



TO: Dublin Planning & Zoning Commission

RE: Proposed Wireless Telecommunication Facility / Stealth Concealment Bell tower located at 6135 Rings Road Dublin, Ohio 43016

Executive Summary

In the area of South Central Dublin adjacent to the north / south Avery Road Corridor between Woerner-Temple Road to the north and Hayden Run to the south, Verizon Wireless is experiencing significant gaps in service and data capacity in their existing wireless network.

Because of the significant increases in customer demand for services, the company's existing call coverage and data carrying capacity has been exceeded, and its existing sites are no longer able to provide uninterrupted service within this area.

To aid this gap in capacity and restore this service, Verizon Wireless & TowerCo. have entered a joint partnership and are proposing to develop a new wireless communications facility in the service area, specifically on property owned by St. John's Lutheran Church, located at 6135 Rings Road, Dublin, OH 43016.

The host parcel is zoned R-2 Suburban Residential. Given the residential neighborhood makeup surrounding the 10 acre St. John's Lutheran Church property, provides a substantial land buffer to the neighborhood residences. In an effort to have this proposed use blend in with the existing characteristics of the neighborhood; Verizon / Tower Co. have gone to great lengths to design an aesthetically and architecturally compatible wireless facility. The proposed telecommunication structure will be concealed from public view by a four sided façade that mimics the architecture and appearance of the existing bell tower which fronts the St. Johns historic sanctuary. The proposed bell tower will matching the historic sanctuary bell tower in its same form, architectural detail, brick finish, and color. The proposed bell tower structure height will be 104' tall and will house Verizon, plus two (2) additional future collocators in accordance with Dublin's City Code.

This site will allow Verizon Wireless / TowerCo., the applicant to provide data and wireless services in this critical commercial / residential mixed use corridor of Southern Dublin. All Verizon telecommunication equipment will be housed inside this disguised bell tower structure. This site is technically feasible, harmonious with the surrounding characteristics of the neighborhood and will not have a negative impact on existing or future proposed uses.

The proposed bell tower facility will enable Verizon to close the gaps in its network and restore reliable service in this residentially growing area within the City of Dublin and the concealment features will allow aesthetic additions to do so without creating discordant visual impacts.

Sincerely,

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