

# ADMINISTRATIVE REVIEW APPLICATION

(Code Section 99.06, 153.037)



CITY OF DUBLIN

Land Use and  
Long Range Planning  
5800 Shier-Rings Road  
Dublin, Ohio 43016-1236

Phone/TDD: 614-410-4600  
Fax: 614-410-4747  
Web Site: www.dublin.oh.us

## I. PLEASE CHECK THE TYPE OF APPLICATION:

<p><b>COIC Districts</b> Select District:</p> <p><input type="checkbox"/> HDP</p> <p><input type="checkbox"/> LDP</p> <p><input type="checkbox"/> I-VC</p> <p><input type="checkbox"/> I-CC</p> <p><input checked="" type="checkbox"/> Wireless Communication Facility</p>	<p><b>Application Type</b> (COIC Only)</p> <p><input type="checkbox"/> Pre-Application Review</p> <p><input type="checkbox"/> Development Plan Review</p> <p><input type="checkbox"/> Administrative Review</p> <p><input type="checkbox"/> Administrative Departures</p>
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Please utilize the applicable *Supplemental Application Requirements* sheet for additional submittal requirements.

## II. PROPERTY INFORMATION: This section must be completed.

Property Address(es): 5078 Tuttle Crossing Boulevard, Dublin, OH 43016	
Tax ID/Parcel Number(s): 273-005368	Parcel Size(s) (Acres): 7.513 Acres
Existing Land Use/Development: 449 - Elevator Office Building	Existing Zoning: Planned Commerce

### PLEASE COMPLETE THE FOLLOWING:

**Describe the Existing Land Use/Development:**

The site consists of a four story office building and a parking lot. Verizon Wireless has (6) antennas, (2) per sector, and (12) lines of coax behind roof screens on the roof of the office building.

**Describe the Request:**

Verizon Wireless proposes to remove (3) antennas, install (3) new antennas, install (3) remote radio heads behind the roof screen walls, (1) per sector, install (3) small OVP distribution boxes behind the roof screen walls, (1) per sector, install (3) hybrid cables to the small OVP distribution boxes, (1) per sector, and install (2) new antenna pipe mounting brackets at each antenna pipe mount so each screen wall will have sufficient capacity to support the existing and proposes equipment.

## III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed.

Name (Individual or Organization): Sun Life Assurance Company of Canada	
Mailing Address: (Street, City, State, Zip Code) Colliers International, 8800 Lyra Drive, Suite 150, Columbus, OH 43240	
Daytime Telephone: (614) 436-9800	Fax:
Email or Alternate Contact Information: Amanda Abraham, Amanda.Abraham@colliers.com	

**FILE COPY**

RECEIVED  
13-083ARTW  
AUG 13 2013

CITY OF DUBLIN  
PLANNING

**IV. APPLICANT(S):** This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

Name: New Par, a Delaware Corporation d/b/a Verizon Wireless	Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): Tenant	
Mailing Address: (Street, City, State, Zip Code) 7575 Commerce Court, Lewis Center, OH 43035	
Daytime Telephone: (614) 560-8585	Fax: N/A
Email or Alternate Contact Information: TPaine@sbsite.com	

**V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER:** This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

Name: Tom Paine of SBA Network Services, LLC	
Organization (Owner, Developer, Contractor, etc.): Representative for Tenant being New Par d/b/a Verizon Wireless	
Mailing Address: (Street, City, State, Zip Code) 122 Kerr Road, New Kensington, PA 15068	
Daytime Telephone: (513) 800-7753	Fax: (724) 335-7035
Email or Alternate Contact Information: TPaine@sbsite.com	

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

I Amanda M. Abraham (authorized representative), the owner, hereby authorize Tom Paine of SBA Network Services on behalf of New Par d/b/a Verizon Wireless  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 representations and agreements made by the designated representative.

Signature of Current Property Owner: A. Abraham, agent for owner Date: 8/5/13  
Sumjit's Assurance CO of Canada

Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

Subscribed and sworn before me this 5 day of August, 20 13

State of Ohio

County of Delaware

Notary Public Ashley L. Seasley



**Ashley L. Seasley**  
 Notary Public, State of Ohio  
 My Commission Expires 05-22-17

**VII. AUTHORIZATION TO VISIT THE PROPERTY:** Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

I Amanda M. Abraham (authorized representative), the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.

Signature of applicant or authorized representative: A. Abraham, agent for owner Date: 8/5/13  
Sumjit's Assurance CO of Canada

Sumjit's Assurance CO of Canada

**VIII. UTILITY DISCLAIMER:** The Owner/Applicant acknowledges the approval of this request for review by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

I, <u>Amanda M. Abraham (authorized representative)</u> , the owner or authorized representative, acknowledge that approval of this request does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.	
Signature of applicant or authorized representative: <u>A. Abraham, agent for owner SunLife Assurance CO of Canada</u>	Date: <u>8/5/13</u>

**IX. APPLICANT'S AFFIDAVIT:** This section must be completed and notarized.

I, <u>Amanda M. Abraham (authorized representative)</u> , the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.	
Signature of applicant or authorized representative: <u>A. Abraham, agent for owner SunLife Assurance CO of Canada</u>	Date: <u>8/5/13</u>

Subscribed and sworn to before me this 5 day of August, 20 13  
 State of Ohio  
 County of Delaware

Notary Public Ashley L. Seasty



**Ashley L. Seasty**  
 Notary Public, State of Ohio  
 My Commission Expires 05-22-17

FOR OFFICE USE ONLY			
Amount Received: <u>\$1825</u>	Application No: <u>13-088 netw</u>	ART Decision:	ART Action:
Receipt No: <u>270161</u>	Map Zone: <u>D2 B</u>	Date Received: <u>8/13/13</u>	Received By: <u>RSP</u>
Type of Request: <u>wireless communications facility co-location</u>			
N, S, E, W (Circle) Side of: <u>Tithe Crossing Boulevard</u>			
N, S, E, W (Circle) Side of Nearest Intersection:			
Distance from Nearest Intersection:			
Existing Zoning District:			



Tom Paine  
Representative for Verizon Wireless  
SBA Network Services  
122 Kerr Road  
New Kensington, PA 15068

August 7, 2013

Ms. Rachel Ray, AICP  
Planner II  
The City of Dublin Planning Department – Land Use & Long Range Planning Division  
5800 Shier Rings Road  
Dublin, OH 43016

Re: CLMB097 Tuttle Crossing (AWS) Verizon Project Description

Dear Ms. Ray:

As one of the major leaders in the wireless industry, Verizon Wireless must work diligently to improve their network and keep up with the ever changing technologies in order to compete with other wireless providers.

In this instance, Verizon Wireless proposes the following upgrades to their telecommunications equipment atop the office building located at 5078 Tuttle Crossing Boulevard in the City of Dublin. Specifically, Verizon Wireless proposes to remove (3) antennas, install (3) new antennas, install (3) remote radio heads behind roof screen walls, (1) per sector, install (3) small OVP distribution boxes behind the roof screen walls, (1) per sector, and install (3) hybrid cables to the small OVP boxes, (1) per sector. In addition, Verizon Wireless proposes to install (2) new antenna pipe mounting brackets at each antenna pipe mount so the screen walls will have sufficient capacity to support the existing and proposed equipment.

Per our phone conversation, it is my understanding that the City of Dublin Planning Department – Land Use & Long Range Planning Division requires the following for the administrative review process: (10) 11" x 17" construction drawings and (2) structural analysis reports that have been sealed by state licensed engineers. Both are enclosed.



According to the structural analysis report, the tower and foundation will adequately support the antenna alterations and additional coax lines following the addition of (2) new antenna pipe mounting brackets at each antenna pipe mount because the existing TS5x5 screen wall framing is adequate to support the proposed antennas.

Also included are the following: a completed Certificate of Zoning Plan Approval, check in the amount of \$1,835 payable to the City of Dublin Treasurer, property card, legal description, and telecommunications equipment data sheets.

The proposed date of commencement of construction has yet to be determined and will occur only following the issuance of a building permit by the City of Dublin Building Standards Department. The timeline for construction is approximately (3) weeks from start to finish.

I hope this outline helps to define exactly what is going on with the project. As you have noticed, this installation is very small, often described as maintenance. It has been performed numerous times by Verizon Wireless and all other carriers of the wireless community. Verizon Wireless strives to be the best wireless provider out there and this upgrade is a perfect example why they are known as one of the best. Please don't hesitate to contact me with any questions or concerns.

Thanks again and I'm looking forward to working with the City of Dublin Planning Department – Land Use & Long Range Planning Division in order to obtain a Letter of Administrative Approval.

Sincerely,

A handwritten signature in black ink that reads "Tom Paine". The signature is written in a cursive, slightly slanted style.

Tom Paine  
Representative for Verizon Wireless  
SBA Network Services  
[tpaine@sbsite.com](mailto:tpaine@sbsite.com)  
(513) 800-7753

EXHIBIT A

PARCEL NUMBER ONE:

Situated in the State of Ohio, County of Franklin, City of Dublin, Virginia Military Survey No. 2419, being 7.513 acres of land all out of Lot 9, as delineated on the plat of TUTTLE CROSSING, of record in Plat Book 71, pages 100, 101 and 102, (all references being to records in the Recorder's Office, Franklin County, Ohio), said 7.513 acre tract being more particularly described as follows:

Beginning for reference at the centerline intersection of Paul Blazer Parkway and Tuttle Crossing Boulevard, as delineated on the plat "TUTTLE CROSSING", of record in Plat Book 71, pages 100, 101 and 102; thence North  $79^{\circ} 24' 44''$  East, along the centerline of said Tuttle Crossing Boulevard, a distance of 678.00 feet to a Franklin County Monument; thence North  $78^{\circ} 55' 22''$  East, continuing along the centerline of said Tuttle Crossing Boulevard, a distance of 740.84 feet to a point at the southwesterly corner of that 0.723 acre tract as described in a deed to the City of Dublin, Ohio, of record in Official Record Volume 10895, page E-11; thence North  $12^{\circ} 07' 10''$  West, along the westerly line of said 0.723 acre tract, a distance of 50.01 feet to a point at the southeasterly corner of Lot 9, as delineated on said plat "TUTTLE CROSSING" and the true place of beginning for the tract of land herein described;

Thence South  $78^{\circ} 55' 22''$  West, along the southerly line of said Lot 9 and the northerly right-of-way line of said Tuttle Crossing Boulevard, a distance of 674.41 feet to a point of curvature;

Thence along the easterly line of a 60 feet wide public utility and public roadway easement, as delineated on said plat TUTTLE CROSSING, along the arc of a curve to the right, having a radius of 35.00 feet, a central angle of  $90^{\circ} 29' 22''$ , an arc distance of 55.28 feet to a point of tangency, said arc being subtended by a chord bearing North  $55^{\circ} 49' 57''$  West, a chord distance of 49.71 feet;

Thence North  $10^{\circ} 35' 16''$  West, continuing along the easterly line of said 60 feet wide public utility and public roadway easement, a distance of 266.67 feet to a point of curvature;

Thence continuing along the easterly line of said 60 feet wide public utility and public roadway easement, along the arc of a curve to the right, having a radius of 470.00 feet, a central angle of  $23^{\circ} 00' 49''$ , an arc distance of 188.78 feet to a point of tangency, said arc being subtended by a chord bearing North  $0^{\circ} 55' 08.5''$  East, a chord distance of 187.51 feet;

Thence North  $12^{\circ} 25' 33''$  East, continuing along the easterly line of said 60 feet wide public utility and public roadway easement, a distance of 39.65 feet to a point;

(Continued)

Thence across said Lot 9 the following (2) two courses:

1. South 84° 04' 38" East, a distance of 224.82 feet to a point;
2. North 78° 55' 22" East, a distance of 429.06 feet to a point in the easterly line of Lot 9, in the westerly line of that 5.261 acre tract as described in a deed to The Berror Corporation, of record in Official Record Volume 8792, page B-18;

Thence South 12° 07' 10" East, along the easterly line of said Lot 9, the westerly line of said 5.261 acre tract, the westerly line of said 0.723 acre tract, a distance of 456.08 feet to the place of beginning, containing 7.513 acres of land.

TOGETHER WITH a non-exclusive ten (10) foot wide storm sewer easement strip, said easement strip to be ten (10) feet in width, the limits being located five (5) feet left and right of the following described centerline, said limit lines always being extended or shortened to intersect other easement lines or property lines, said centerline being more particularly described as follows:

Beginning at a point in the southerly said right of way line of Parkcenter Avenue in the northerly line of Lot 9, said point being located North 58° 27' 22" West, a distance of 34.56 feet from the northeasterly corner of said Lot 9;

Thence South 12° 07' 10" East, along the centerline of said ten (10) foot wide storm sewer easement, parallel to and twenty-five (25.00) feet westerly from (measured at right angle) the easterly line of said Lot 9, a distance of 270.17 feet to a point of terminus in the northerly line of the above described 7.513 acre tract;

The reference meridian for this description is the same as the plat "TUTTLE CROSSING", of record in Plat Book 71, pages 100, 101 and 102, Recorder's Office, Franklin County, Ohio.

PARCEL NUMBER TWO:

Rights granted under the Easement created as appurtenant to and/or for the benefit of the insured parcel pursuant to that certain Storm Sewer Easement dated July 11, 1990, filed July 12, 1990, at 4:13 p.m., and recorded in Official Record Volume 15482, page A-16, Recorder's Office, Franklin County, Ohio.

**EXHIBIT B**

**BRADENTON TUTTLE COMPANY  
5080 TUTTLE CROSSING BOULEVARD  
LEASES AND RELATED DOCUMENTS**

1. Lease dated June 6, 1996, with CompuServe Incorporated;
2. Option to Lease and Lease Agreement dated April 7, 1997, Memorandum of Option to Lease and Lease Agreement dated April 7, 1997, and Memorandum of Lease dated April 7, 1997, with New Par, a Delaware Partnership, d.b.a., AirTouch Cellular; and
3. Sublease Agreement dated November 10, 1997, between CompuServe Incorporated and Information Dimensions, Inc.

PID: 273-005368  
SUN LIFE ASSURANCE CO OF



Image Date: 02/13/2013 11:18:52



Image Date: Apr 22 2011 9:34AM

**Owner Name** SUN LIFE ASSURANCE CO OF CANADA  
**Site Address** 5080 TUTTLE CROSSING BL  
**Mail Address** SUN LIFE ASSURANCE CO  
 C/O COLLIER'S INTERNATIONL  
 8800 LYRA DR STE 150  
 COLUMBUS, OH 43240  
**Tax District** CITY OF DUBLIN-WASH TWP-DUBLIN C.S.D.  
**Description** 5080 TUTTLE CROSSING  
 TUTTLE CROSSING  
 PT LT 9=7.513 ACRES

**Transfer Date**  
**Sale Amount** \$0  
**Year Built** 1990  
**Auditor's Map** N048BB 009.01  
**Neighborhood** 00105  
**School Name** DUBLIN CSD  
**Annual Taxes** \$213,109.12

**Auditor's Appraised Values**

	Taxable	Exempt	Other Exempt
<b>Land</b>	\$2,290,900	\$0	\$0
<b>Building</b>	\$3,909,100	\$0	\$0
<b>Total</b>	\$6,200,000	\$0	\$0

**Accessed Acreage** 7.513  
**Landuse** 449 - ELEVATOR OFFICE BUILDING  
**CAUV** \$0  
**Homestead** NO  
**Property Class** COMMERCIAL

**Building Information**

<b>Rooms</b>	0	<b>Baths</b>	0
<b>Bedrooms</b>	0	<b>Half Baths</b>	0

**Number of Cards** 1  
**Square Feet** 109,415  
**Air Cond.**  
**Fireplaces** 0  
**Stories** 0

**Disclaimer**

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.