

**VARIANCE APPLICATION**

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

Project/Property Address or Location: Cherry Bottom Road, Gahanna, OH 43230		Project Name/Business Name (if applicable): Gahanna NW- TowerCo / Verizon Wireless	
Parcel ID No.(s): 025-004276-00	Current Zoning: SF-2	Total Acreage: 28.5	
Description of Variance Requested: Variance from use (towers not allowed in SF2 zoning district) Variance from tower height (max tower height allowed is 80'). Requesting 45' variance			
STAFF USE ONLY – Code Section(s) & Description of Variance: Chapter 1181.05(C) - General requirements (permissible uses) Chapter 1181.05(D)(3)(FYI) - Max tower height			
APPLICANT Name (primary contact) -do not use a business name: David Hockey		Applicant Address: 5000 Valleystone Drive, Cary, NC 27519	
Applicant E-mail: dhockey@towerco.com		Applicant Phone No.: (919) 653-5746	
BUSINESS Name (if applicable): TowerCo 2013 LLC			
ATTORNEY/AGENT Name: David Hockey		Attorney/Agent Address: 5000 Valleystone Drive, Cary, NC 27519	
Attorney/Agent E-Mail: dhockey@towerco.com		Attorney/Agent Phone No.: (919) 653-5746	
ADDITIONAL CONTACTS (please list all applicable contacts)			
Name(s):		Contact Information (phone no./email):	
Contractor TBD		Jason Woodward, jwoodward@towerco.com	
Developer TowerCo 2013 LLC		248-361-6936	
Architect Burgess & Niple			
PROPERTY OWNER Name: (if different from Applicant) City of Gahanna		Property Owner Contact Information (phone no./email):	

**APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED** (see page 2)

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant Signature: David Hockey Date: 01/30/20  
THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: [www.gahanna.gov](http://www.gahanna.gov)

**INTERNAL USE**

Zoning File No. V-0030-2020  
PC Meeting Date: \_\_\_\_\_  
PC File No. \_\_\_\_\_

RECEIVED: KAW  
DATE: 2-10-20

PAID: 250.00  
DATE: 2-10-20  
CHECK#: 12166

**VARIANCE APPLICATION – SUBMISSION REQUIREMENTS**

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

STAFF USE - INTAKE	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT		STAFF USE	
		YES	N/A	YES	N/A
	1. Review Gahanna Code <a href="#">Section 1131</a> (visit <a href="http://www.municode.com">www.municode.com</a> ) (Sign Variances, refer to Section <a href="#">1165.12</a> ; Fence Variances, <a href="#">1171.05</a> ; Flood Plain Variances, <a href="#">1191.18</a> )	✓			
	2. Pre-application conference with staff		✓		
	3. Survey of property certified by a registered surveyor (11"x17" copy)	✓			
	4. List of contiguous property owners & their mailing address	✓			
	5. Pre-printed mailing labels for all contiguous property owners	✓			
	6. A statement of the reason(s) for the variance request that address the following three conditions: (not applicable for Sign, Fence, or Flood Plain Variances) - Special circumstances or conditions - Necessary for preservation - Will not materially affect adversely the health or safety	✓ ✓ ✓			
	7. Application fee paid (in accordance with the <a href="#">Building &amp; Zoning Fee Schedule</a> )	✓			
	8. Application & all supporting documents submitted in digital format	✓			
	9. Application & all supporting documents submitted in hardcopy format	✓			
	10. Authorization Consent Form Complete & Notarized (see page 3)	✓			

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: [www.gahanna.gov](http://www.gahanna.gov)

**APPLICATION ACCEPTANCE**

INTERNAL USE

This application has been reviewed and is considered complete and is hereby accepted by the Zoning Division of the City of Gahanna and shall be forwarded to the City of Gahanna Planning Commission for consideration.

Planning Commission must recommend to City Council for final approval

Planning & Zoning Administrator Signature: \_\_\_\_\_

Date: 5/12/20

## AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

If you are filling out more than one application for the same project & address, you may submit a copy of this form with additional applications.

**AUTHORIZATION FOR OWNER'S APPLICANT OR REPRESENTATIVE(S)** *If the applicant is not the property owner, this section must be completed & notarized.*

I, \_\_\_\_\_, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize \_\_\_\_\_ to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the designated representative.

Property Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**AUTHORIZATION TO VISIT THE PROPERTY**

I, \_\_\_\_\_, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice (if applicable) on the property as described in this application.

Property Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

NOTARY

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

State of \_\_\_\_\_ County of \_\_\_\_\_

Notary Public Signature: \_\_\_\_\_

**AGREEMENT TO COMPLY AS APPROVED**

I, David Hockey on behalf of TowerCo, the applicant of the subject property listed on this application, hereby agree that the project will be completed as approved and any proposed changes to the approved plans shall be submitted for review and approval to the Zoning Division staff.

Applicant Signature: David Hockey Date: \_\_\_\_\_

NOTARY

Subscribed and sworn to before me on this 30<sup>th</sup> day of January, 2020.

State of North Carolina County of Wake

Notary Public Signature: Catherine M. Phipps



# Gahanna NW- TowerCo/Verizon Wireless Cell Tower

## Variance Statement of Reason

### (Variance of Allowable Height for Cell Tower in Zoning District SF2)

***Criteria 1- There are special circumstances or conditions applying to the land, building or use referred to in the application.***

Answer:

Per the City of Gahanna's zoning code, cell towers are allowed up to 80' in the SF2 zoning district. In order to achieve their wireless coverage objectives Verizon Wireless requires 115' (rad center on tower). Including the lightning rod, the tallest point on the structure will be 125'. Therefore, we are request a variance of 45'.

The special circumstance tied to this proposed facility is driven by Verizon Wireless' need for height above the allowed 80'. The wireless propagation and coverage for this area will not be satisfied by the code's 80'. Verizon Wireless has submitted documentation including a narrative and propagation maps from Curt Bolain (Radio Frequency Engineer for Verizon Wireless) explaining the need for both a site in in this location as well as the height.

If Verizon were not granted this variance, the site would fail in its stated coverage and capacity objectives as outlined by Mr. Bolain.

***Criteria 2- The granting of the variance is necessary for the preservation and enjoyment of substantial property rights***

Answer:

The granting of the variance is necessary in order for the city to exercise its right to allow a wireless communication facility at this location. Without the variance, allowing the 125' structure, the site no longer can be used to achieve Verizon's wireless goals for the local neighborhood.

***Criteria 3- The granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.***

Answer:

The granting of the height variance will not materially affect adversely the health or safety of persons residing or working in the neighborhood. More specifically, the tower is located within a wooded lot and of sufficient distance from public ROWs, public uses, and private residences that the proposed 125'

structure poses no future harm. The proposed 125' tower will in fact enhance the public welfare as it will allow Verizon Wireless and future collocating wireless companies to achieve their coverage and capacity objectives for the local neighborhoods. This includes the ability to make calls and use E911 services while in homes, vehicles and outside.

**Gahanna NW- TowerCo/Verizon Wireless Cell Tower**  
**Variance Statement of Reason**  
**(Variance of Allowable Use in Zoning District SF2)**

***Criteria 1- There are special circumstances or conditions applying to the land, building or use referred to in the application.***

Answer:

TowerCo, in partnership with Verizon Wireless, has been working with the City of Gahanna for over a year to locate a suitable piece of property that would both satisfy Verizon Wireless' coverage requirements for the area while also meeting the city's needs in terms of compatibility from both a zoning perspective as well as neighborhood compatibility.

The choice to locate the tower at the south side of Academy Park, southeast of the baseball fields was determined, by the city, to be the ideal location after at least one other proposed location at Academy Park. The city's final location for the proposed tower to the wooded area south east of the baseball fields was with the intention of better screening the location from public right of ways as well as surrounding neighborhoods. The special condition lies in the fact that TowerCo and the City agreed this was a preferred location despite the zoning designation prohibiting cell towers.

Despite the fact that the current location's zoning, SF2, does not allow towers it was found to be the best location as far as achieving the City's goals. The special circumstances, despite this being a better site location, are tied to the fact that the property is zoned Single Family 2. The property is not currently used for single family residential, but instead as a park, walking trails and baseball fields supporting recreational use in the single family district. Therefore, the proposed wireless communication facility will not interfere with or cause harm to the existing and surrounding uses.

***Criteria 2- The granting of the variance is necessary for the preservation and enjoyment of substantial property rights***

Answer:

By granting the variance the city will be allowed to maximize their substantial property rights at the park. The proposed wireless communication facility will not interfere with the existing uses (park and baseball fields), while at the same time permit the expansion of wireless service throughout the local community and generate public revenue. Therefore, allowing the facility in this location will not only preserve but enhance the city's property rights.

***Criteria 3- The granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.***

Answer:

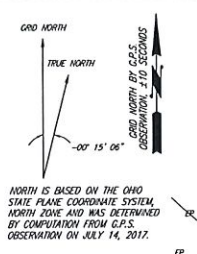
The location of the proposed tower was agreed to by the City and TowerCo/Verizon Wireless specifically for its ability to screen and buffer it from surrounding uses and neighbors. The tower is located within a wooded lot and of sufficient distance from public ROWs, public uses, and private residences that it will not materially affect adversely the health or safety of anyone residing, working or traveling through the neighborhood.

Not only is the proposed use not materially detrimental to the public welfare, it in fact enhances the public welfare by providing improved/expanded wireless coverage which includes E911 services.





- SHEET 1
- SI 1 - LAND SPACE
  - SI 2 - LEGAL DESCRIPTIONS
  - SI 3 - TITLE NOTES
  - SI 4 - LEGAL DESCRIPTIONS (PARENT TRACT)
  - SI 5 - FLOOD ZONE DATA
  - SI 6 - VICINITY MAP



**POWER & TEL SOURCE**  
 UTILITY COMPANY/APP  
 IDENTIFICATION # N/A  
 TELEPHONE COMPANY: AT&T  
 IDENTIFICATION # N/A

**PROJECT BENCHMARK**  
 NORTH: 138677.96  
 EAST: 1881154.04  
 ELEVATION: 805.72'  
 LOCATION: BEING SET A MAG. NAIL 57" SOUTHWEST OF THE SOUTHWEST CORNER OF THE LAND SPACE.

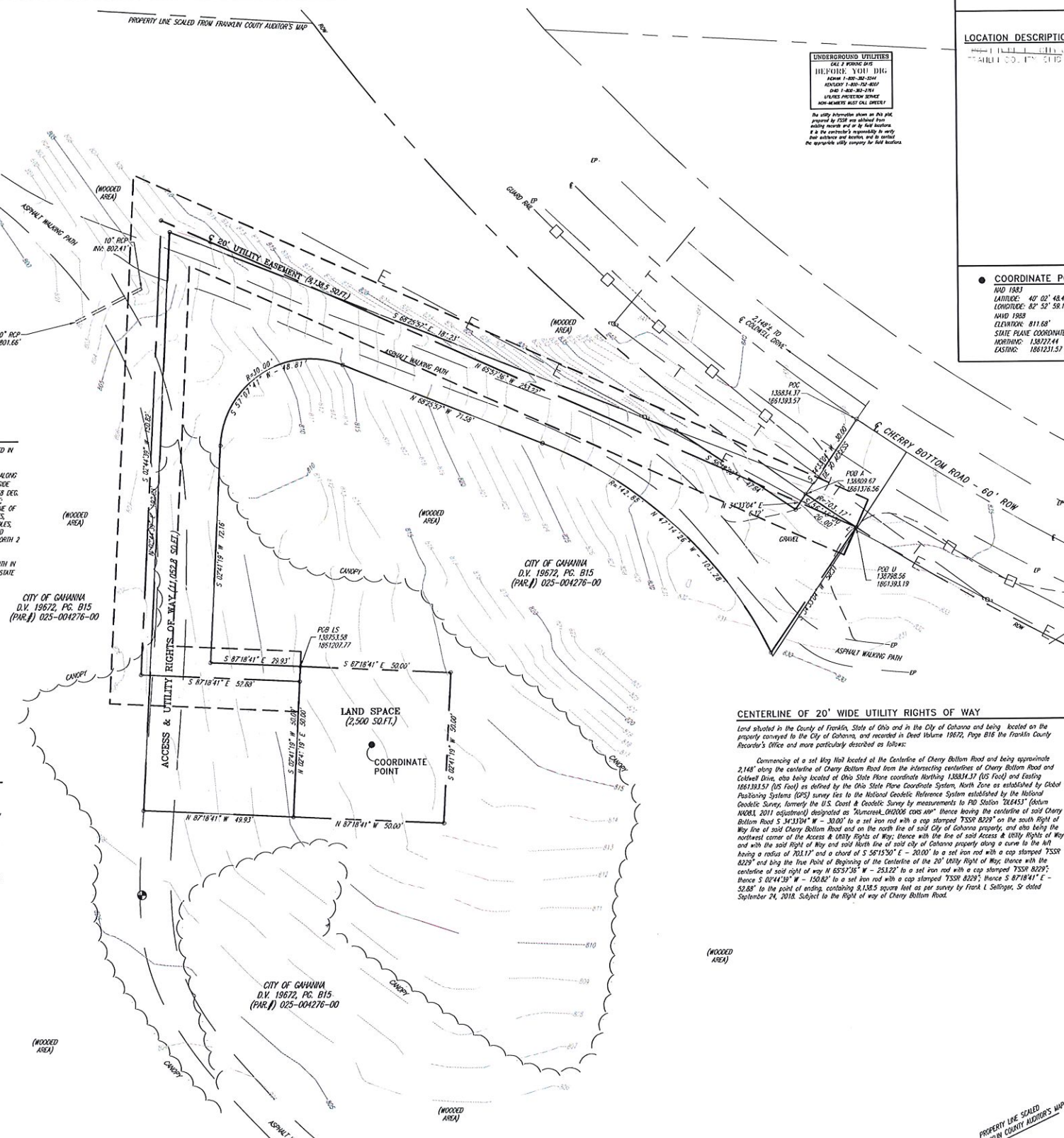
**PARENT TRACT DESCRIPTION (PROVIDED BY OTHERS)**  
 ALL THAT PARCEL OF LAND IN CITY OF GAHANNA, FRANKLIN COUNTY, STATE OF OHIO, AS MORE FULLY DESCRIBED IN DEED BOOK 19672, PAGE 815, OF 025-004276-00, BEING KNOWN AND DESIGNATED AS FOLLOWS:  
 BEGINNING AT A STAKE IN MAHOUT CREEK, SOUTHWEST CORNER TO JOHN LATAS'S LAND, AND RUNNING THENCE ALONG SAID LATAS'S SOUTH LINE SOUTH 87 DEG. 40' EAST 82.73 FEET TO A STAKE ON THE BLUFF, AND THE WEST SIDE OF THE COUNTY ROAD (LATA'S CORNER), THENCE ALONG THE RIDGE SOUTH 47 DEG. EAST 12 FEET, SOUTH 58 DEG. EAST 8 FEET, SOUTH 70 DEG. EAST 10 FEET, SOUTH 40 DEG. EAST 18 FEET TO A STAKE ON THE BLUFF; THENCE SOUTH 13 DEG. WEST 2.25 FEET TO THE CENTER OF SAID MAHOUT CREEK; THENCE UP THE CENTERLINE OF SAID CREEK AND THE MEANDERS THEREOF, NORTH 17 DEG. WEST 11.45 FEET, SOUTH 63 DEG. WEST 30 FEET, SOUTH 60 DEG. WEST 26.50 FEET, SOUTH 74 DEG. WEST 23.33 FEET, NORTH 76 DEG. 15 MIN. WEST 17 FEET, NORTH 50 DEG. 15 MIN. WEST 15 FEET TO A STAKE IN SAID CREEK AND IN THE OLD WEST LINE OF THE LAND PURCHASED BY SAID JOHN P. SHORE, AS ABOVE SITED; THENCE ALONG SAID OLD WEST LINE NORTH 2 DEG. 45 MIN. EAST 47 FEET TO THE BEGINNING, CONTAINING 28 1/2 ACRES, MORE OR LESS.

BY THE SINGLE DEED FROM RICHARD L. VOLKHAUPT AND CHRYL L. VOLKHAUPT, HUSBAND AND WIFE, AS SET FORTH IN DEED BOOK 19672, PAGE 815 DATED 06/12/1992 AND RECORDED 06/15/1992, FRANKLIN COUNTY RECORDS, STATE OF OHIO.

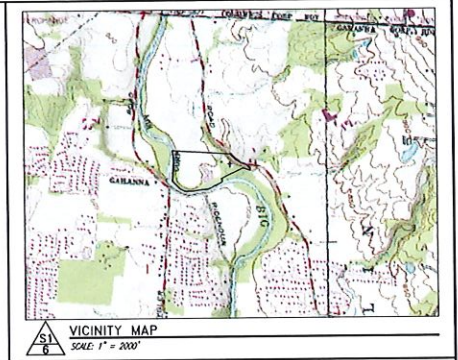
**SURVEYOR'S REVIEW OF "SPECIAL EXCEPTIONS"**  
 NOTES CORRESPONDING TO THE AWC SETTLEMENT SERVICES, "TITLE REPORT", ORDER NUMBER: 11616993, EFFECTIVE DATE: 10/14/18  
 8. SUBJECT TO AN EASEMENT FROM BERNARD H. MURPHY AND JUDY L. MURPHY, HIS WIFE, TO CELEBRATE AND SOUTHERN OHIO ELECTRIC COMPANY, AS SET FORTH IN VEC 3181, PAGE 204, RECORDED 05/21/1993, FRANKLIN COUNTY RECORDS. (DOES NOT AFFECT THE LAND SPACE OR THE ACCESS & UTILITY RIGHTS OF WAY SHOWN THIS SURVEY)  
 SUBJECT TO A RIGHT OF ENTRY BETWEEN BERNARD H. MURPHY AND JUDY L. MURPHY, HUSBAND AND WIFE, AND CITY OF COLUMBIAS, AS SET FORTH IN VEC 3181, PAGE 204, RECORDED 05/21/1993, FRANKLIN COUNTY RECORDS. (DOES NOT AFFECT THE LAND SPACE OR THE ACCESS & UTILITY RIGHTS OF WAY SHOWN THIS SURVEY)  
 SURVEYOR'S NOTE: There are no County Ditch Easements under ORC 6137.12 which would affect the Subject Land Space or the Subject Rights of Way. No ditch plotted herein is involved in a County Ditch Maintenance program.

- SYMBOL LEGEND**
- CL WOOD POWER POLE
  - CONCRETE POWER POLE
  - METAL TENTED POLE
  - LIGHT POLE
  - CEP POLE
  - TELEPHONE PEG/STAKE
  - CEP ANCHOR
  - MINOR
  - EDGE OF DRIVE
  - EDGE OF PAVEMENT
  - WATER WHEEL
  - WATER METER
  - CONCRETE
  - REINFORCED CONCRETE PIPE
  - CONC. CONCRETE
  - CONCRETE METAL PIPE
  - SPOT ELEVATION
  - SET BY REBAR (EXISTS OTHERWISE NOTED)
  - EXISTING JO REBAR (EXISTS OTHERWISE NOTED)
- ABBREVIATIONS**
- EP EDGE OF DRIVE
  - EP EDGE OF PAVEMENT
  - WATER WHEEL
  - CONCRETE
  - REINFORCED CONCRETE PIPE
  - CONC. CONCRETE
  - CONCRETE METAL PIPE
  - SPOT ELEVATION
  - SET BY REBAR (EXISTS OTHERWISE NOTED)
  - EXISTING JO REBAR (EXISTS OTHERWISE NOTED)

**SURVEYOR'S NOTES**  
 SOURCE OF BEARING AND ELEVATION IS A C.P.S. OBSERVATION ON JULY 14, 2017, FROM A GPS CONTINUOUSLY OPERATING REFERENCE STATION DESCRIPTION - ALUMINUM, GROUND, LEAS, ANT, CORS\_ID - ACSO, PID - 06453.  
 SITE SHOWN SUBJECT TO RIGHT OF WAIS AND EASEMENTS SHOWN HEREON OR NOT.  
 NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE ANY DEBITS AND/OR ADVORTICES IN THE TITLE OF THE PARENT TRACT.  
 THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.  
 EXISTING CONTOURS ARE AT ONE FOOT INTERVALS.



**LOCATION DESCRIPTION**  
 THE LAND SPACE IS LOCATED ON THE WEST SIDE OF CHERRY BOTTOM ROAD, FRANKLIN COUNTY, OHIO.



**COORDINATE POINT LOCATION**  
 AND 1987  
 LATITUDE: 40° 02' 48.44"  
 LONGITUDE: 82° 52' 58.18"  
 NAVD 1983  
 ELEVATION: 811.68'  
 STATE PLANE COORDINATE NORTH ZONE  
 NORTHING: 138727.44  
 EASTING: 1881231.57



**LEGAL DESCRIPTIONS:**

This is a description for TowerCo, of a land space to be located on the property of the City of Gahanna, which is further described as follows:

**LAND SPACE**

Land situated in the County of Franklin, State of Ohio and in the City of Gahanna and being located on the property conveyed to the City of Gahanna, and recorded in Deed Volume 19672, Page 816 the Franklin County Recorder's Office and more particularly described as follows:  
 Commencing at a set May Nail located at the Centerline of Cherry Bottom Road and being approximately 2,148' along the centerline of Cherry Bottom Road from the intersecting centerline of Cherry Bottom Road and Colwell Drive, also being located at Ohio State Plane coordinate Northing 138834.37 (US Foot) and Easting 1881333.57 (US Foot) as defined by the Ohio State Plane Coordinate System, North Zone as established by Global Positioning Systems (GPS) survey ties to the National Geodetic Reference System established by the National Geodetic Survey, formerly the U.S. Coast & Geodetic Survey by measurements to PID Station 264453 (Datum NAD83, 2011 adjustment) designated as "Murrelet\_08006\_C05\_A00" thence having the centerline of said Cherry Bottom Road S 34°13'04" W - 30.00' to a set iron rod with a cap stamped TSSR 8229" on the south Right of Way line of said Cherry Bottom Road and on the north line of said City of Gahanna property, and also being the northwest corner of the Access & Utility Rights of Way; thence with the line of said Access & Utility Rights of Way for the next seven calls: with the said Right of Way and said North line of said City of Gahanna property along a curve to the left having a radius of 703.17' and a chord of S 56°15'50" E - 20.00' to a set iron rod with a cap stamped TSSR 8229"; thence having said Right of Way of Cherry Bottom Road and leaving the said City of Gahanna property S 34°13'04" W - 50.31' to a set iron rod with a cap stamped TSSR 8229"; thence along a curve to the left having a radius of 142.85' and a chord of N 47°14'26" W - 103.78' to a set iron rod with a cap stamped TSSR 8229"; thence N 87°18'41" W - 29.93' to a set iron rod with a cap stamped TSSR 8229"; thence along a curve to the left having a radius of 30.00' and a chord of S 57°07'41" W - 48.81' to a set iron rod with a cap stamped TSSR 8229"; thence S 02°41'19" W - 72.16' to a set iron rod with a cap stamped TSSR 8229"; thence S 07°18'41" W - 29.93' to a set iron rod with a cap stamped TSSR 8229"; and being the Point of Beginning of the Land Space; thence having said Access & Utility Rights of Way S 07°18'41" E - 50.00' to a set iron rod with a cap stamped TSSR 8229"; thence S 02°41'19" W - 50.00' to a set iron rod with a cap stamped TSSR 8229"; thence N 07°18'41" W - 50.00' to a set iron rod with a cap stamped TSSR 8229"; thence N 02°41'19" E - 50.00' to the point of beginning, containing 2,500.00 square feet as per survey by Frank L. Sellinger, Sr. dated September 24, 2018.

**CENTERLINE OF 20' WIDE UTILITY RIGHTS OF WAY**

Land situated in the County of Franklin, State of Ohio and in the City of Gahanna and being located on the property conveyed to the City of Gahanna, and recorded in Deed Volume 19672, Page 816 the Franklin County Recorder's Office and more particularly described as follows:  
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**ACCESS & UTILITY RIGHTS OF WAY**

Land situated in the County of Franklin, State of Ohio and in the City of Gahanna and being located on the property conveyed to the City of Gahanna, and recorded in Deed Volume 19672, Page 816 the Franklin County Recorder's Office and more particularly described as follows:  
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**LAND SURVEYOR'S CERTIFICATE**

TYPE "X" SURVEY: UNADJUSTED TRAVERSE CLOSURE BETTER THAN 1 IN 10,000.  
 TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED I hereby certify that this plot and survey were made under my supervision, and that the angular and linear measurements, as witnessed by monuments shown hereon, are true and correct to the best of my knowledge and belief.  
 This survey and plot meets or exceeds the minimum standards of the governing authorities.  
 This property is subject to any recorded easements or right of ways not shown hereon.

Frank L. Sellinger, Sr. OH. Reg. No. 8229

"WIRELESS COMMUNICATION SITE SURVEY"

OWNER APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_  
 TENANT APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_

I HAVE REVIEWED THE FLOOD INSURANCE RATE MAPS (FIRM) MAP NO. 3804800100K DATED 06-17-2008 AND THE LAND SPACE DOES NOT APPEAR TO BE IN A FLOOD PRONE AREA. THE LAND SPACE AREA IS LOCATED IN ZONE X.

PREPARED FOR:  
  
**FRANK L. SELLINGER SR.**  
 PREPARED FOR:  
  
 Land Surveyors  
 500 Lilly Avenue  
 Louisville, KY 40217  
 Phone: (502) 635-5866  
 (502) 636-5111  
 Fax: (502) 636-5263

SITE NUMBER:  
 GAHANNA NW (CLMB-338)

SITE NAME:  
 CHERRY BOTTOM RD  
 GAHANNA, OH 43230

LAND SPACE:  
 2,500 SQ.FT.

PROPERTY OWNER:  
 CITY OF GAHANNA  
 200 S HAMILTON RD  
 GAHANNA, OH 43230

PARCEL NUMBER:  
 02-004276-00

SOURCE OF TITLE:  
 DEED VOLUME: 19672, PAGE 815

DWG BY: CWD BY: DATE:  
 SMS FSSR 07.18.17

PROJECT NO.:  
 17-10020

SHEET 1 OF 2

REVISIONS:

- ADJUST ACC. - 09.11.18
- ADJUST ACC. - 09.24.18
- UTILITY ESMT. - 05.14.19
- ADD TITLE - 09.4.19
- ZONING EXHIBIT - 10.25.19

RAWLAND SURVEY  
 GAHANNA NW (CLMB-338)

SITE ADDRESS: CHERRY BOTTOM RD  
 GAHANNA, OH 43230  
 OWNER ADDRESS: 200 S HAMILTON RD  
 GAHANNA, OH 43230

- SHEET 2
- EXHIBIT
  - ADJOINER INFORMATION
  - FLOOD ZONE DATA

ORD NORTH  
TRUE NORTH  
-00° 15' 06"

NORTH IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM. NORTH ZONE AND WAS DETERMINED BY COMPUTATION FROM G.P.S. OBSERVATION ON JULY 14, 2012.

- **COORDINATE POINT LOCATION**  
NAD 1983  
LATITUDE: 40° 00' 48.44"  
LONGITUDE: 82° 52' 58.18"  
NAD 1983  
ELEVATION: 811.68'  
STATE PLANE COORDINATE NORTH ZONE  
NORTHING: 158214.41  
EASTING: 1861231.57
- ☒ **POWER & TEL SOURCE**  
UTILITY COMPANY: AEP  
IDENTIFICATION #: N/A  
TELEPHONE COMPANY: AT&T  
IDENTIFICATION #: N/A
- **PROJECT BENCHMARK**  
NORTH: 138677.96  
EAST: 1861154.94  
ELEVATION: 805.72'  
LOCATION: BEING SET A MAG NAIL 57" SOUTHWEST OF THE SOUTHWEST CORNER OF THE LAND SPACE.

- SYMBOL LEGEND**
- ⊕ WOOD POWER POLE
  - ⊙ CONCRETE POWER POLE
  - ⊗ METAL TOWER POLE
  - ⊖ LIGHT POLE
  - ⊘ GUY POLE
  - ⊙ TELEPHONE PEDIESTAL
  - ⊙ GUY ANCHOR
  - ⊙ MARKER
  - ⊙ WATER METER
  - ⊙ WATER METER
  - ⊙ FIRE MANDANT
  - ⊙ ELECTRIC BOX
  - ⊙ FENCE POST
  - ⊙ SPOT ELEVATION
  - ⊙ SET IN BEAR (UNLESS OTHERWISE NOTED)
  - ⊙ EXISTING IS BEAR (UNLESS OTHERWISE NOTED)
- ABBREVIATIONS**
- ED EDGE OF DRAINAGE
  - EP EDGE OF PAVEMENT
  - ROW RIGHT OF WAY
  - E CENTERLINE
  - ROP REINFORCED CONCRETE PIPE
  - CONC CONCRETE
  - CMP CORRUGATED METAL PIPE
  - # SURVEY PROPERTY LINE
  - IC TOP OF CURB
  - BC BOTTOM OF CURB
  - POB POINT OF BEGINNING
  - PC POINT OF CURVED
- LINE LEGEND**
- E—E—E OVERHEAD ELECTRIC
  - G—G—G UNDERGROUND GAS LINE
  - W—W—W UNDERGROUND WATER LINE
  - E—E—E OVERHEAD ELECTRIC & TELEPHONE LINE
  - T—T—T OVERHEAD TELEPHONE LINE
  - D—D—D DRAINAGE/STORM SEWER LINE
  - X—X—X EXISTING FENCE
  - XX—XX—XX PROPOSED FENCE
  - S—S—S SUBJECT PROPERTY BOUNDARY
  - R—R—R RIGHT OF WAY CENTERLINE
- NOTE: SYMBOLS, ABBREVIATIONS, OR LINESTYLES DO NOT NECESSARILY APPEAR ON DRAWINGS UNLESS OTHERWISE NOTED.

**SURVEYORS NOTES**

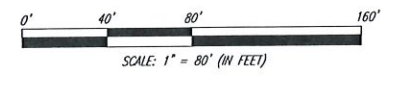
SOURCE OF BEARING AND ELEVATION IS A G.P.S. OBSERVATION ON JULY 14, 2012, FROM A GPS CONTINUOUSLY OPERATING REFERENCE STATION DESIGNATION - ALLUMOREX, OHIO (CRS ADP, CORS ID - ACSO, PID - 08453).

SITE SHOWN SUBJECT TO RIGHT OF WAYS AND EASEMENTS SHOWN HEREON OR NOT.

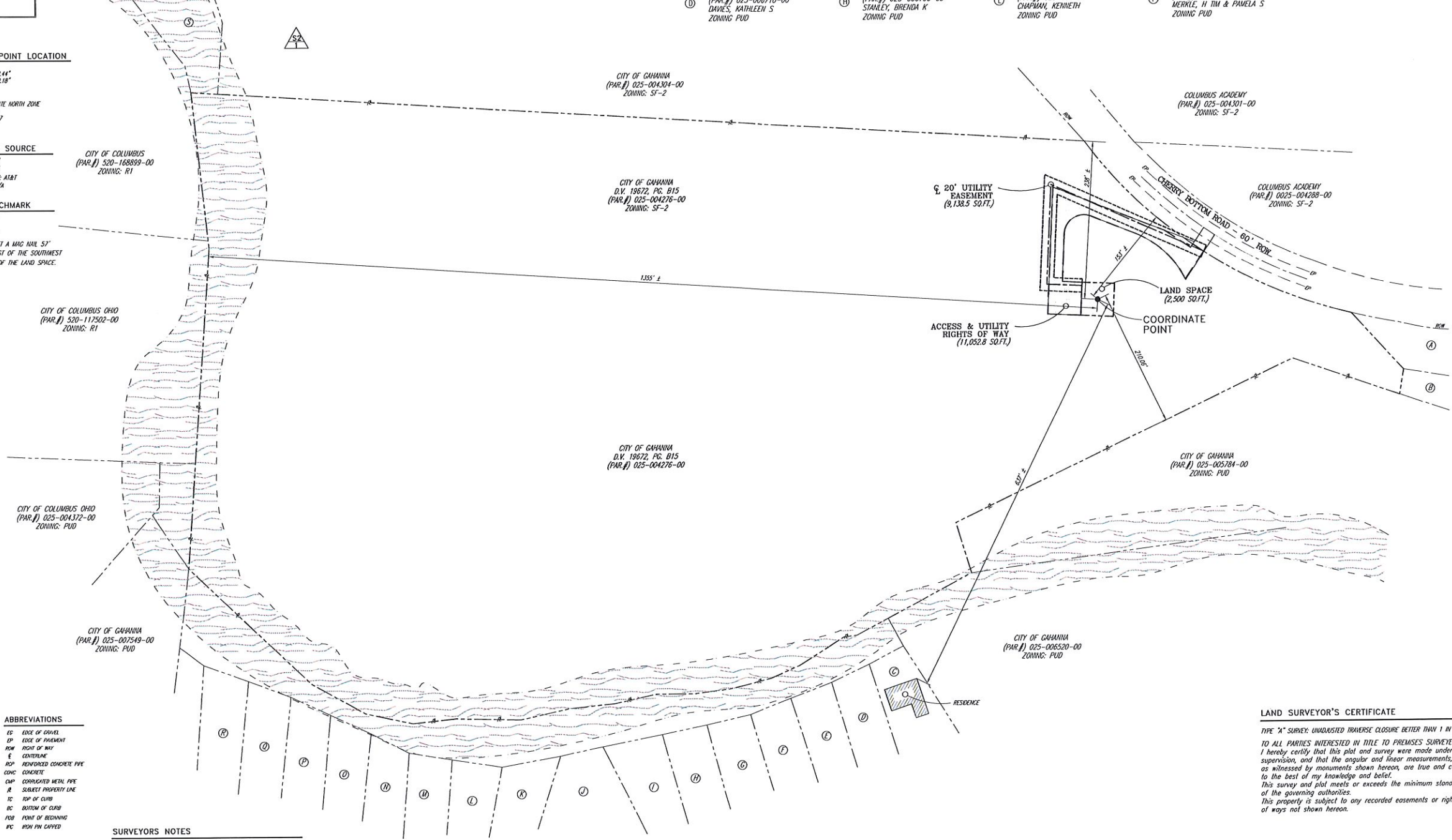
NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE ANY DEFECTS AND/OR ANTIQUITIES IN THE TITLE OF THE PARCEL TRACT.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

EXISTING CONTOURS ARE AT ONE FOOT INTERVALS.



- A (PAR.#) 025-004345-00 CITY OF GAHANNA ZONING SF-2
- B (PAR.#) 025-006520-00 CITY OF GAHANNA ZONING PUD
- C (PAR.#) 025-006711-00 TWEED, EDWARD ZONING PUD
- D (PAR.#) 025-006710-00 DAVES, KATHLEEN S ZONING PUD
- E (PAR.#) 025-006709-00 NGUYEN, THU & HUYNH, KHA ZONING PUD
- F (PAR.#) 025-006708-00 HARRISON, ROBERT L ZONING PUD
- G (PAR.#) 025-006707-00 LEA, KATHLEEN ZONING PUD
- H (PAR.#) 025-006706-00 STANLEY, BRENDA K ZONING PUD
- I (PAR.#) 025-006705-00 BOOTH, DOUGLAS E ZONING PUD
- J (PAR.#) 025-006704-00 SATRE, JASEN M ZONING PUD
- K (PAR.#) 025-006702-00 TAKEORI, EUNICE M ZONING PUD
- L (PAR.#) 025-006701-00 CHAPMAN, KENNETH ZONING PUD
- M (PAR.#) 025-006700-00 HACHIGH, RAHM G TR ZONING PUD
- N (PAR.#) 025-006699-00 AMBROSINO, MATTHEW V ZONING PUD
- O (PAR.#) 025-006698-00 MCCANN, L DARLENE ZONING PUD
- P (PAR.#) 025-006697-00 MERKLE, H TIM & PAMELA S ZONING PUD
- Q (PAR.#) 025-006696-00 BALDWIN, BRUCE J & SUKYE ZONING PUD
- R (PAR.#) 025-006695-00 LINGER, MICHAEL LEE & CHANDLER, EM SUE ZONING PUD
- S VWP WATER NO INFORMATION FOUND ZONING NO INFORMATION FOUND



PREPARED FOR:

**FRANK L. SELLINGER SR.**  
PREPARED FOR:  
  
Land Surveyors  
500 Lily Avenue  
Louisville, KY 40217  
Phone: (502) 635-5866  
(502) 636-5111  
Fax: (502) 636-5263

SITE NUMBER:

SITE NAME:  
GAHANNA NW (CLMB-338)

SITE ADDRESS:  
CHERRY BOTTOM RD  
GAHANNA, OH 43230

LAND SPACE:  
2,500 SQ.FT.

PROPERTY OWNER:  
CITY OF GAHANNA  
200 S HAMILTON RD  
GAHANNA, OH 43230

PARCEL NUMBER:  
02-004276-00

SOURCE OF TITLE:  
DEED VOLUME 19672, PAGE B15

DWG BY: SWS	CHKD BY: FSSR	DATE: 07.18.17
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PROJECT NO.:  
17-10020

SHEET 2 OF 2

**REVISIONS:**

ADJUST ACC. - 09.11.18
ADJUST ACC. - 09.24.18
UTILITY ESM. - 05.14.19
ADD TITLE - 09.4.19
ZONING EXHIBIT - 10.25.19

**ZONING EXHIBIT**  
GAHANNA NW (CLMB-338)

SITE ADDRESS: CHERRY BOTTOM RD  
GAHANNA, OH 43230  
OWNER ADDRESS: 200 S HAMILTON RD  
GAHANNA, OH 43230

**LAND SURVEYOR'S CERTIFICATE**

TYPE "X" SURVEY: UNADJUSTED TRAVERSE CLOSURE BETTER THAN 1 IN 10,000.

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED I hereby certify that this plot and survey were made under my supervision, and that the angular and linear measurements, as witnessed by monuments shown hereon, are true and correct to the best of my knowledge and belief.

This survey and plot meets or exceeds the minimum standards of the governing authorities.

This property is subject to any recorded easements or right of ways not shown hereon.

Frank L. Sellinger, Sr. OH. Reg. No. 8229

**"WIRELESS COMMUNICATION SITE SURVEY"**

OWNER APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_

TENANT APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_

I HAVE REVIEWED THE FLOOD INSURANCE RATE MAPS (FIRM) MAP NO. 380482190K DATED 05-17-2008 AND THE LAND SPACE DOES NOT APPEAR TO BE IN A FLOOD HAZARD AREA. THE LAND SPACE AREA IS LOCATED IN ZONE X.

\* ADJOINING LAND OWNERS LISTED ARE BASED RECORDS ISSUED BY A REPRESENTATIVE FROM FRANKLIN COUNTY AUDITOR'S OFFICE ON OCTOBER 25, 2019.



















April 15, 2020

City of Gahanna  
Department of Planning & Development  
Attn: Michael Blackford, Deputy Director  
200 South Hamilton  
Gahanna, OH 43230

Re: Project Gahanna NW Cell Tower, City of Gahanna Comments Letter

Dear Mr. Blackford,

Please accept this letter addressing comments provided by the City of Gahanna in a letter dated March 13<sup>th</sup> 2020. This addresses both the letters for the PWSF and the variance, as comments in the variance letter mirror those of the PWSF.

More specifically, see below addressing by City Departments

#### Parks

TowerCo has revised the landscape plan to replace the proposed evergreens with native species recommended in the City's letter. More specifically TowerCo is now proposing to plan sugar maple and pin oak. The updated information can be found on sheet C-5 of the included drawings. Therefore, this comment has been addressed

#### Public Service

Please find included a set of the proposed foundation designs as well as the supporting calculations. Therefore, this addresses the comment requesting tower foundation information.

#### Building

Acknowledged. TowerCo will comply with requirements to apply for and secure building permits before any construction commences.

#### Engineering

4) TowerCo has updated the site plan to include comments and proposed means to route recreational traffic along the pathway while the tower is under construction. This can be found on sheet C-1 of the updated zoning drawings. Therefore, this comment has been addressed.

5) Acknowledged. TowerCo will construct the drive and approach to City of Gahanna's code requirement standards.

#### Community Development

6) In email correspondence between Michael Blackford and myself, dated March 8<sup>th</sup>, the City agreed to waive the requirement to have the landowner sign the applications. Therefore, this comment has been addressed.

7) TowerCo has included a photo of an existing 120' monopole in the standard galvanized finish as well as a 2<sup>nd</sup> photo showing the tower in the French roast brown color. In the city's comments, they asked for gray and steel. These colors are the same as galvanized. Therefore, we submit the two color options for the city to review. Therefore, this comment has been addressed.



5000 Valleystone Dr.  
Suite 200  
Cary, NC 27519

address

919.469.5559

main

919.469.5530

fax

info@towerco.com

email

towerco.com

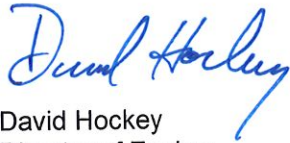
website

Cell Site Capital

- 8) TowerCo acknowledges this statement and recognizes that the city will have to review the proposed language provided in the original application package before any permits can be issued. Once the city's legal counsel has approved the language TowerCo will issue an executed copy of the bond to the city.
- 9) TowerCo has updated the zoning drawings to correct the typo to accurately reflect the 2500 square feet of leased space. Please refer to C-1 of the drawings to confirm. Therefore, this comment has been addressed.

Should you have any questions, please feel free to reach me on my cell at (843)-452-6242.

Sincerely,



David Hockey  
Director of Zoning



TowerCo

5000 Vallestone Dr.  
Suite 200  
Cary, NC 27519

address

919.469.5559

main

919.469.5530

fax

info@towerco.com

email

towerco.com

website



May 12, 2020

TowerCo 2013  
5000 Valleystone Drive  
Cary, NC 27511

RE: Project 1201 Cherry Bottom Rd Variance

Dear TowerCo 2013:

The following comments were generated from the review of the submitted plans and documents for the referenced project.

### **Building**

1. Plan review will be required for conformance to the Ohio Building Code and permits will be required.

### **Community Development**

2. Informational Comment - After years of discussion with various city departments and staff members, staff agrees with the need for the variances. The property was selected as it meets the siting needs of the tower while minimizing negative impacts of the proposed tower. Planning staff supports the variance requests.

If you have any comments or questions, please contact me at [kelly.wicker@gahanna.gov](mailto:kelly.wicker@gahanna.gov) or (614) 342-4025.

Sincerely,

Kelly Wicker  
Administrative Assistant



## PLANNING AND DEVELOPMENT STAFF REPORT

### Request Summary

An application for a new 125' tall monopole tower on City owned property at Academy Park has been requested. The applicant has a lease with the City for the subject property. The applicant is the same applicant that received approval to build a tower at McCorkle Park. The requested tower at Academy Park is essentially the same tower that was approved at McCorkle Park with the same or similar tower type, height, and color.

The tower location was selected, in part, because of the separation from residential property and natural screening from adjacent properties and the right-of-way. The property is zoned Single Family (SF-2) which means a variance is required. Residential zonings do not permit new tower facilities. However, the majority of parks in the City are zoned residential. Because parks are typically large tracts of land with an abundance of natural screening and their proximity to residential, make them an ideal location for new towers. This property is no exception. It is located in an area that will serve the residents but not located in a subdivision. Therefore, staff supports the variance request to allow for a new tower in a residential zoning.

An additional variance has been requested for tower height. A 125' tower height has been requested. The tower at McCorkle Park was approved with a 128' tower height. The code limits tower height in residential areas to 80'.

French Roast Brown is the proposed color of the tower. This is the same color selected for the tower at McCorkle Park. The code states that towers should be gray or similar color but that Planning Commission has the authority to approve other colors.

### Conditional Use

The purpose of the personal wireless service facilities code is to regulate the placement and construction of towers to protect the health, safety, and welfare of the public, while not unreasonably interfering with the development of a competitive wireless communications marketplace in the City.

All new towers are required to be reviewed and approved consistent with the criteria of Chapter 1169, Conditional Uses. As such, Planning Commission shall approve an application for conditional use if the following four conditions are met:

- (1) The proposed use is a conditional use of the zoning district and the applicable development standards established in this Zoning Ordinance are met.
- (2) The proposed development is in accord with appropriate plans for the area.
- (3) The proposed development will not have undesirable effects on the surrounding area.
- (4) The proposed development will be in keeping with the existing land use character and physical development potential of the area.

### Variance

Two variances are necessary to permit the request. Chapter 1181.05(c) does not permit new towers in residential zonings. While the code does not anticipate new towers in residential zonings, the subject



property is not used for residential purposes, rather it is used as a park. Several objectives of the code support the tower on this City owned property:

- To work proactively with wireless communications providers to ensure rapid and reliable deployment of their services/technologies, while minimizing negative effects on the City.
- To ensure that the location of towers and wireless communications facilities in the City provide appropriate wireless coverage consistent with these objectives.
- To allow, under certain conditions, appropriate City-owned property and structures to be used for wireless communications facilities.
- To minimize adverse visual impacts of towers and wireless communications facilities through careful design, siting, landscaping, and innovative camouflaging techniques.

The second variance is to Chapter 1181.05(d)(3)(F) which limits the height of a tower in SF-2 to 80'. 125' is being requested.

Planning Commission shall not grant a variance unless it finds that all of the following conditions apply to the case in question:

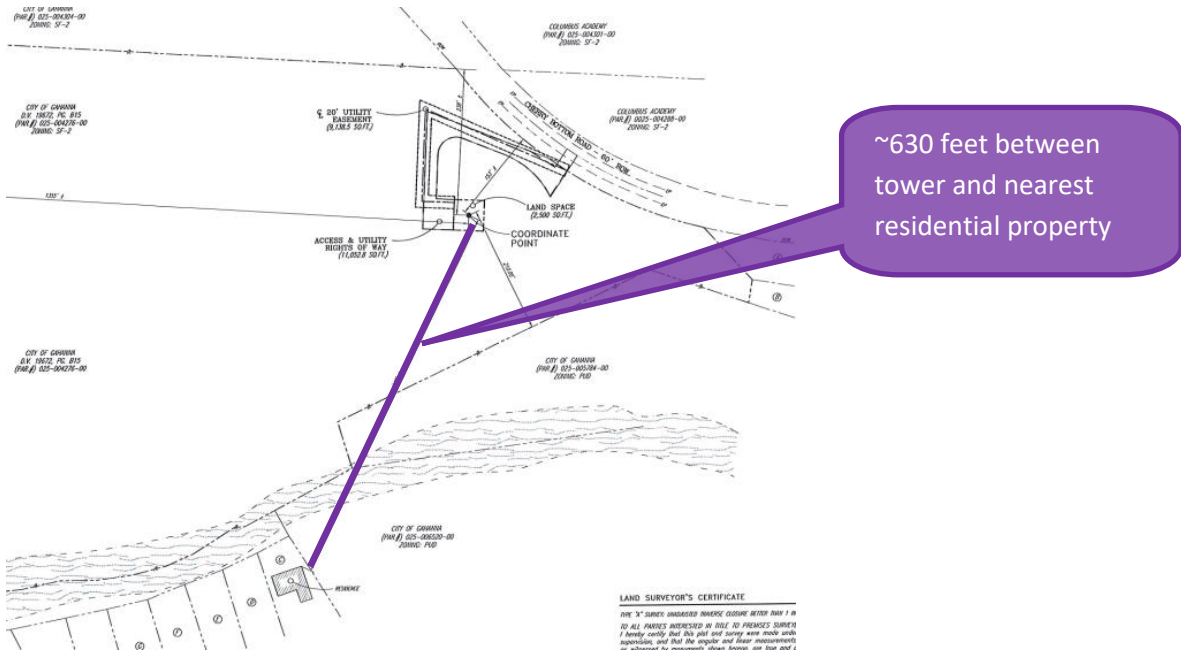
- a) There are special circumstances or conditions applying to the land, building or use referred to in the application.
- b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
- c) The granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

#### Recommendation

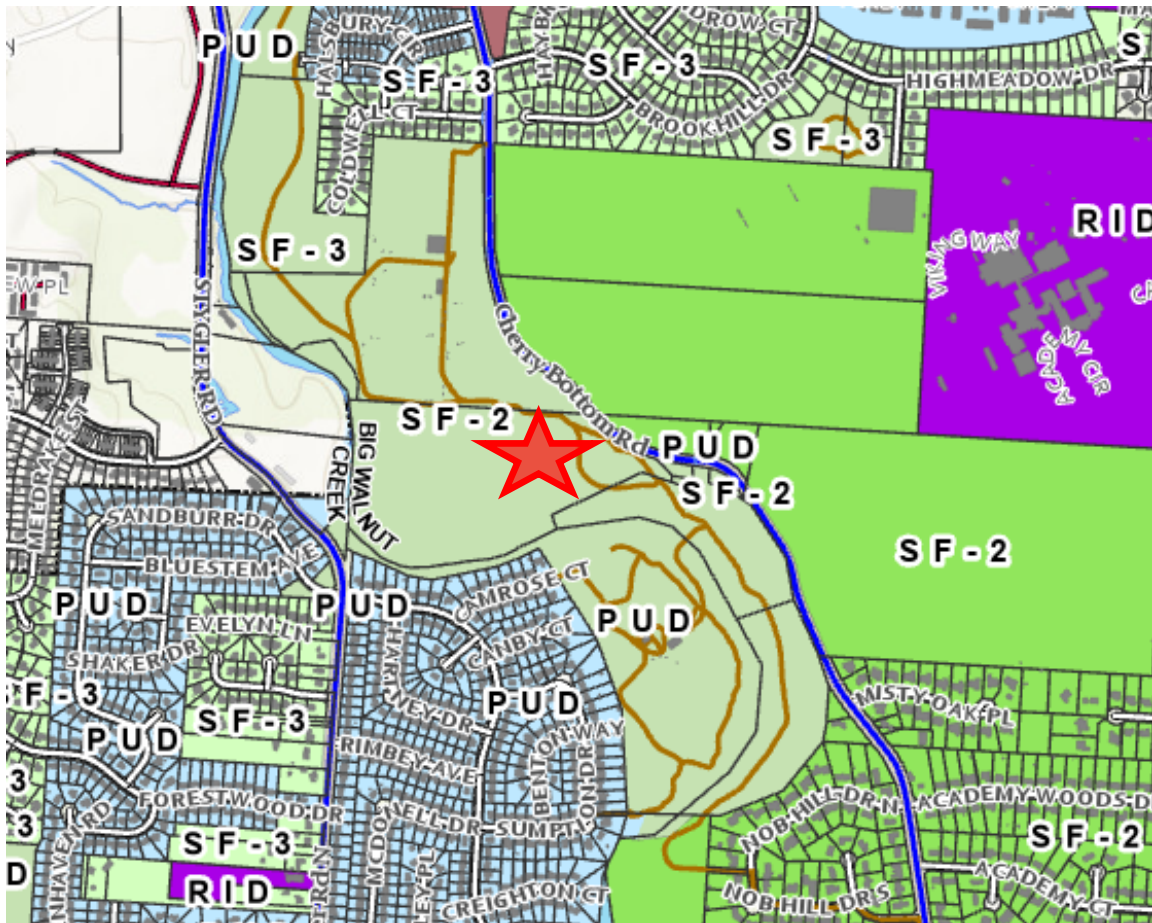
It is Planning and Development staff's opinion that the requested applications are consistent with the overarching objectives of the zoning code to encourage new towers to be constructed in areas that protect residential areas and land uses from potential adverse impacts. In fact, the separation of the tower from residential is over 600'. This is nearly three times the separation provided by the last tower application that wasn't located in a park. The request has been reviewed by all appropriate departments including our cell tower consultant. There are no unresolved staff comments.



# Gahanna



Location/Zoning Map







Respectfully Submitted By:  
Michael Blackford, AICP  
City Planner/Zoning Administrator