WECA).

Case #1: Application #CV19-036 (Council variances from §3307.10(B) to permit a cellular communications antenna co-located with ground lighting on a 120' monopole tower in an SR (suburban residential) district; from §3332.29, to exceed existing 35' height district; and from §3389.14(B)(5) to reduce required setback from properties to the north by 166'; TABLED April 2019)

David Hodge/Underhill & Hodge *representing*
St. Francis DeSales High School
4171 Dresden St, 43224 (PID 010-103218)

- *The Committee approved (16-0) a motion (by KWPCA, second by FPCA) to RECOMMEND APPROVAL WITH ONE (1) CONDITION:*
 - *That item #3 in the summary of variances shown on the Statement of Hardship form be corrected to refer to a variance of 31' with respect to the setback of the antenna from both the north and south property lines (versus a variance of 161' with respect to the setback from the north line), as correctly stated in the separate Statement included in the application.*

Executive Session

8:25 pm

Meeting Adjourned

8:40 pm

Council Variance Application

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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 #: CU19-036

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, OH 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 (include contact name and number)
Business or individual's address
City, State, Zip Code
Number of Columbus based employees
(Limited to 4 lines per box)

1. St. Francis DeSales High School 4212 Karl Road Columbus, OH 43214	2. Frederick F Campbell Bishop of the Catholic Diocese of Columbus 198 East Broad Street Columbus, OH 43215
3.	4.

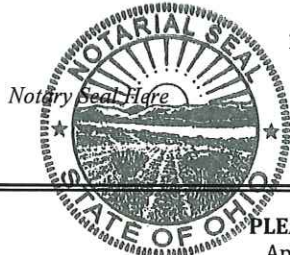
☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 20th day of March, in the year 2019

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



This Project Disclosure Statement expires six months after date of notarization.

KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
January 11, 2021

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