



REZONING APPLICATION

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

CITY OF COLUMBUS

Application #: 216-090 Date Received: 1/24/17
Application Accepted By: TD+MM Fee: \$4480
Assigned Planner: Assigned to Michael Maret; 614-645-2749; mj.maret@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 6091 CLEVELAND AVE. Zip 43231

Is this application being annexed into the City of Columbus [] Yes [X] No (select one)

if the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address 010-218942-00 / 010-104546-00

[] Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) CPD Requested Zoning District(s) LC4

Area Commission Area Commission or Civic Association: Northland Community Council

Proposed Use or reason for rezoning request: Uses permitted under Chapter 3356 C-4 (Commercial), and for the construction of a wireless communications facility as permitted in a C-4 district. (continue on separate page if necessary)

Proposed Height District: H35 Acreage 4.28

[Columbus City Code Section 3309.14]

APPLICANT:

Name Vertical Bridge Development II, LLC

Address 750 Park of Commerce Drive, Suite 200 City/State Boca Raton, FL Zip 33487

Phone # (412) 525-0014 Fax # N/A Email jcooper@verticalbridge.com

PROPERTY OWNER(S):

Name Marjorie L. Sebring

Address 3679 Santiago Drive City/State Westerville, OH Zip 43081

Phone # (614) 891-2883 Fax # N/A Email N/A

[] Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) [] Attorney [X] Agent

Name Mike Daubenmire, Fortune Wireless, Inc.

Address 6402 Corporate Drive City/State Indianapolis, IN Zip 46278

Phone # (317) 650-9704 Fax # (317) 472-1234 Email: mdaubenmire@ffi.net

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE [Signature] John E. Cooper, Jr

PROPERTY OWNER SIGNATURE [Signature] Marjorie L. Sebring

ATTORNEY / AGENT SIGNATURE [Signature] M. DAUBENMIRE (AGENT)

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

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

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

AFFIDAVIT

(See instruction sheet)

APPLICATION # 216-090

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Mike Daubenmire
of (1) MAILING ADDRESS 6402 Corporate Drive, Indianapolis, IN 46278

deposed 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) CERTIFIED ADDRESS FOR ZONING PURPOSES 6091 CLEVELAND AVE, COLUMBUS, OH 43231
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 1/23/17

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS
 Check here if listing additional property owners
on a separate page.

(4) Marjorie L. Sebring
3679 Santiago Drive
Westerville, OH 43081

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

Vertical Bridge Development II, LLC
(412) 525-0014

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

(5) Northland Community Council, Dave Paul - Development
Committee
P.O. Box 297836, Columbus, OH 43229

and that the attached document (6) 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 (7)

SIGNATURE OF AFFIANT

(8) [Signature]

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

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]

My Commission Expires:

Notary Seal Here



ANNETTE CRAIG
Notary Public
In and for the State of Ohio
My Commission Expires
December 20, 2020 expires six (6) months after date of notarization.

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

APPLICANT

Vertical Bridge Development
750 Park of Commerce Drive,
Suite 200
Boca Raton, FL 33487

PROPERTY OWNER

Marjorie L. Sebring
3679 Santiago Dr.
Westerville, OH 43081

AREA COMMISSION

Northland Community Council
c/o Dave Paul
P.O. Box 297836
Columbus, OH 43229

ATTORNEY/AGENT

Mike Daubenmire
Fortune Wireless, Inc.
6402 Corporate Drive
Indianapolis, IN 46278

**SURROUNDING PROPERTY
OWNERS**

Matthew McGee
6935 Margarum Bend
New Albany, OH 43054

Javad Samadi
1375 Home Acre Dr.
Columbus, OH 43229

Erna Realty Company LLC
6075 Cleveland Ave.
Columbus, OH 43231

J Wright Investments
2531 Tiller Lane
Columbus, OH 43231

Buckeye State Auto Sales
1661 E. Dublin Granville Road
Columbus, OH 43229

Paul Newlin
1400 Home Acre Dr.
Columbus, OH 43229

Bayberry Place Townhomes, LLC
4000 Smith Road, Suite 150
Cincinnati, OH 45209

New Merc LLC
4686 Scenic Dr.
Columbus, OH 43214

Richard Bell
1928 Dandridge Dr.
Columbus, OH 43229

Continental Builders Inc.
PO Box 654
New Albany, OH 43054

Juanita Bird
6060 Cleveland Ave.
Columbus, OH 43231

Sun Coast Properties LLC
66 S. Third Street
Columbus, OH 43218

Instalube & Tire Co, Inc.
2740 Courtright Road
Columbus, OH 43232

216 - 090

REZONING APPLICATION

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

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

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

MIKE DAUBENMIRE

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

SIGNATURE OF NOTARY PUBLIC

ANNETTE CRAIG

My Commission Expires

ANNETTE CRAIG

Notary Public
This Project Disclosure Statement expires six months after date of notarization.
In and for the State of Ohio

Notary Seal Here



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

An interest in land, said interest being over a portion of the following described parent parcel:

The following Real Estate situated in the County of Franklin in the State of Ohio and in the Township of Sharon and bounded and described as follows:

Being in Quarter Township No. 1, Township No. 2, Range No. 18, U.S.M. Lands, and being parts of the south half of Lot No. 6 as shown on a plat of a subdivision of a part of said Quarter Township of Record in D. B. 3, Page 11, Recorder's Office, Franklin County, Ohio.

First Tract:

Beginning at the southeast corner of said Lot No. 6 on the township line between Sharon and Blendon Townships (being the southeast corner of said Quarter Township); thence running west on the lot line 20 poles; thence north 8 poles; thence east 20 poles to the section and township line; thence south along the township line 8 poles to the beginning, containing one (1) acre of land.

Second Tract:

Beginning in the township and section line and 8 rods north of the Southeast corner of said Lot No. 6; thence west 20 rods; thence south 8 rods to the lot line; thence west on the lot line 20 rods for a corner; thence north 24 rods for a corner; thence east 20 rods; thence south 8 rods; thence east 20 rods to the section and township line; thence south along the township line 8 rods to the place of beginning; containing four (4) acres of land.

Third Tract:

Beginning at a stone in the center of the Harbor Road, the northeast corner of Quarter Township No. 4, Township No. 2, Range 18, United States Military Lands; thence south with the township line in the center of said road; 66 feet to a point; thence west on a line parallel with the Quarter Township line; passing an iron pin 25 feet from the center of said road, 660 feet to an iron pin; thence N. 66 feet to an iron pin in the Quarter Township line; thence east with said Quarter Township line, 660 feet to the place of beginning, containing one (1) acre of land.

LESS AND EXCEPT that portion of property conveyed to Frisch's Restaurant, Inc. from Marjorie L. Sebring and Marjorie L. Sebring, Trustee for George G. Sebring Trust by Warranty Deed dated April 12, 1995 and recorded April 18, 1995 in Deed Book 28873, Page D15.

AND BEING a portion of the same property conveyed to George G. Sebring and Marjorie L. Sebring from Charles Laver by Warranty Deed dated October 09, 1979 and recorded October 29, 1979 in Deed Book 3760, Page 282; AND BEING a portion of the same property conveyed to Marjorie L. Sebring and Marjorie L. Sebring, Trustee for George G. Sebring Trust from Estate of George G. Sebring, deceased by Certificate of Transfer dated April 15, 1988 and recorded May 11, 1988 in Deed Book 11570, Page H18 (Case No. 377,538).

Tax Parcel Nos. 010-218942-00, 010-104546-00

216-090

Said interest being over land more particularly described by the following description:

Insert metes and bounds description of area

216-090

LIMITATION TEXT

Proposed Zoning District: L-C-4 (Limited Commercial District)

Property Address: 6091 Cleveland Avenue

Property Owner: Marjorie L. Sebring

Applicant: Vertical Bridge Development II, LLC

Date of Text:

Application No:

1. Introduction: Applicant Vertical Bridge seeks to rezone the total 4.28-acre parcels located at 6091 Cleveland Avenue for those uses permitted under Chapter 3356 C-4 (Commercial), of the Columbus City Code. The Limitation Text below provides applicable limitations for the parcels located at 6091 Cleveland Avenue. The purpose of this rezoning and development is the construction of a wireless communications facility, as permitted in a C-4 District, and meeting a public necessity.

The development of the parcels falls under the development standards of the Northland Plan (Area 13) that recommends upgrading development quality through limited zoning and appropriate development standards.

2. Permitted Uses: Those uses permitted by Chapter 3356 C-4 (Commercial), of the Columbus City Code, excluding the following uses:

- Bars, Cabarets, and Night Clubs;
- Automotive accessories, parts, and tire sales;
- Pawn Brokers;
- Motor bus terminals;
- Check cashing and loan businesses
- Missions/temporary shelters;
- Parking lots and garages allowed in Chapter 3356.05 of the Columbus City Code;
- Hotels and motels, except for those hotels greater than once story and with three or fewer main access points for hotel guests;
- Extended stay hotels;
- Limousine and taxi services;
- Motorcycle and boat dealers;
- Truck, utility trailer, and recreational vehicle sales, rental and leasing;
- Automotive maintenance and repair, except as associated with an automotive sales operation;
- Employment Services and Placement Agencies;
- Blood and Organ Banks; and
- Halfway Houses

In the case of automotive sales, leasing, and rental, used automobiles may be sold only in connection with new automobiles.

216090

In the case of Bars, Cabarets, Night Clubs, the exclusion would not affect the existing bar known as the Garden Inn currently operating on the parcel at 6091 Cleveland Avenue as a non-conforming use.

3. Development Standards: Unless otherwise indicated, the applicable development standards are contained in Chapter 3356 C-4 (Commercial), of the Columbus City Code.

A. Density, Height, Lot, and/or Setback Commitments: Standards are per the underlying zoning classification contained in Chapter 3356 C-4 (commercial), of the Columbus City Code per the limitations set forth below:

- i. For wireless communication facilities, the maximum height shall be 65 feet.
- ii. If redevelopment would on this site that includes the demolition of the building, right-of-way of 120' from the centerline along the Cleveland Avenue frontage shall be dedicated to the City of Columbus. The provisions of the preceding sentence shall not apply if an existing building or existing parking area within this future right-of-way dedication area would still be present upon redevelopment.

B. Access, Loading, Parking and/or other Traffic related commitments.

- i. Primary access to the property will be from Cleveland Avenue.

C. Buffering, Landscaping, Open Space and/or Screening Commitments.

N/A

D. Building Design and/or Interior-Exterior Treatment Commitments.

N/A

E. Lighting, Outdoor Display Area, and/or Environmental Commitments.

N/A

F. Graphics and Signage Commitments.

- i. All graphics shall conform to Article XV of the Columbus City Code, as it applies to the C-4 Commercial District. Any variance to the applicable requirements of the C-4 district shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous.

- i. The development of a wireless telecommunications facility shall be permitted, including a monopole tower of a height not to exceed 65' and associated support structures and facilities, as depicted on the site plan attached hereto as Exhibit "A" and made part hereof, on the southern part of parcel 010-218942-00 more particularly described in Exhibit "B" attached hereto and made a part hereof.

- ii. The Wireless telecommunications facility shall be developed in accordance with the overall site plan, enlarged site plan, and tower elevation drawing, collectively referred to as (Exhibit A). The

216-090

site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any slight adjustment to the plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his or her designee upon submission of the appropriate data regarding the proposed adjustment.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or other authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors, and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter, or modify any more restrictive provision of the Columbus City Code.

Signed:

Marjorie L. Sebring

Vertical Bridge Development II, LLC.

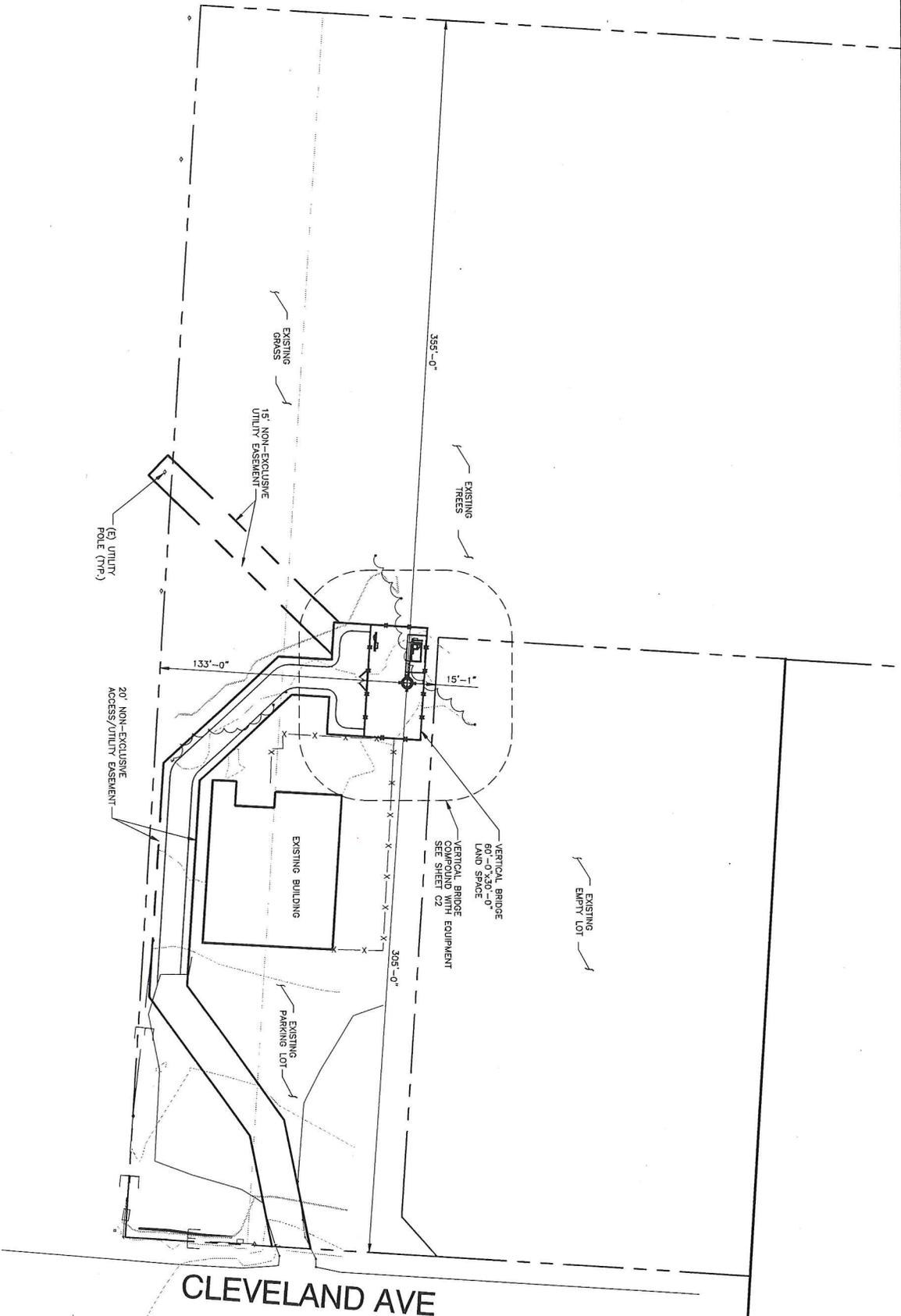
By: _____

By: _____

Date: _____

Date: _____

216-090



OVERALL SITE PLAN
SCALE: 1"=50'-0"

CLEVELAND AVE

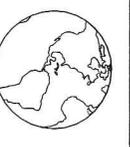
verticalbridge

PROJECT INFORMATION:
BEECHCROFT HS
US-OH-5174
6091 CLEVELAND AVE.
COLUMBUS, OH 43231

EQUIPMENT ISSUE DATE:
11/29/18

ISSUED FOR:
LEASE EXHIBIT

REV: DATE: ISSUED FOR: BY:
A 11/29/18 GNS



FORTUNE WIRELESS INC.
6402 CORPORATE DRIVE
INDIANAPOLIS, IN 46278
(317) 532-1374
974 CORPORATE CENTER DRIVE
INDIANAPOLIS, IN 46278

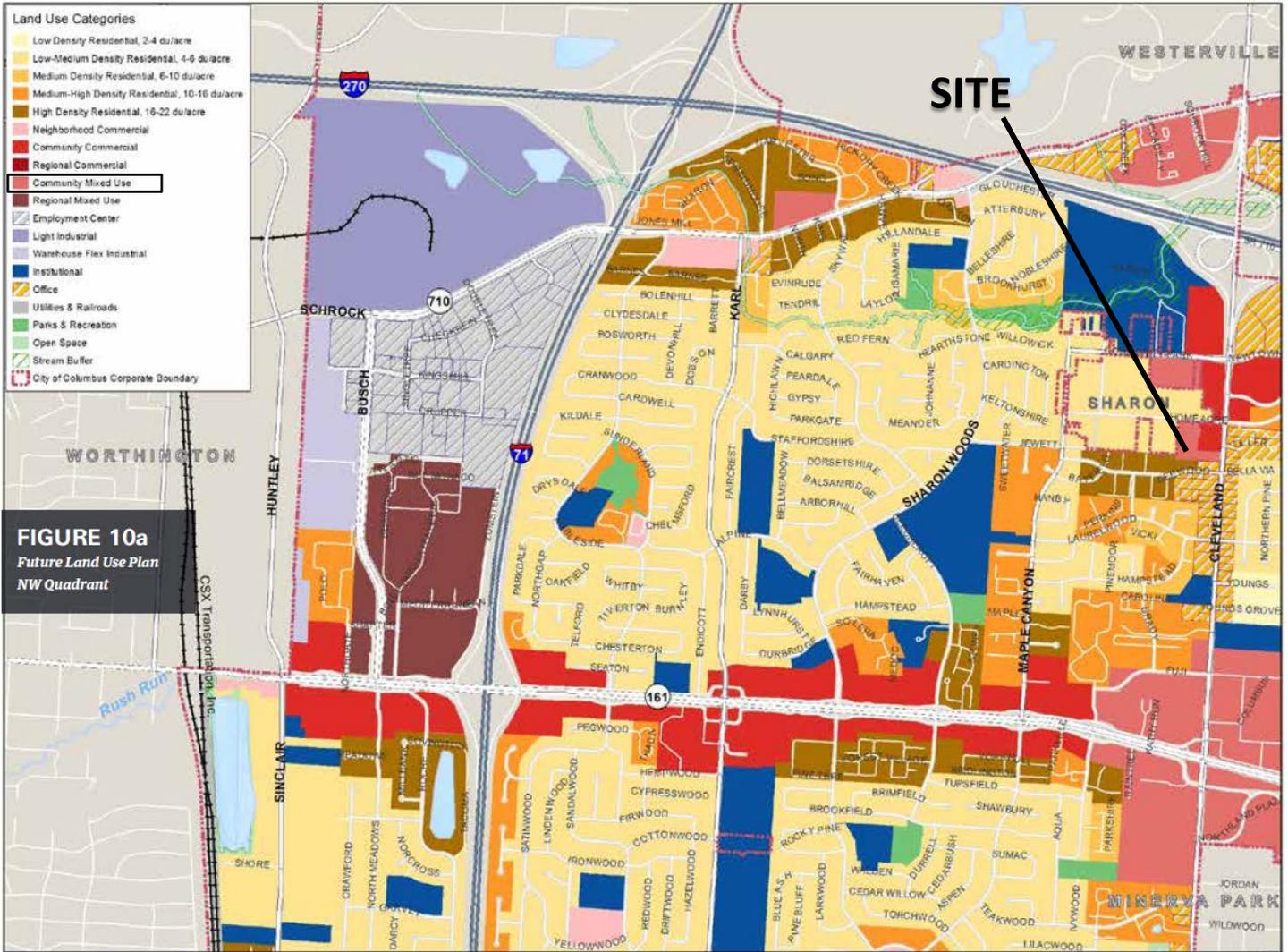
DRAWN BY: CHK: APR: GNS
GNS DEK DEK DEK

216-090

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER: REVISION:
C-1 A

Northland I Area Plan
 "Community Mixed Use" Recommended



Z16-090
 6091 Cleveland Avenue
 Approximately 4.28 acres
 CPD to L-C-4



Z16-090
6091 Cleveland Avenue
Approximately 4.28 acres
CPD to L-C-4