CITY OF COLUMBUS
DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report  Date: Tue Oct 18 2016
General Zoning Inquiries: 614-645-8637

SITE INFORMATION
Address: 450 E 18TH AVE COLUMBUS OH 43201
Mailing Address: 442 E NORTHWOOD AVE
COLUMBUS OH 43201-1350

Owner: TALBOTT RICHARD A TR
Parcel Number: 010013969

ZONING INFORMATION
Zoning: 387, Commercial, C4
effective 11/24/1947, Height District H-35
Board of Zoning Adjustment (BZA): N/A
Commercial Overlay: N/A
Graphic Commission: N/A
Area Commission: University Area Commission
Planning Overlay: University
Historic District: N/A
Historic Site: No
Council Variance: N/A
Flood Zone: OUT
Airport Overlay Environs: N/A

PENDING ZONING ACTION
Zoning: N/A
Board of Zoning Adjustment (BZA): N/A
Council Variance: N/A
Graphic Commission: N/A
Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bza.columbus.gov

Application Number: BZA16-138
Date Received: 10/12/16

Application Accepted by: O. Keiss
Fee: $1,900

Commission/Civic: University

Existing Zoning: C-4

Comments: 12/20/16

TYPE(S) OF ACTION REQUESTED (Check all that apply):

✔ Variance □ Special Permit

Indicate what the proposal is and list applicable code sections:

Verizon Wireless co-location on existing tower located on parcel #010-013969 requiring a need to

obtain variances for the district setback (3356.11 and 3312.27) requirements, landscaping requirements
(3389.14 B.3) existing tower residential setback requirements (3389.14 B.5)

LOCATION

Certified Address: 450 E. 18th Ave. City: Columbus Zip: 43201

Parcel Number (only one required): 010-013969

APPLICANT (If different from Owner):

Applicant Name: Verizon Wireless Phone Number: 614-570-8544 Ext.:

Address: 7575 Commerce Court City/State: Lewis Center, OH Zip: 43035

Email Address: Dan.Noble@VerizonWireless.com Fax Number:

PROPERTY OWNER(S) □ Check here if listing additional property owners on a separate page

Name: Richard A. Talbott, Trustee Phone Number: 614-271-9212 Ext.:

Address: 442 E. Northwood Ave. City/State: Columbus, OH Zip: 43201

Email Address: Fax Number: 614-771-9297

ATTORNEY / AGENT (Check one if applicable): □ Attorney ✔ Agent

Name: James R. Hartmeyer/ SBA Network Services Phone Number: 740-624-2740 Ext.:

Address: 301 Main Street, Suite A City/State: Zanesville, OH Zip: 43701

Email Address: jhartmeyer@sbasite.com Fax Number: 740-454-7177

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE

PROPERTY OWNER SIGNATURE: C. A. Talbott

ATTORNEY / AGENT SIGNATURE

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
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Please make checks payable to the Columbus City Treasurer
Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME James R. Hartmeyer
of (1) MAILING ADDRESS 301 Main Street, Suite A, Zanesville, OH 43701
deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the
name(s) and mailing address(es) of all the owners of record of the property located at
(2) per ADDRESS CARD FOR PROPERTY 450 E. 18th Ave.
for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and
Zoning Services, on (3) (THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Richard A Talbott, Trustee
442 E. Northwood Ave.
Columbus, OH 43201

APPLICANT'S NAME AND PHONE #
(same as listed on front application)

James R. Hartmeyer, Agent
740-624-2740

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS

(5) University Area Review Board
Dan Ferdelman (614-645-6096)
50 West Gay Street, Columbus, OH 43215-9040

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County
Auditor's Current Tax List or the County Treasurer’s Mailing List, of all the owners of record of property within 125
feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125
feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject
property:

(6) PROPERTY OWNER NAME
447 E. 18th LLC
John L. Morrison
Xenos Christian Fellowship
Robert C. and Holly L. Borghese
Christopher M. and Jessica Small

(6a) PROPERTY ADDRESS
455 Eighteenth Ave.
425 Eighteenth Ave.
1932-1934 Fourth St.
443 E. 18th Ave.
437 E. 18th Ave.

(6b) PROPERTY OWNER MAILING ADDRESS
4438 Indianola Ave., Columbus, OH 43214
130 F Broadmeadows Blvd., Cols., OH 43215
1340 Community Park Dr., Cols., OH 43229
913 Overbrook Service Dr., Cols., OH 43224
437 E. Eighteenth Ave, Columbus, OH 43201

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

(8) SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 11th day of October in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC

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My Commission Expires December 29, 2019
Notary Seal Here
APPLICANT: Verizon Wireless
O James R. Hartmeyer, Agent
01 Main Street, Suite A
Zanesville, OH 43701

PROPERTY OWNER:
Richard A. Talbott, TR
442 E. Northwood Ave.
Columbus, OH 43201-1350

Surrounding Property Owners

447 E 18th LLC
4438 Indianola Ave.
Columbus, OH 43214

John L. Morrison
130 F Broadmeadows Blvd.
Columbus, OH 43214

Xenos Christian Fellowship Inc.
1340 Community Park Dr.
Columbus, OH 43229

Robert C. Borghese
Holly L. Borghese
913 Overbrook Service Drive
Columbus, OH 43224

Christopher M. Small
Jessica E. Small
437 E. 18th Ave
Columbus, OH 43201

Board of Education
Columbus City Schools
270 East State Street
Columbus, OH 43215

Lemonade LLC
PO Box 20521
Columbus, OH 43220

Pennsylvania Lines LLC
110 Franklin Road SE
Roanoke, VA 24042-0028
STATEMENT OF HARDSHIP

APPLICATION #

3307.09 Variances by Board.

A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:

1. Special circumstances or conditions apply to the subject property that do not apply, generally, to other properties in the same zoning district.
2. The special circumstances or conditions are not the result of the actions of the property owner or applicant.
3. The special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
4. The grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.

B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard public safety and welfare.

C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

The current tower was built by T-Mobile in 2005 and a building permit was obtained. There is no record that any variances were obtained for the site. The current tower does not meet the required setback to the residentially zoned school property on the north side of 19th Ave. The fence and equipment does not meet the district setback from the right of way line of 19th Ave. In this situation, 19th Ave. is not open and the tower does meet the setback requirements from the nearest residentially used property. Granting of the district setback variance will allow Verizon to utilize an existing structure and reduce the need for additional tower structures in the area. Since 19th Ave. is not open, there is no impact to neighboring properties or to traffic sight lines. Expansion of the compound to the west is the only realistic option. The propane tanks along the south line of the existing compound would necessitate an additional "spark zone". Extension of natural gas service from the school entrance on 19th Ave. will be more easily accomplished. The setback variance will allow Verizon to match the existing fence and to install their equipment near the base of the tower, facilitating the installation of the antenna feedlines on the tower. A variance for the landscaping requirement is also requested. Naturally existing vegetation screens the site from the railroad and the tree line along the north side of 19th Ave. screens the equipment from the school. Landscaping vegetation in the salvage yard would struggle to survive and the equipment is not visible from any residences or street traffic. The requested variances will allow the continuation of the current use and permit an additional carrier to utilize the existing tower, as required by section 3389.14 B.6 of the zoning code.

Signature of Applicant

Date 10/1/2016

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Please make checks payable to the Columbus City Treasurer

imt 10/15
SITE NAME: FAIRGROUNDS NORTHWEST
SITE NUMBER: CLMB-313

PROPOSED VERIZON WIRELESS ANTENNAS MOUNTED ON EXISTING MONOPOLE TOWER WITH PROPOSED 12'-0" X 20'-0" CONCRETE PAD AT BASE.

PROJECT INFORMATION
SITE NAME: FAIRGROUNDS NORTHWEST
P.I.N. #: 0100-3909
SITE ADDRESS: 450 E. 18th Ave.
COLUMBUS, OH 43201
LATITUDE: N 40° 00' 10.84" FROM LA
LONGITUDE: W 82° 15' 45.33" FROM LA
ZONING: CITY OF COLUMBUS
TELEPHONE: AT&T
POWER COMPANY: AEP
NATURAL GAS COMPANY: COLUMBIA GAS
CONSTRUCTION TYPE: COLD
STRUCTURE: 12' HIGH MONOPOLE TOWER
ANTENNA CL/H: 170 A.D.L.
APPLICANT: VERIZON WIRELESS
PROPERTY OWNER: SBA COMMUNICATIONS
OWNER #: 009-000-7000
CONSTRUCTION MANAGER: BRENT SEYMOUR
REAL ESTATE MANAGER: DAN NOBLE

SPECIAL NOTES
HANDICAPPED REQUIREMENTS: FACILITY IS UNSERVABLE AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESSIBILITY REQUIREMENTS NOT RELATED.
FLUSHING REQUIREMENTS: FACILITY HAS NO PLUMBING OR REFRIGERATION.
PACKAGING REQUIREMENTS: THE FACILITY SHALL MEET ALL FHA AND HCD REQUIREMENTS.
CONSTRUCTION REQUIREMENTS: ALL WORK MUST COMPLY TO VERIZON WIRELESS CONSTRUCTION INSTALLATION STANDARDS & ALL APPLICABLE CODES AND ORDINANCES.

ATTACHMENTS
1 OF 3 SURVEY
2 OF 3 SURVEY
3 OF 3 SURVEY
NOTICE TO CONTRACTOR
ENVIRONMENTAL REQUIREMENTS
☐ NOTICE TO CONTRACTOR ATTACHED
☐ NO ENVIRONMENTAL RESTRICTIONS
Canopy Post Base Plate Detail

A. Foundation
1. Refer to civil drawings for orientation of the foundation.
2. The contractor shall notify the client's geotechnical engineer to coordinate having a field representative on site for testing and inspection.
3. Postings shall be made on various soil or compacted fill material capable of supporting a minimum soil bearing pressure of 300 psf.
4. Refer to geotechnical report R.E.D. 920.0.1.

B. Subgrade Preparation
- Remove all loose, contaminated material, organic materials, and fill material from the area of the foundation.
- Preventing all loose, contaminated material or fill material from the area of the foundation.

C. Foundation
- The foundation base shall be specified by the engineer.
- All exterior exposed concrete shall conform to ASTM A 145 and grade 30. All metal rebar shall be ASTM A 706.5.
GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITIONS OF THE FOLLOWING CODES & SPECIFICATIONS:
   A. UNIFORM BUILDING CODE (UBC), 2015 EDITION.
   B. INTERNATIONAL BUILDING CODE (IBC), 2015 EDITION.
   C. 2015 OHIO BUILDING CODE (OBC), 2015 EDITION.
   D. ASME PRESSURE VESSEL CODE (PV Code), 2015 EDITION.

2. THE CONTRACTOR SHALL PROVIDE AND ENSURE USE AND FOURTEEN-Day NOTICE TO THE OWNER, DIRECTLY OR THROUGH THEIR AGENT, OF ANY ADDITIONAL WORK REQUIRED TO CONFORM TO THE REQUIREMENTS OF THE HOUSING AUTHORITY.

3. THE CONTRACTOR SHALL PROVIDE AND ENSURE USE AND FOURTEEN-Day NOTICE TO THE OWNER, DIRECTLY OR THROUGH THEIR AGENT, OF ANY ADDITIONAL WORK REQUIRED TO CONFORM TO THE REQUIREMENTS OF THE HOUSING AUTHORITY.

4. THE CONTRACTOR SHALL PROVIDE AND ENSURE USE AND FOURTEEN-Day NOTICE TO THE OWNER, DIRECTLY OR THROUGH THEIR AGENT, OF ANY ADDITIONAL WORK REQUIRED TO CONFORM TO THE REQUIREMENTS OF THE HOUSING AUTHORITY.

CONCRETE AND STEEL REINFORCEMENT:

1. ALL CONCRETE SHALL BE CMU, CMU, CMU, AND SHALL ACHIEVE A DESIGN STRENGTH OF 2,000 PSI, AS PER THE REQUIREMENTS OF AASHTO T-58. CONCRETE SHALL CONFORM TO AASHTO T-2. CONCRETE SHALL CONFORM TO AASHTO T-2. CONCRETE SHALL CONFORM TO AASHTO T-2.

2. ALL REINFORCING STEEL SHALL BE CMU, CMU, CMU, AND SHALL ACHIEVE A DESIGN STRENGTH OF 2,000 PSI, AS PER THE REQUIREMENTS OF AASHTO T-58.

3. ALL REINFORCING STEEL SHALL BE CMU, CMU, CMU, AND SHALL ACHIEVE A DESIGN STRENGTH OF 2,000 PSI, AS PER THE REQUIREMENTS OF AASHTO T-58.

4. ALL REINFORCING STEEL SHALL BE CMU, CMU, CMU, AND SHALL ACHIEVE A DESIGN STRENGTH OF 2,000 PSI, AS PER THE REQUIREMENTS OF AASHTO T-58.

5. ALL REINFORCING STEEL SHALL BE CMU, CMU, CMU, AND SHALL ACHIEVE A DESIGN STRENGTH OF 2,000 PSI, AS PER THE REQUIREMENTS OF AASHTO T-58.

6. ALL REINFORCING STEEL SHALL BE CMU, CMU, CMU, AND SHALL ACHIEVE A DESIGN STRENGTH OF 2,000 PSI, AS PER THE REQUIREMENTS OF AASHTO T-58.

7. ALL REINFORCING STEEL SHALL BE CMU, CMU, CMU, AND SHALL ACHIEVE A DESIGN STRENGTH OF 2,000 PSI, AS PER THE REQUIREMENTS OF AASHTO T-58.
Disclaimer

This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department
CERTIFIED HOUSE NUMBERS
The House Numbers Contained on This Form are Herein Certified for Securing of Building & Utility Permits

Parcel ID: 010-013969
House Number: 450
Lot Number: N/A
Work Done: NEW

Project Name: VERIZON WIRELESS ANTENNA
Street Name: E 18TH AVE
Subdivision: INDIANOLA SUMMIT ADD
Complex: N/A

Owner: TALBOTT RICHARD A TR
Requested By: SBA NETWORK SERVICE (RANDY HARTMEYER)

Printed By: [Signature]
Date: 7/19/2016

SCALE: 1 inch = 100 feet
GIS FILE NUMBER: 9016755
October 7, 2016

James R. Hartmeyer
SBA Network Services
301 Main Street, Suite A
Zanesville, OH 43701

RE: Tower Site Colocation

Mr. Hartmeyer,

Verizon Wireless is planning to co-locate on the existing SBA owned tower situated on my property at 432 E. 18th Ave. (parcel #010-013969). I authorize you, as an employee of SBA Network Services and an Agent to Verizon Wireless, to make application for and to take the necessary actions to obtain the zoning approvals, variances and building permits required for this project.

Thank you.

[Signature]
Carol Talbott
For
Richard A. Talbott, Trustee (deceased)
442 E. Northwood Ave.
Columbus, OH 43201
**Board of Zoning Adjustment Application**

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

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**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 # __________________________

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) James R. Hartmeyer of (COMPLETE ADDRESS) SBA Network Services, 301 Main St, Suite A, Zanesville OH deposits 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 and their mailing addresses:

<table>
<thead>
<tr>
<th>NAME</th>
<th>COMPLETE MAILING ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Verizon Wireless</td>
<td>7575 Commerce Court, Lewis Center, OH 43035</td>
</tr>
<tr>
<td>SBA Communications</td>
<td>8051 Congress Ave., Boca Raton, FL 33487-1307</td>
</tr>
<tr>
<td>Richard A. Talbott, Trustee</td>
<td>442 E. Northwood Ave., Columbus, OH 43201</td>
</tr>
</tbody>
</table>

SIGNATURE OF AFFIANT  

Sworn to before me and signed in my presence this 11 day of October, in the year 2016.

SIGNATURE OF NOTARY PUBLIC  

Notary Seal Here

My Commission Expires

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