

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

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

OFFICE USE ONLY

Application Number: CV 17-002 Date Received: 1/24/17

Application Accepted by: TD + MM Fee: \$1,600

Assigned Planner: Kelsey Priene: kpriene@columbus.gov; 614-645-1341

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes): 3220 Lowell Dr. 010238014 Zip: 43204

Is this application being annexed into the City of Columbus? Select one: ☐ YES ☒ NO

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: 010-238014-00

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

Current Zoning District(s): R - Rural

Area Commission or Civic Association: Greater Hilltop Area Commission

Proposed Use or reason for Council Variance request:
monopole telecommunication tower

Acres: 0.083

APPLICANT:

Name: Capital Telecom Holdings LLC Phone Number: 973-425-0606 Ext.: 108

Address: 1500 Mt. Kemble Ave., Suite 203 City/State: Morristown, NJ Zip: 07960

Email Address: SVonrein@capitaltelecom.com Fax Number: _____

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

Name: Potter's House Church of God (Jerry Davis) Phone Number: 614-203-4978 Ext.: _____

Address: 3220 Lowell Dr. City/State: Columbus, OH Zip: 43204

Email Address: jdavis@pottershouse.org Fax Number: _____

ATTORNEY / AGENT (Check one if applicable): ☒ Attorney ☐ Agent

Name: Justin Whelan, Buckley King LPA Phone Number: 216-363-1400 Ext.: _____

Address: 600 Superior Ave. E., #1400 City/State: Cleveland, OH Zip: 44114

Email Address: whelan@buckleyking.com Fax Number: 216-579-1020

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

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE [Signature]

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 checks payable to the Columbus City Treasurer

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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):

Application is for three (3) variances from requirements outlined in the City of Columbus Zoning Code.

1. A use variance as allowed under Section 3307.10(B) from Section 3332.02 to permit a necessary monopole wireless telecommunication tower in a Rural District.

2. A height variance as allowed under Section 3307.10(A) to permit a 155-foot monopole wireless telecommunications facility in an R-rural District which has a height limit of 35 feet under Section 3332.29, thereby varying the requirement by 120 feet.

3. A setback variance as allowed under Section 3307.10(A) from Section 3389.14(B)(5) to permit a setback from Residential District of 100% of the tower height.

Please see Exhibit A for a detailed explanation of the need for these variances.

Signature of Applicant



Date

1/20/17

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Exhibit A

Alternate Site Analysis & Radio Frequency Justification



Friday December 02, 2016

Re: Radio Frequency Justification for New Communications Facility

Applicant: New Par, d/b/a Verizon Wireless

Site Location:

Verizon Wireless Site Name: Valley View West

Dear Board of Zoning Appeals:

Verizon Wireless appreciates this opportunity to elaborate on the need for a wireless communications facility in the City of Columbus, and explain why the proposed site was chosen to remedy a significant service capacity gap in this part of the City.

Verizon Wireless was issued a Certificate of Public Convenience and Necessity from the Public Utilities Commission of Ohio on December 31, 1996. As a public utility, Verizon Wireless provides an essential service to individuals and businesses, subject to the jurisdiction of the Federal Communications Commission (FCC). Verizon Wireless is licensed by the FCC to build and operate a wireless communications network. Our licenses include, among others, the 700/850MHz band (low band), and the 1900/2100 MHz or PCS/AWS band (high band). The different performance characteristics of these two frequency bands are important to an understanding of what it is that Verizon Wireless is seeking to accomplish with this site, and are discussed below.

Background. The Verizon Wireless' communication system - and indeed all carriers' wireless communications systems - relies on an overlapping and interconnected network of individual antenna sites. Individual sites, like the one under consideration here, consist of antennas mounted on a support structure. The radios and other electronic equipment that are needed to make wireless communications work are typically located at the base of the antenna support structure. These antenna sites transmit and receive wireless communications signals to and from mobile wireless handsets or similar data devices. Individually, these communications facilities have a limited coverage area.

The extent of the coverage depends on several factors, including antenna height, local topography, proximity and height of other adjacent antenna installations, and localized customer usage demands. When linked electronically to form a network however, individual antenna sites operate to deliver a seamless wireless communications service

CV 17-002

to individuals, businesses, and government. The “seamless” part is important, even crucial, to understanding the need for this new proposed site.

Without overlapping coverage and capacity reserve calls can’t be completed. The locations of antenna sites are therefore carefully thought out, and selected to be located as far apart as is consistent with the number of customers in the service area, while still being close enough to “hand off” a call or data session from one tower to the next, without dropping the call.

To be effective, any new antenna facility must first be integrated into the existing network, so that it can transmit, receive, and offload traffic to and from its surrounding sites without interference. The requirement that any new site must be able to perform a call “handoff,” as when a motorist drives from one coverage area into another, is absolutely essential. If a call or data session cannot be handed off, the site is useless as a network component¹.

This brings us to consideration of the new proposed site. This facility is intended to address two pressing service problems, problems that cannot be solved merely by re-engineering our existing antenna sites: the 700 capacity problem and the 2100 AWS coverage problem.

700 MHz Capacity Problem. The first problem is one of capacity. Briefly put, although other existing antenna sites were in the past able to serve this area, they can no longer do so efficiently because the number of customers has grown enormously over the past few years. As problems go, a large and growing customer base is a good one to have, but it also means that local demand for wireless services is starting to exceed the capacity of Verizon’s existing sites in this area. Verizon monitors all cell site traffic daily and designs new cell sites to eliminate capacity saturation.

Call Blocking. When a wireless network reaches the maximum number of connections it can handle at one time, the service area is saturated, and new calls or data sessions can’t get through. This is known as “Call Blocking”. Call blocking most often occurs during high demand periods, such as emergencies, snow storms and social events, but as the customer base in a given area grows, call blocking starts to occur more often. The logical solution to cure call blocking is to add capacity by adding more carriers or call channels. In this case, the existing cells surrounding this area have already had the maximum number of radios added; however this has not kept up with demand. The demand for wireless service continues to increase, and adding more radios is no longer possible. Simply put, the cell sites surrounding this area have become saturated.

Adding capacity to relieve call blocking in areas where the existing cell sites are at their maximum capacity requires more extensive measures, such as cell splitting, or band hopping.

¹ The requirement that local government affirmatively consider the wireless communications needs of all persons in its jurisdiction, including motorists, is found in the 1996 amendments to the Telecommunications Act (47 USC §332).

Cell Split. A cell split does exactly what the phrase implies: it splits an existing coverage area so that the network can redirect calls away from existing, overloaded sites, to the new cell site instead. By dividing the call volume among a larger number of sites, the call volume processed by each individual site is reduced to a level that the equipment can effectively manage during peak call periods, thereby enabling everyone's calls and data sessions to be completed, without blocking or interruption.

Band Hopping. The second capacity enhancement measure is band hopping. When a site reaches its capacity limit on an existing frequency band, the mobile device will scan other frequency bands and initiate the call or data session on a less congested band.

2100 MHz AWS Coverage Problem. The huge increase in demand for wireless services, in particular the exponential increase in demand for mobile data services, requires the use of all of the applicant's licensed frequencies in this area, which in this instance means both the 700/850 MHz (low band) and 1900/2100 MHz frequency bands (high band). The problem is that the high band has less "propagation power" compared to the low band. The 2100 MHz wavelength is physically shorter than the 700 MHz wavelength. In practice, shorter wavelength high band frequencies provide much less coverage distance compared to the lower frequency bands. In many cases, the 2100 MHz band is so limited in terms of propagation power that only persons who are in a direct line-of-sight to the antennas will be able to connect to the national telephone system. In order to create a network using the 2100 MHz frequency band, the antenna sites must therefore be physically closer to each other than sites in the 700 MHz network in order to perform call handoffs between cells. Because this frequency band has to be able to "see" its service area, the coverage area for each 2100 MHz cell must be physically **smaller** for the network to interconnect, and to provide the same level of reliability that lower frequency bands provide.

The 2100 MHz frequencies also have a significant performance disadvantage, in that these frequencies have a limited ability to provide in-building penetration. Depending on building construction (whether wood, or brick, or steel), 2100 MHz frequencies experience substantial progressive signal degradation compared to in-building penetration by 700 MHz frequencies. The in-building penetration problem is a critical design and performance issue.

In the case of the proposed new cell site, the existing Verizon Wireless network was originally designed for 700/850 MHz (low band) since Verizon did not initially own the high frequency bands, and the cell sites in this area are therefore spaced too far away from one another to implement an effective 2100 MHz network by just adding 2100 MHz frequencies to the existing sites. Not just the downlink (cell site to mobile device), but even more critical is the uplink (mobile device to cell site) that is limited by cell site distances due to the high bands signal propagation characteristics and the limited uplink power a phone or data device can transmit. In this case, overlaying 2100 MHz to allow "band hopping" poses serious design problems.

The inherent limitations in the physics of electromagnetic signal propagation and absorption in these frequency bands are unalterable facts. In this case these limitations and the implementation of the technical solutions discussed above will require construction of a new antenna site. To accomplish this, Verizon Wireless is proposing a new cell site at the location previously mentioned. This new site is critical to our efforts to relieve call blocking by closing the growing service capacity gap in this part of the city, and to restoring reliable wireless communication service to the people living, working, and traveling through this area.

The Proposed Valley View West Site. A significant wireless network service capacity gap exists in the City of Columbus area as well as, the surrounding areas which negatively affects substantial numbers of wireless users throughout the area. Verizon Wireless radio frequency engineers have worked hard to identify the optimum location and height at which antennas should be placed to connect with the existing network in order to accommodate growing customer demand, to avoid interference and coverage overlap with other wireless communications sites, and to close this growing service capacity gap.

The Search for Existing Wireless Towers. Before proposing this new tower site, Verizon Wireless first evaluated whether any existing towers or other tall structures might be technically feasible for coverage purposes, and suitable for collocation.² We found no existing telecommunications towers in the area of need that will fill Verizon's needs based both on a network coverage/capacity basis and also on a construction feasibility basis. If a tower is too far outside of the desired location, only one sector of a three sector site has the possibility of offloading capacity from the surrounding sites. In addition, the area along west of Wilson Rd, are unacceptable locations for this ring solution from a radio frequency perspective due to existing Verizon Wireless' sites to the west. The proposed Valley View West location is located such that all 3 sectors will work to offload the busy sectors of the surrounding sites.

Because there are no other technically feasible collocation sites available nearby, this location was sought for construction of a new cell site. In this instance, the only technically feasible parcel with adequate land space available for hosting an antenna site on reasonable terms was determined to be this location.

Coverage plots: Verizon typically provides before and after coverage plots for a new proposed cell site to show the coverage increase due to the new site. However, this proposed new cell site is a capacity offload site and not a coverage site.

² Verizon Wireless is committed to collocation and regularly locates its equipment on existing towers and buildings. Collocation on existing tall structures saves time and money compared to building a new tower. Reciprocally, Verizon Wireless encourages in-bound collocation on its towers by third-party applicants, offering tower space on a first come, first served basis, at competitive, non-discriminatory rents, so long as such shared use does not interfere with any other tower tenant's equipment or operations, and provided the applicant's equipment is installed in accordance with the requirements of the Ohio Building Code, and maintained in accordance with the requirements of the Federal Communications Commission.

Before and after coverage plots will offer no relevant data to show a new cell site is needed. The capacity limited sites surrounding the areas described earlier are approaching an LTE 4G data capacity limit and need a new cell site to split up the data demand.

Optimum Location. The proposed antenna site at Valley View West is the optimum location to close the service capacity gap in this area. This location offers sufficient geographic separation from existing towers for the effective handoff of wireless traffic to and from existing sites, and to close the service capacity gap in the surrounding area. Changing the proposed site's location will alter the signal propagation path, and will compromise the coverage area needed to provide wireless service to the residences and motorists in the surrounding area.

Verizon Wireless therefore respectfully submits that the optimum location for the proposed new tower is at 39-58-24.6 / -82-05-30.00. This proposed site is at the optimum location, balancing the need for a new site against the minimum height needed to close the service capacity gap. The proposed location will allow Verizon to close the capacity gap around lake and the surrounding areas. This location uses an antenna height that is the minimum height required and will provide the best solution to serve the requirements of the area. Without the proposed site, people in this area will continue to experience call blocking, poor data performance and poor signal coverage, preventing them from wirelessly connecting to the national telephone system, as well as enhanced 911 emergency services.

Confirmation of Continued Regulatory Compliance. The applicant affirms that the wireless communications facility proposed at this site has been designed and will be constructed and operated in accordance with all federal, state and local regulations applicable to such facilities. Verizon Wireless affirms it and its licensed operating units will operate exclusively within the frequencies and service areas licensed to it by the Federal Communications Commission. Verizon Wireless further affirms that it will operate its facility in conformance with all applicable federal requirements for controlling public and worker exposure to radiofrequency energy.

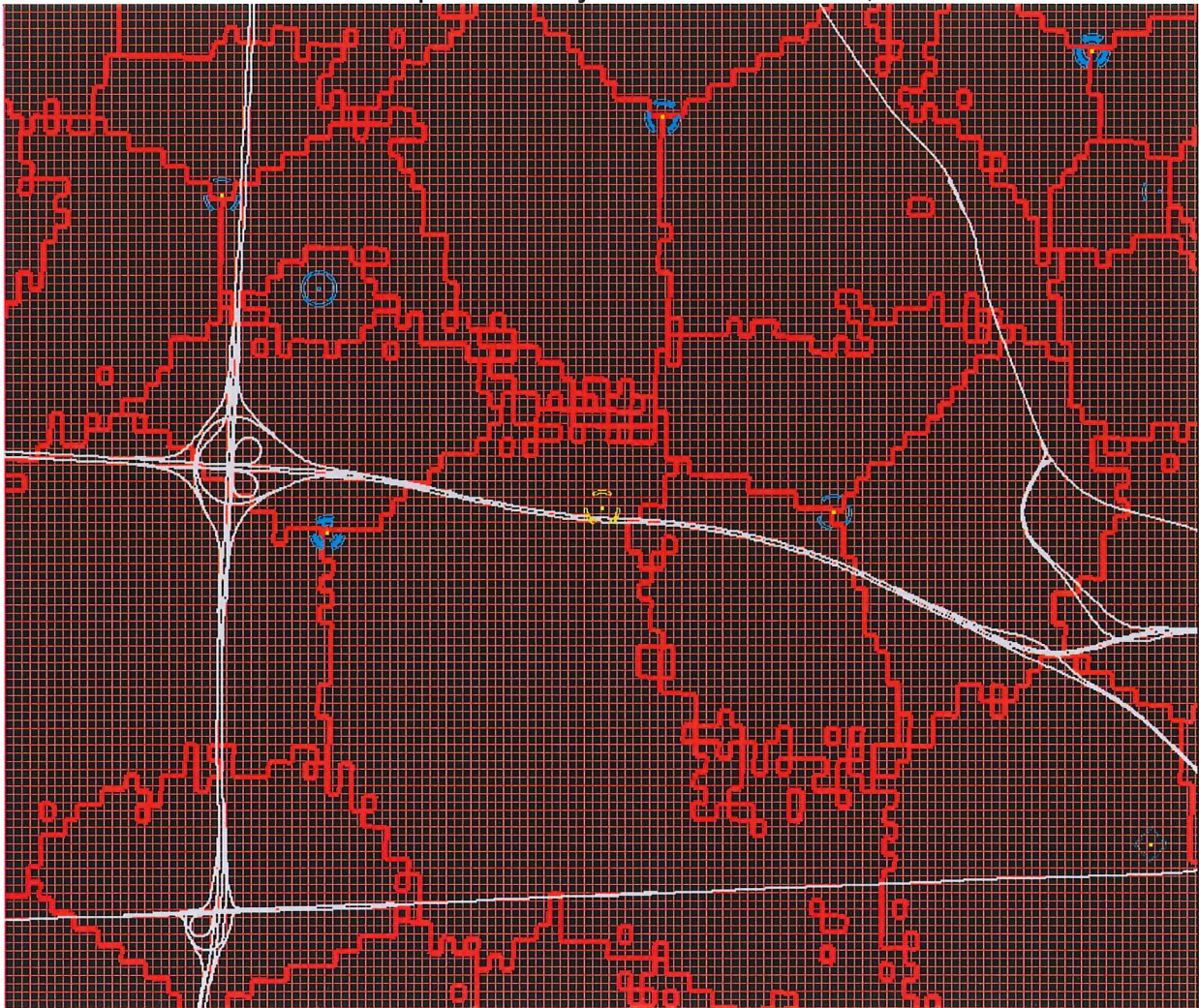
Sincerely,

Patrick Chanea
Engr III CsIt-RF
NET-System Performance
Verizon Wireless



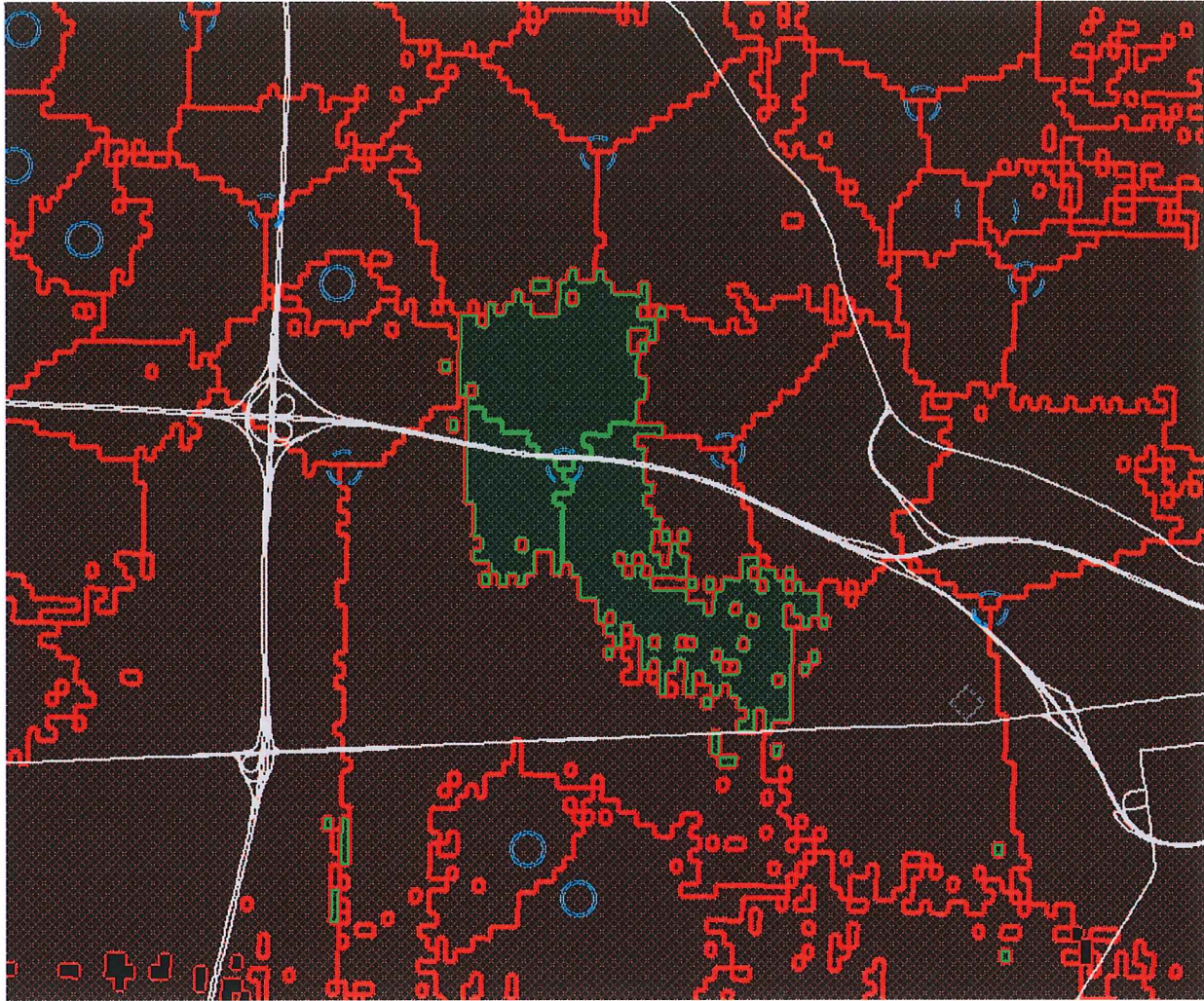
CU17-002

Without Proposed Valley View West – RSRP, dBm

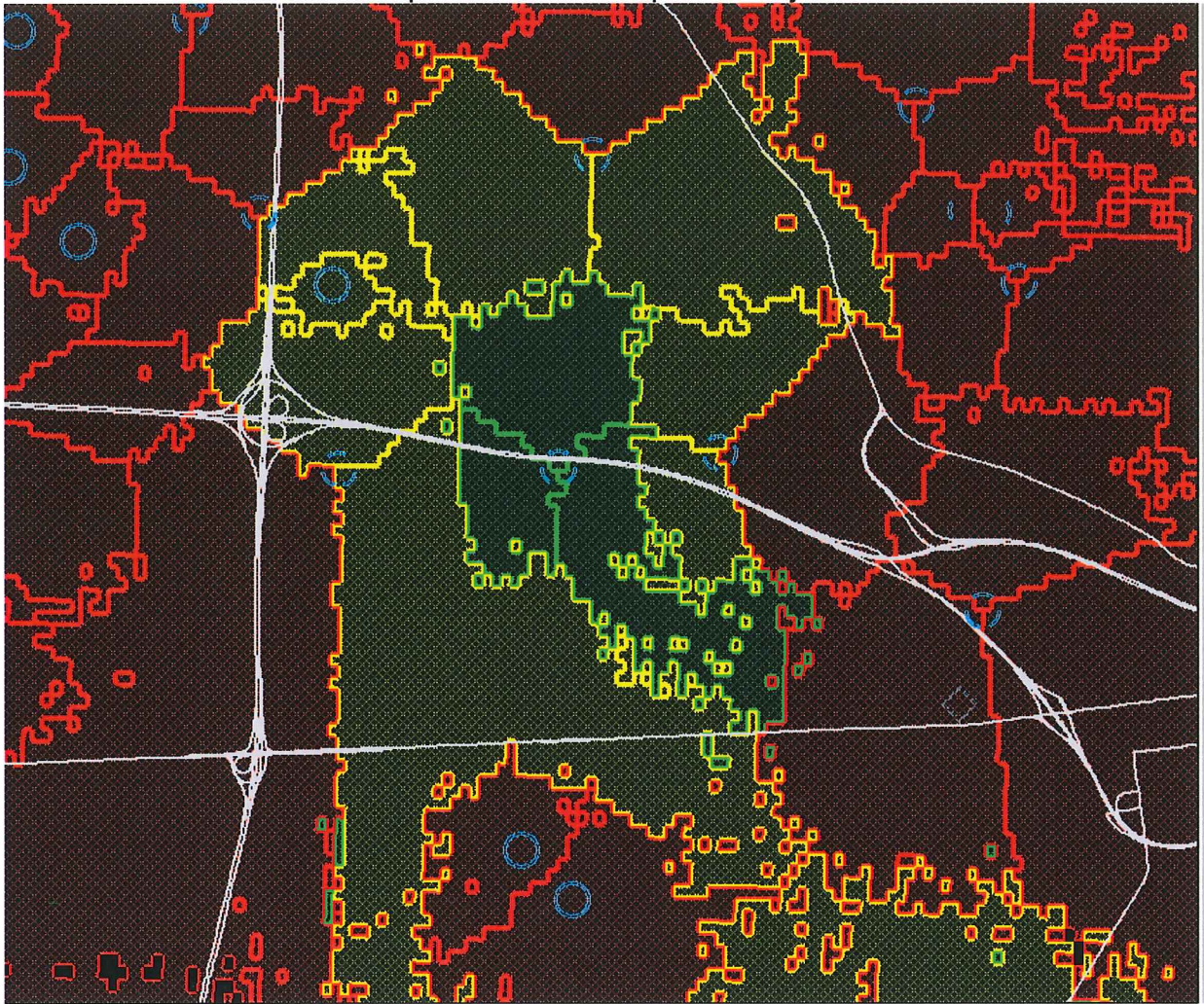


CU 17-002

With Proposed Valley View West – RSRP, dBm



Impact Sector w/Proposed Project



CU17-002



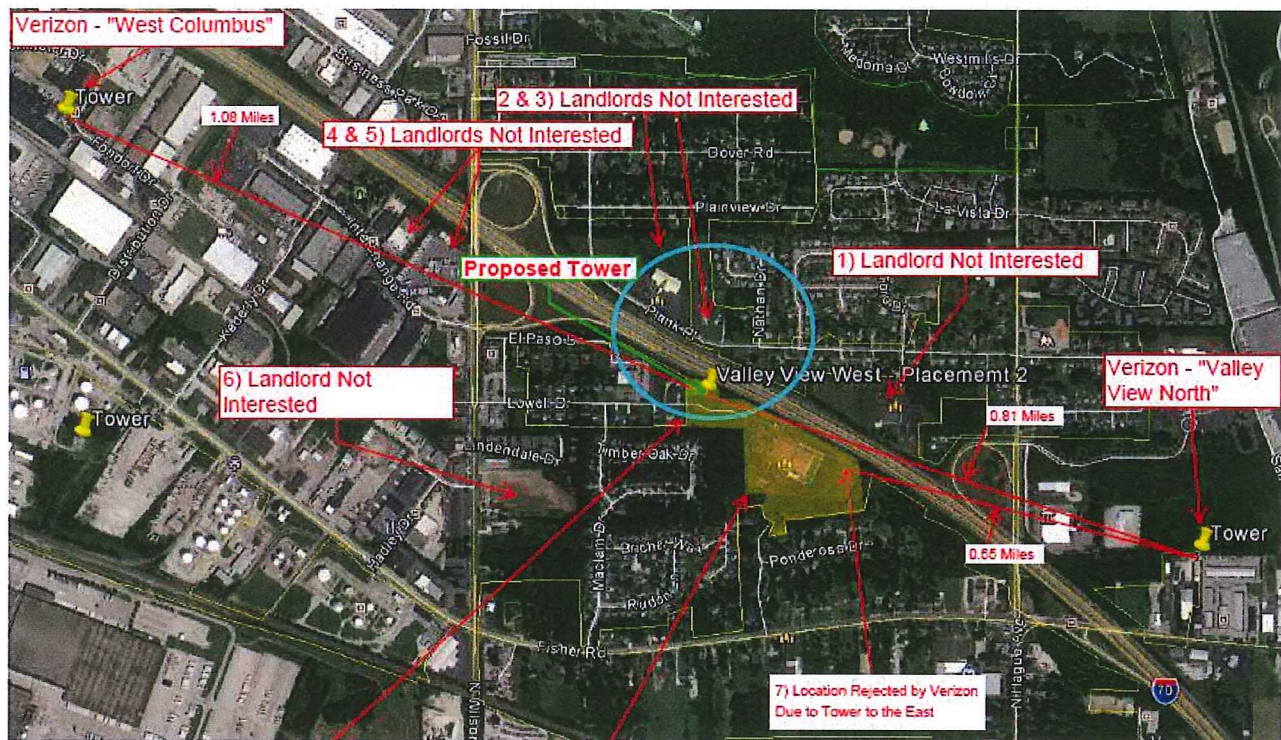
Capital Telecom/Verizon – Columbus, OH (Valley View West) – Alternate Site Analysis

Verizon Wireless is currently experiencing capacity, blocking, and signal strength issues in a 0.75 mile radius surrounding the proposed communications site on Lowell Dr. in Columbus. The properties discussed below were investigated for siting a potential new wireless facility to solve Verizon Wireless' need in this area. The aqua blue oval indicates the Verizon search area. The search area was developed to identify the location in which a tower must be placed to provide capacity relief to existing communications facilities that are located approximately one mile away in all directions. The proposed location, highlighted in yellow on the map below, is centrally located based on property availability and designed to address capacity, blocking and signal strength problems at the surrounding wireless facilities and to serve the heavy customer demand in this dense residential and commercial area, and along I-70. Based on surrounding towers, a new facility on Lowell Dr. will resolve Verizon's current and projected network issues in the area.

Location Analysis:

The sites below were chosen for review based on their zoning designation, proximity to the search area, appropriateness, and compliance with the City's zoning code.

1. 1001 Vera Place (The Church Triumphant): The church was not interested in leasing us space on this property.
2. 3308 El Paso Dr. (Embassy of God Church): The church was not interested in leasing us space on this property.
3. 3330 El Paso Dr. (Body of Christ Tabernacle): The church was not interested in leasing us space on this property.
4. 3600 Interchange Rd (Pilot/Flying J): Landlord was amenable, but there was no space on the property for a tower.
5. 3640 Interchange Rd (Grainger): The Landlord was not interested in leasing us space on this property.
6. 782 N. Wilson Rd (Cristo Rey Ministries): A new church is being developed on this property and there was no space available for a tower.
7. 3220 Lowell Dr. (Potters House Church of God): The east side of this property was rejected by Verizon radio frequency engineers due to its close proximity to an existing Verizon site located at 2860 Fisher Rd. The proposed tower location on the west side of the property was approved by the landlord and Verizon radio frequency engineers.



Verizon Search Ring

3220 Lowell Dr, Columbus OH 43204

Area Analysis

The search ring for this proposed site is rather small, about tenth of a mile, due to the existing Verizon Wireless sites .81 miles east ("Valley View North") and 1.08 west ("West Columbus") of the proposed tower site. The properties within a third of a mile of our proposed site are predominantly single family residential with the exception of a handful of churches and I-70. More than half a mile north and south of the proposed site are also single family residences. The closest commercial properties are along North Wilson Rd a little more than a third of a mile west of our proposed site. Several properties were investigated along, and west of, North Wilson Rd with no success. We ran into unwilling landlords and properties with insufficient space for a cell tower. Additionally, as we moved west from North Wilson Rd we approached an existing Verizon Wireless site located along Fondorf Drive as indicated on the map above. In reality, a new site along North Wilson Rd would not work for Verizon due to the distance from Verizon's existing "West Columbus" site.

Conclusion

Capital Telecom and Verizon Wireless investigated several potential sites, both inside and outside the search area, within a .33 mile radius of the center of the search area. There were no existing telecommunications towers or tall structures that could be utilized for collocation. As discussed above, the proposed site parcel offered the best available location to resolve the coverage and capacity issues in this area.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Scott Von Rein", is written over a horizontal line.

Scott Von Rein
Sr. Director of Site Development
Capital Telecom

1/20/17
Dated

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

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

AFFIDAVIT (See instruction sheet)

Application Number: CV17-002

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Justin W. Whelan

of (1) MAILING ADDRESS Buckley King LPA, 600 Superior Ave. E. #1400, Cleveland, OH 44114

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 3220 Lowell Dr., Columbus, OH 43204

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 1/24/17

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Potter's House Church of God, f/k/a El Paso Drive Church of God
3220 Lowell Dr., Columbus, OH 43204

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

Capital Telecom Holdings LLC
973-425-0606, ext. 108

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

(5) Greater Hilltop Area Commission, c/o Greg Large
P.O. Box 28052
Columbus, OH 43228

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)

☒ Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT

[Signature]

Sworn to before me and signed in my presence this 23rd day of January, in the year 2017

(8) SIGNATURE OF NOTARY PUBLIC

Heather E. Heberlein

HEATHER E. HEBERLEIN, Atty.
My ~~NOTARY PUBLIC~~ STATE OF OHIO
My commission has no expiration date
Section 147.03 O.R.C.

Notary Seal Here

This Affidavit expires six (6) months after the date of notarization.

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

APPLICANT
Capital Telecom Holdings LLC
1500 Mt. Kimble Ave., Suite 203
Morristown, NJ 07960

PROPERTY OWNER
Potter's House Church of God
f/k/a El Paso Drive Church of God
3220 Lowell Drive
Columbus, OH 43204

ATTORNEY
Justin W. Whelan
Buckley King LPA
600 Superior Ave. E., #1400
Cleveland, OH 44114

AREA COMMISSION
Greater Hilltop Area Commission
c/o Greg Large
P.O. Box 28052
Columbus, OH 43228

ATKINSON ADAM
ATKINSON DANIELLE
3344 TIMBER OAK DR
COLUMBUS OH 43204

BOWMAN LAURAL L H
HEINZE KYAL C
13 GRANGE AVE
MOUNT VERNON OH 43050

BROWN STEPHEN R
PATRICIA L
3362 TIMBER OAK DR
COLUMBUS OH 43204-4100

BUTTRICK GEORGE W
BUTTRICK GEORGE W LE, GEORGE
KIMBERLY K TR RMDR
3292 LOWELL DR
COLUMBUS OH 43204

CORSMEIER DONALD J
3181 PONDEROSA DR
COLUMBUS OH 43204

CREEGER LLOYD
3250 PONDEROSA DR
COLUMBUS OH 43204

ERWIN WILLIAM A
ERWIN REBECCA
3312 BRICHAR WY
COLUMBUS OH 43204

FOOR BRUCE A
808 GLADSTONE AVE
COLUMBUS OH 43204

GAMBOA LUIS A SR
FRAGA MARIA I SALGADO
32478 PONDEROSA DR
COLUMBUS OH 43204

HERRICK JOSEPH M
HAENSZEL CAROL D
3337 TIMBER RUN DR
COLUMBUS OH 43204

HOGLUND EVELYN M
3338 TIMBER OAK DR
COLUMBUS OH 43204

JONES MARK
3238 PONDEROSA DR
COLUMBUS OH 43204

KATRIS GEORGE K & MARY E
3378 TIMBER OAK DR
COLUMBUS OH 43204-4100

KIRBY JUDITH L
KIRBY MATTHEW R
3370 TIMBER OAK DR
COLUMBUS OH 43204

LINDBERG WILLIAM S
KAREN L
3316 TIMBER OAK DR
COLUMBUS OH 43204

LOWRY DEBRA S
816 GLADSTONE AVE
COLUMBUS OH 43204

LUCKETT SHONDALE M
3216 PONDEROSA DR
COLUMBUS OH 43204

MCCLAIN DANIEL S L
3320 TIMBER OAK DR
COLUMBUS OH 43204

MOORE NORMAN C
MOORE SHARON K
815 GLADSTONE AVE
COLUMBUS OH 43204-4123

MURPHY DAVE M
MURPHY RUTH K
431 N RICHARDSON AV
COLUMBUS OH 43204

NEEDLE LLC
MTK INVESTMENTS LLC
634 BEAR RUN LN
LEWIS CENTER OH 43035

PAYNE JAMES A JR
PAYNE MARY D
1079 WOODSIDE TRAIL DR
TROY MI 48085

PETIT BRIAN
PETIT AUDREY
3343 TIMBER RUN DR
COLUMBUS OH 43204-4119

PHILLIPS JOSEPH F
MARCUM RUTH E
3290 PONDEROSA DR
COLUMBUS OH 43204

CW17-002

SMITH STEPHEN K & ANN M
3356 TIMBER OAK DR
COLUMBUS, OH 43204

STOKES DEWEY R
STOKES FLORENCE M
750 WILLOW BEND LN
COLUMBUS OH 43204

TAKACH MICHAEL S JR
3324 BRICAR WAY
COLUMBUS OH 43204

UNTHANK BRITTANY L
3326 TIMBER OAK DR
COLUMBUS OH 43204

VARIANO DANETTE GOLIS
7363 W SUNSET MOUNTAIN DR
TUCSON AZ 85743

WASEM TIMOTHY M TR
3303 LOWELL DR
COLUMBUS OH 43204

The Ohio Department of Transportation
Re: PPN 425-272428-00
1980 West Broad Street
Columbus Ohio 43223

CV17-002

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.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 # CV17-002

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Justin W. Whelan

of (COMPLETE ADDRESS) Buckley King LPA, 600 Superior Ave. E. #1400, Cleveland, OH 44114

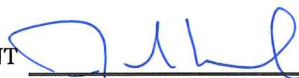
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

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. Capital Telecom Holdings LLC 1500 Mt. Kimble Ave., Suite 203 Morristown, NJ 07960 [# of Columbus Based Employees: 0] Contact: Scott Von Rein, 973-425-0606, ext. 108	2. Potter's House Church of God 3220 Lowell Dr. Columbus, OH 43204 # of Columbus Based Employees: 41 Contact: Jerry Davis, 614-286-5020
3. New Par, d/b/a Verizon Wireless One Verizon Way, Mail Stop 4AW100 Basking Ridge, NJ 07920 Contact: Christopher Shellito (440)915-7079.	4.

☐ Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT



Sworn to before me and signed in my presence this 23rd day of January, in the year 2017

Notary Seal Here

Heather E. Heberlein

SIGNATURE OF NOTARY PUBLIC

HEATHER E. HEBERLEIN, Atty.
My Commission Expires
My commission has no expiration date
Section 147.03 O.R.C.

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Please make checks payable to the Columbus City Treasurer



City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010238014

Zoning Number: 3220

Street Name: LOWELL DR

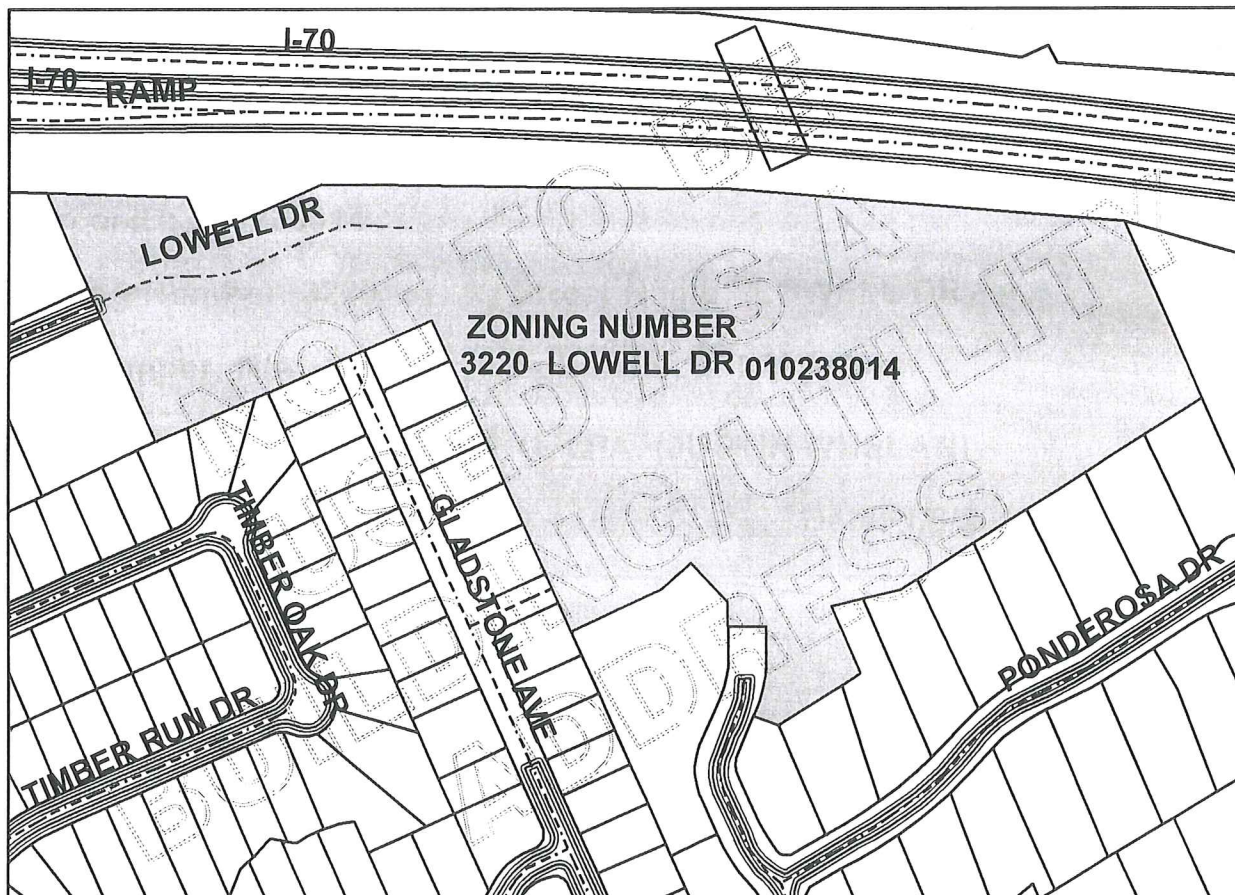
Lot Number: N/A

Subdivision: N/A

Requested By: BUCKLEY KING, LPA. (JUSTIN WHELAN)

Issued By: *Edyana Amarian*

Date: 1/6/2017



FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 300 feet

GIS FILE NUMBER: 82038

CV17-002

LEASE AREA

This is a description for Capital Telecom Holdings LLC of a Lease Area from the lands of El Paso Drive Church of God (the Grantor) as recorded in (OR 24427, pg.F10) {Deed #199310280251030} [PPN #010-238014-00] of the Franklin County Records in part of Lot 40 of the Pleasant View Acres Subdivision, (PD 20, pg.13), VMS 875 and 1279, in the City of Columbus, Franklin County, Ohio which is further described as follows:

Note: The angular variation between lines is based upon OSPC Grid North, all pins called out as set are 5/8" x 30" Rebar with caps "GWS 6357".

Beginning at a steel pin set at the Southwest corner of the said Lease Area on the South line of said Lot 40, said pin being N 66° 23' 47" E along the said South line of Lot 40 a distance of 131.87' from a 3/4" steel pipe recovered at the Southwest corner of said Lot 40 and at the Northeast corner of the Right-of-Way of Lowell Drive (50');

Thence through the said lands of the Grantor with the following three (3) courses;

- (1) N 23° 36' 13" W a distance of 60.00' to a set steel pin;
- (2) N 66° 23' 47" E a distance of 60.00' to a set steel pin;
- (3) S 23° 36' 13" E a distance of 60.00' to a steel pin set on the said South line of Lot 40, said pin being S 66° 23' 47" W along the said South line of Lot 40 a distance of 8.00' from a 3/4" steel pipe recovered at the South corner of said Lot 40;

Thence with the said South line of Lot 40, S 66° 23' 47" W a distance of 60.00' to the point of Beginning.

This Tract contains 3,600.00 sq.ft. or (0.083 Ac.) more or less.

SITE DATA

PROJECT DESCRIPTION: THE INSTALLATION OF A PROPOSED ANTENNAS ON PROPOSED 165-FT TALL MONOPOLE TOWER AND CONCRETE PAD INSIDE A PROPOSED FENCED COMPOUND

LOCATION: STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS

SITE ADDRESS: 3220 LOWELL DRIVE COLUMBUS, OH 43204

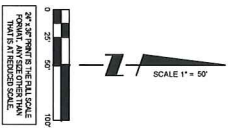
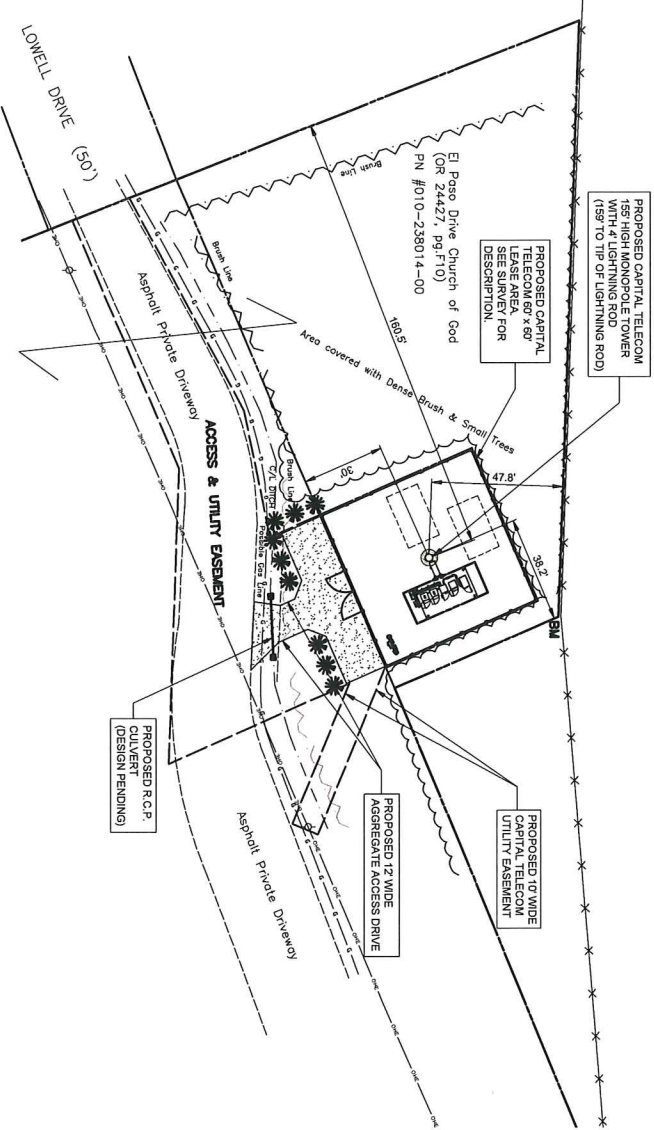
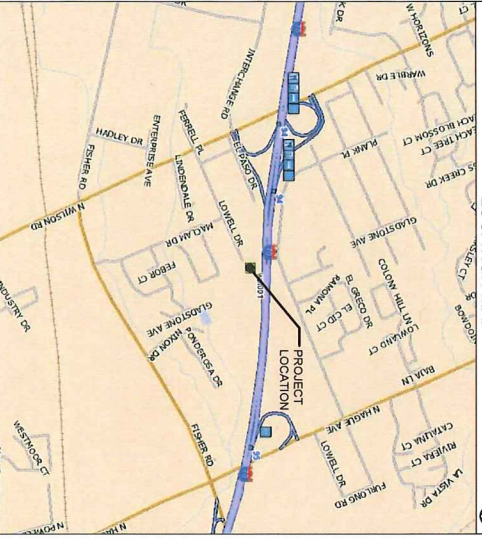
SITE COORDINATES: LATITUDE: 39° 59' 24.6" N (NAD 83)
LONGITUDE: 83° 5' 30.0" W (NAD 83)
GROUND ELEVATION: 529.2 FT (NAD 83)

PROPERTY OWNER: POTTER'S HOUSE CHURCH OF GOD
JERRY DAVIS
614-286-5020

TAX PARCEL: 010-238014-00

DRIVING DIRECTIONS: FROM THE LEWIS CENTER OFFICE, TRAVEL SOUTH ON U.S. 23, MERGE ONTO I-270 VIA 23B TOWARD INDIANAPOLIS, MERGE ONTO I-70 E VIA EXIT 8 TOWARD COLUMBUS. TAKE THE WILSON RD EXIT, EXIT 94, TURN LEFT ONTO N WILSON RD, TURN LEFT ONTO LOWELL DR.

LOCATION MAP



LANDLORD APPROVAL

SIGNATURE: _____

PRINT NAME: _____

TITLE: _____

DATE: _____

OHIO
Utilities
Protection
SERVICE
Call Before You Dig

CALL BEFORE YOU DIG
1-800-362-2764 AT
LEAST 48 HOURS
PRIOR TO EXCAVATING

1 LOCATION PLAN
SCALE 1" = 50'

SURVEY PREPARED BY
RAVENITECK, LTD. SURVEYORS
20769 COUNTY ROAD #6
COSHOCKTON, OH 43812
OFFICE: (740) 622-8922

REVISIONS			
NO	DESCRIPTION	DATE	BY
A	ISSUED FOR REVIEW	3/11/16	JAY
B	CLIENT COMMENTS/CONCRETE PAD DESIGN	3/29/16	JAY
C	CITY COMMENTS	4/22/16	JAY
D	UPDATE CABINET DESIGN	5/5/16	JAY
E	UPDATE TOWER HEIGHT	7/29/16	JAY
F	CLIENT COMMENTS	8/25/16	JAY

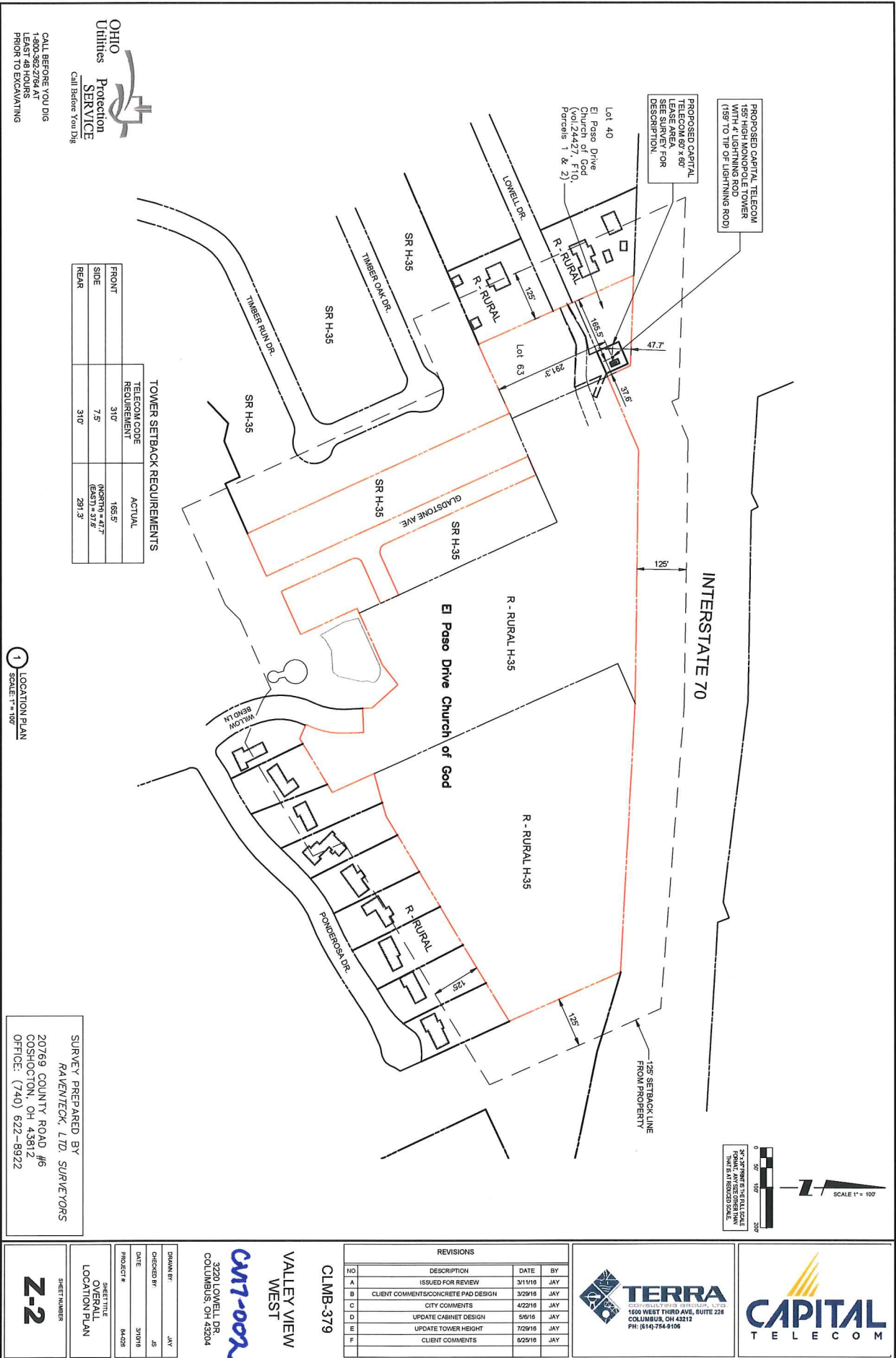
TERRA
ENGINEERING ARCHITECTS LTD.
1500 WEST THIRD AVE, SUITE 228
COLUMBUS, OH 43212
PH: (614) 754-9106

CAPITAL
TELECOM

CLMB-379
VALLEY VIEW
WEST
CW1-002
3220 LOWELL DR.
COLUMBUS, OH 43204

SHEET TITLE
LOCATION PLAN
SITE DATA &
LOCATION MAP
SHEET NUMBER
Z-1

DRAWN BY: JAY
CHECKED BY: JS
DATE: 3/10/16
PROJECT #: 844026



SURVEY PREPARED BY
RAVENITECK, LTD. SURVEYORS
20769 COUNTY ROAD #6
COSHOCOTON, OH 43812
OFFICE: (740) 622-8922

CLMB-379

VALLEY VIEW WEST

CMT-002

3229 LOWELL DR
COLUMBUS, OH 43204

DESIGN BY: JAY

CHECKED BY: JS

DATE: 3/10/16

PROJECT #: 64208

SHEET TITLE: OVERALL LOCATION PLAN

SHEET NUMBER: Z-2

REVISIONS			
NO	DESCRIPTION	DATE	BY
A	ISSUED FOR REVIEW	3/11/16	JAY
B	CLIENT COMMENTS/CONCRETE PAD DESIGN	3/29/16	JAY
C	CITY COMMENTS	4/22/16	JAY
D	UPDATE CABINET DESIGN	5/6/16	JAY
E	UPDATE TOWER HEIGHT	7/29/16	JAY
F	CLIENT COMMENTS	8/25/16	JAY

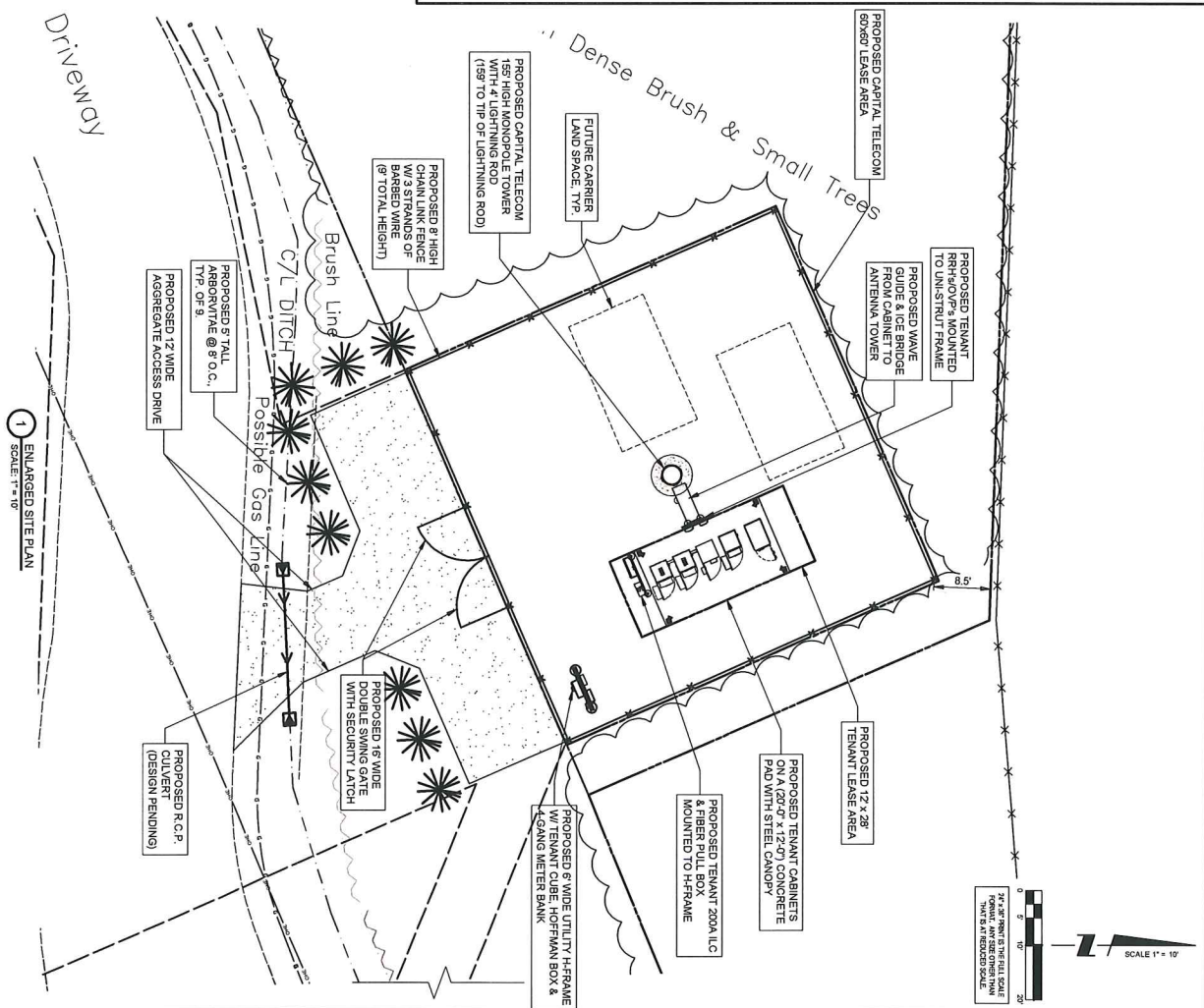
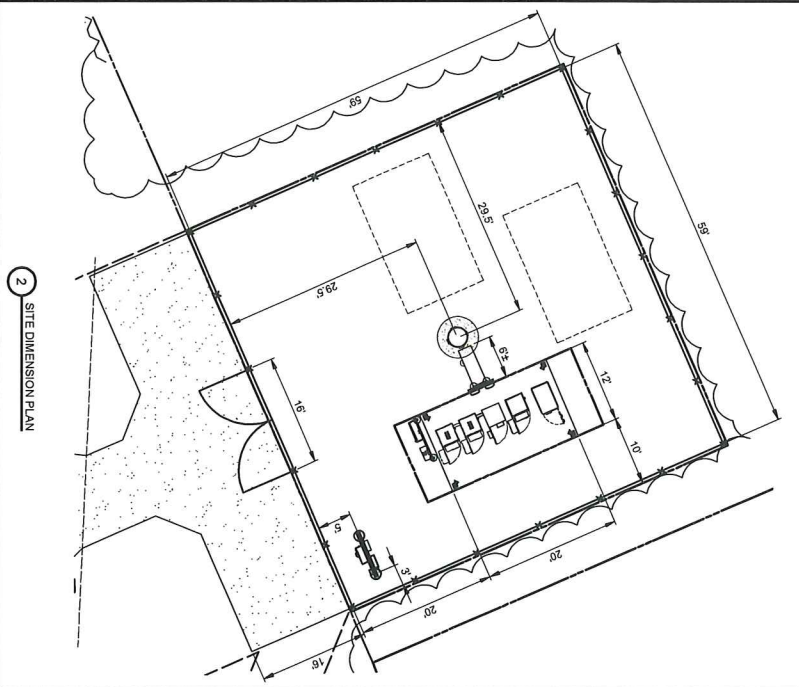
TERRA
SURVEILLANCE & DESIGN, LTD.
1500 WEST THIRD AVE., SUITE 128
COLUMBUS, OH 43212
PH: (614) 754-9106

CAPITAL TELECOM

SURVEY PREPARED BY
RAVENTECK, LTD. SURVEYORS
20769 COUNTY ROAD #6
COSHOCOTON, OH 43612
OFFICE: (740) 622-8922

OHIO
Utilities
Protection
SERVICE
Call Before You Dig
CALL BEFORE YOU DIG
1-800-362-2764 AT
LEAST 48 HOURS
PRIOR TO EXCAVATING

ACCESS ROAD (HATCHED)
1/4" S.Y. 4" OF NO. 3/4 AGGREGATE BASE
4" NO. 1 LIMESTONE FINISHED SURFACE
2" NO. 1 LIMESTONE FINISHED SURFACE
LEASE SITE FENCED
400 S.Y.
4" NO. 1 LIMESTONE FINISHED SURFACE
2" NO. 1 LIMESTONE FINISHED SURFACE
THE CONTRACTOR SHALL INCLUDE AS PART OF THE BID THE COST OF REMOVAL OF ANY STAKES, SURVEY MARKS AND ORANGE SOLS OR OTHER DELETABLE MATERIALS AND THE REPLACEMENT WITH ENGINEERED BACKFILL FOR THE REMOVED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND MAINTENANCE OF THE ROAD AND DRIVEWAY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.



REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	3/11/19	JAY	ISSUED FOR REVIEW
2	3/29/19	JAY	CLIENT COMMENTS/CONCRETE PAD DESIGN
3	4/22/19	JAY	CITY COMMENTS
4	5/8/19	JAY	UPDATE CABINET DESIGN
5	7/29/19	JAY	UPDATE TOWER HEIGHT
6	8/25/19	JAY	CLIENT COMMENTS

CLMB-379

VALLEY VIEW
WEST

3220 LOWELL DR.
COLUMBUS, OH 43204

CW17-002

TERRA

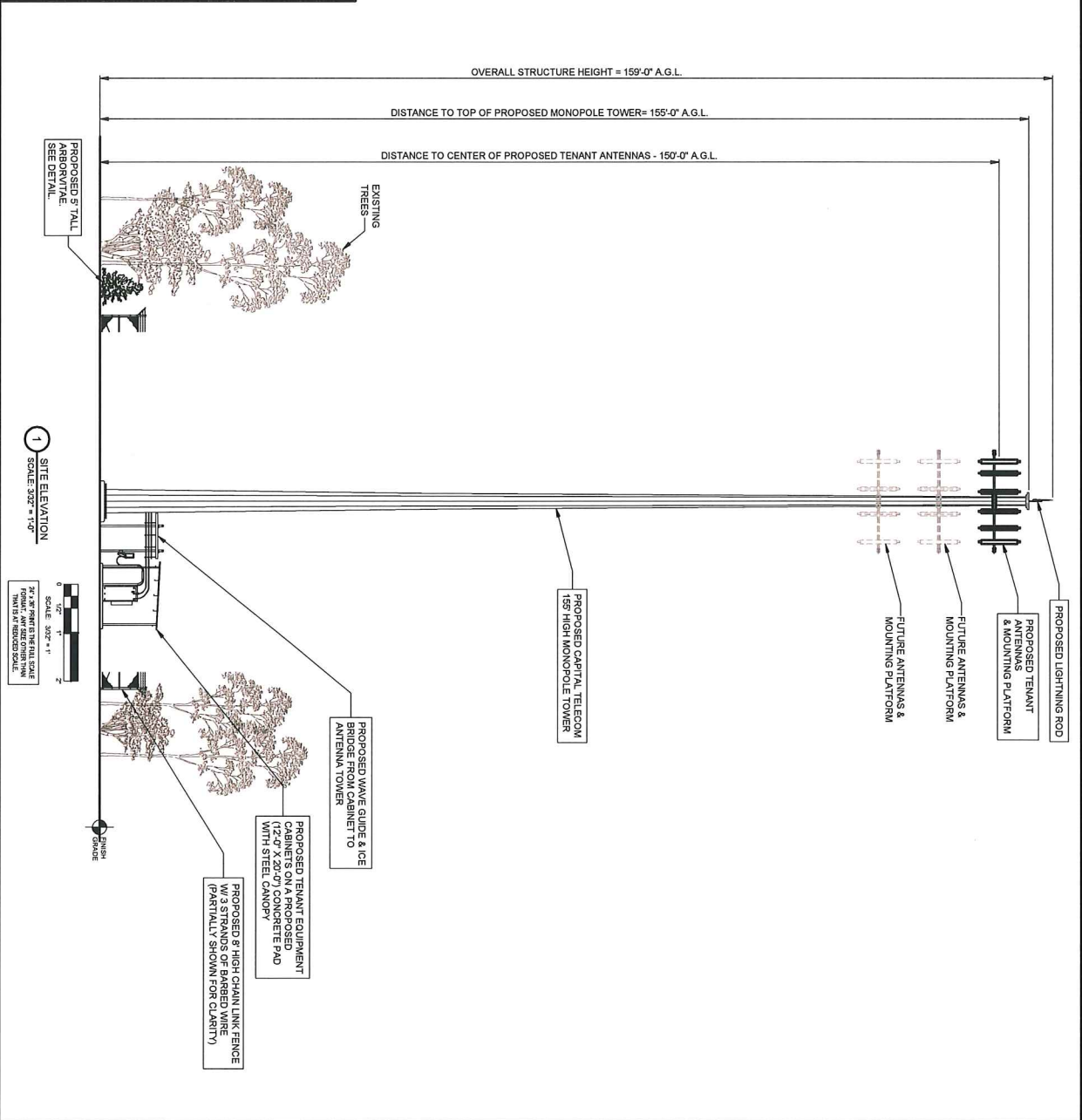
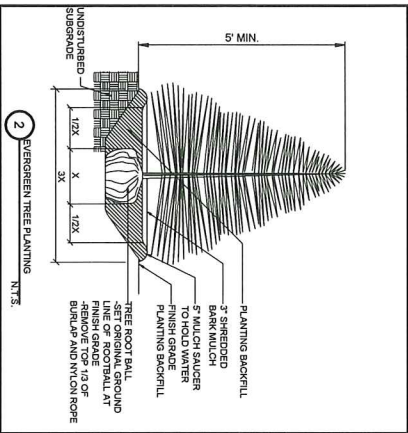
1500 WEST THIRD AVE, SUITE 228
COLUMBUS, OH 43212
PH: (614) 754-9106

**CAPITAL
TELECOM**

SHEET NUMBER

C-1

ENLARGED SITE PLAN



ANT-1

SHEET NUMBER

CLMB-379

VALLEY VIEW WEST

3220 LOWELL DR
COLUMBUS, OH 43204

CM7-002

TERRA

1600 WEST THIRD AVE, SUITE 228
COLUMBUS, OH 43212
PH: (614) 754-9106

CAPITAL TELECOM

REVISIONS			
NO	DESCRIPTION	DATE	BY
A	ISSUED FOR REVIEW	3/1/16	JAY
B	CLIENT COMMENTS/CONCRETE PAD DESIGN	3/29/16	JAY
C	CITY COMMENTS	4/22/16	JAY
D	UPDATE CABINET DESIGN	5/8/16	JAY
E	UPDATE TOWER HEIGHT	7/29/16	JAY

DESIGN BY: JAY

CHECKED BY: JS

DATE: 5/19/16

PROJECT #: 84-026

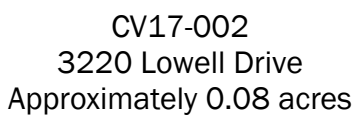
SHEET TITLE: SITE ELEVATION

CLMB-379

VALLEY VIEW WEST

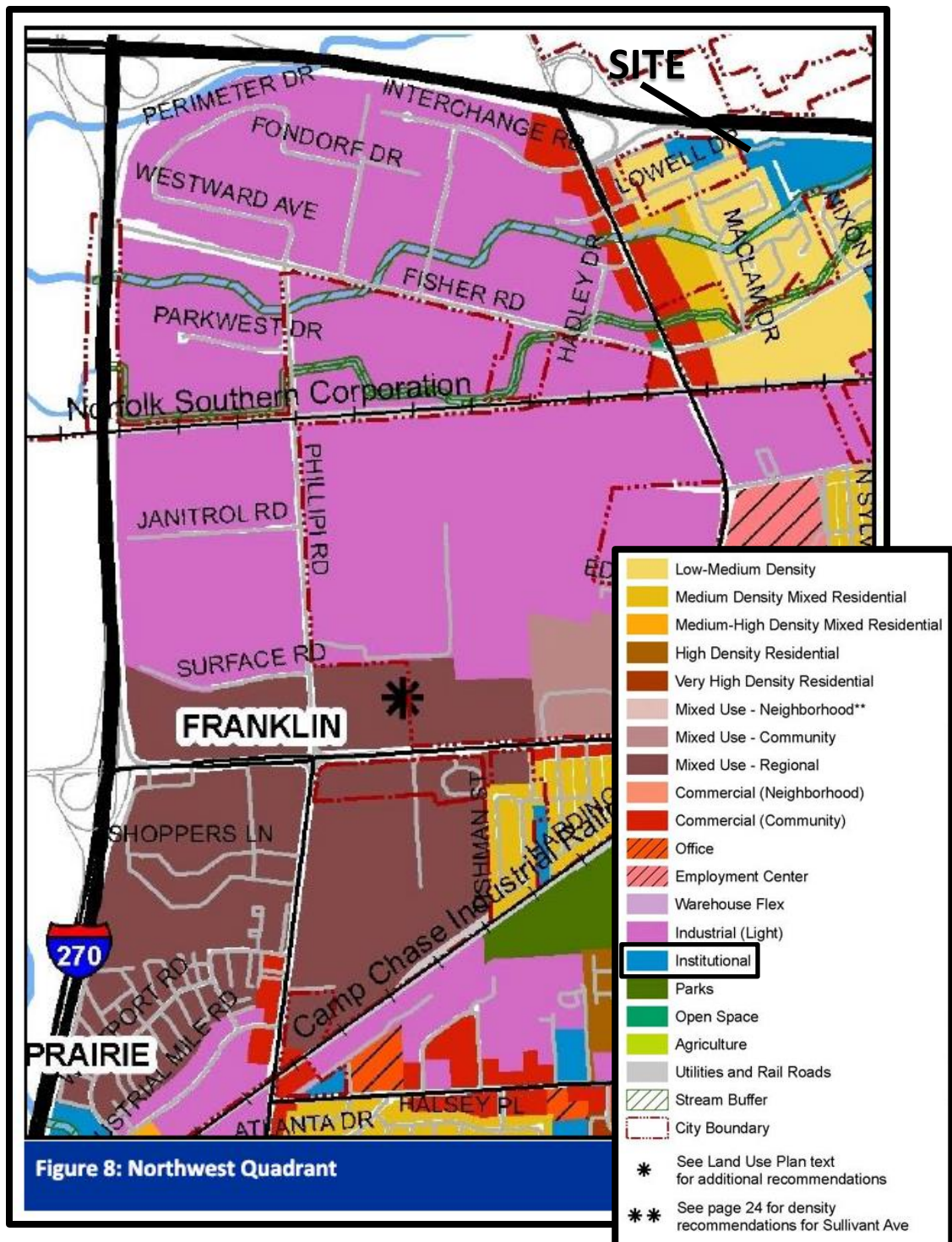
3220 LOWELL DR
COLUMBUS, OH 43204

CM7-002



CV17-002
3220 Lowell Drive
Approximately 0.08 acres

Greater Hilltop Plan (2010)



CV17-002
3220 Lowell Drive
Approximately 0.08 acres



CV17-002
3220 Lowell Drive
Approximately 0.08 acres