

**NOTICE OF PUBLIC MEETING
CITY OF BEXLEY
PLANNING COMMISSION**

The Bexley Planning Commission will hold a Special Public Meeting on the following application on **Monday, July 23, 2012** at **6:00 p.m.**, in the City Council Chambers, Bexley Municipal Building, 2242 East Main Street.

SPECIAL NOTE TO THE APPLICANT: Number 6 of the Rules and Regulations of the Planning Commission reads: The applicant or an authorized representative shall attend the meeting. The Commission may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance.

APPLICATION No: 2010-0011
APPLICANT: Keith DeVoe III AIA – DesignGroup
OWNER: Columbus School for Girls
LOCATION: 56 S. Columbia Avenue

REQUEST: The applicant is seeking Planning Commission approval of changes to the roof materials on the 1992 classroom building located beyond the south west quadrant of Drexel circle (E. Broad St and S. Drexel Ave.), as part of the Columbus School for Girls renovation and addition project.

A copy of the application is available for review in the Building Department office during the hours of 8:00 a.m. to 4:00 p.m. Monday thru Friday. If you have any questions, please call the Bexley Building Department at 559-4240.

If you need any accommodation or assistance in order to attend the meeting, please contact the City of Bexley at 559-4240 at least 48 hours before the scheduled meeting.

Mailed by: 7.16.12

20120011

DesignGroup Contact

Jon Sofranec - 614.252.0515
jsfranec@designgroup.us.com

CITY OF BEXLEY



Review Application for:

PLANNING COMMISSION

CITY COUNCIL

TREE & PUBLIC GARDEN COMMISSION

2012

APPLICATION TO APPEAR BEFORE:

 CITY COUNCIL PLANNING COMMISSION Date: 7.23.12

 TREE & PUBLIC GARDEN COMMISSION (Recommendation)

1. This application is submitted for: (please check)

- A. Rezoning Lot Split Plat Approval Special Permit
- Variance Conditional Use Other Roof replacement

- B. Exterior Design Review to include: Building Plans Site Development
- Signage Fence Other Photos of roofing mock-up

2. APPLICATION SUBMITTED FOR PROPERTY LOCATED: 56 S. Columbia Ave.
NAME OF BUSINESS: Columbus School for Girls

3. NAME OF APPLICANT: Jane H. Gibson
Address 56 S. Columbia Ave.
Telephone Number 614.252.0781 E-mail: jjgibson@columbusschoolforgirls.org

4. NAME OF OWNER: Columbus School for Girls
Address 56 S. Columbia Ave
Telephone Number 614.252.0781 E-mail: jjgibson@columbusschoolforgirls.org

5. Narrative description of project / request. (Attach additional sheets, if necessary).
See attached

6. If this application involves a Variance, please explain why the Variance is necessary. (Attach additional sheets, if necessary).

7. Anticipated project schedule (please specify): start date July 2012

8. what is the linear width of your tenant space?
 9. What is the valuation on the project? ± \$450,000

In order to properly complete the application, the Commission requires that (12 copies) of all supporting material be submitted at the time the application is filed. **Failure to comply with this provision will result in having your application withheld from the agenda and returned to the applicant. This is a rule of the Commission and no exceptions will be made.**

Be advised, if the Commission decides it needs the services of an independent expert (e.g., architect; landscape architect; planner; civil, environmental or traffic engineer; legal counsel, etc.) to assist it, it shall designate the person to be consulted and the cost thereof shall be paid by the Applicant in addition to the above filing fees.

APPLICANT: Jane Gibson (Signature) DATE: 7/2/13

FEES: Payment of applicable fees:

- ___ Requests for amendment to previously approved PUR or PUC plans **\$300.00**
- ___ Split of lot or existing parcel. **\$250.00**
- ___ Replatting or new plat. **\$250.00**
- ___ Rezoning: 1 acre (or part thereof) **\$250.00** each additional acre (or part thereof) additional **\$60.00** total = \$_____

___ Sign Review and Environmental Review are based on the value of project:

<u>Valuation of Project</u>	<u>Fee</u>
___ \$0 - \$5,000	\$100.00
___ \$5,001 - \$25,000	\$200.00
___ \$25,001 - \$75,000	\$250.00
___ \$75,001 - \$200,000	\$350.00
___ \$200,001 - \$750,000	\$600.00
___ Over \$750,001	\$1,000.00

- ___ Variance,
 - ___ Fences and walls: **\$65.00**
 - ___ Special Permit, Conditional Uses and All others: **\$90.00**

(Re-submittal fee **\$50**)

Fee: Due: \$ _____

Artistic improvements such as sculpture, murals and mobiles shall be exempt from an application fee. However, prior to installation of artistic improvements, an application shall be filed for review and approval by the Commission.

Appeals Procedures

Bexley Code Section 1222.04(c) provides for appeal of the decisions of the Planning Commission to Bexley City Council. Appeals must be in writing and filed with the Clerk of Council within (14) fourteen days after the decision of the Commission is rendered. The decision of City Council is final.

***NOTE :** The appeals procedure is applicable to Environmental Review only, and not to statutory decisions such as platting, lot splits or zoning resolutions.

CITY OF BEXLEY

✓ Planning Commission Review City Council Review



APPLICATION SUBMISSION CHECKLIST

(Required – Must Accompany Application)

Project Address: 56 S. Columbia Ave.

Applicant: Columbus School for Girls, Phone: 614.252.0781
Jane Gibson

The following items **must be submitted** in order for the Main Street Redevelopment Commission to consider your application complete for review. Note all plans (site, architectural, landscape, and sign) must be submitted to an appropriate engineering or architectural scale and this scale must be included on the plan sheets. In addition, plan sheets should not exceed 11" x 17" in size.

For **ALL APPLICATIONS** you must submit:

- Application Fee:** Submission fee according to Code (Check made payable to City of Bexley).
- Agent Authorization:** This must be provided when the land owner is not the applicant or representing the application at the Commission. This can be in the form of a letter of authorization signed by the property owner and notarized.

On an application for **Special Permit or Conditional Use or Use Variance** you must submit:

- Narrative of how you meet the following requirements:** (12) copies
 - a. The use is consistent with the goals and policies of any adopted plans of the City of Bexley, including, but not limited to, the Main Street Guidelines.
 - b. The use will not have a negative impact on the neighboring land uses and the larger community because of the differences between the proposed use and the existing uses in the community.
 - c. The use will not be hazardous to or have a negative impact on existing or future surrounding uses.
 - d. The use will meet or satisfy the lot/yard or height requirements in the code and the general code provisions including landscape requirements, parking standards, and storm drainage requirements as existing or as may be adopted.
 - e. The use will not create an undue burden on existing public facilities and services such as streets, utilities, schools or refuse disposal.
 - f. The use is consistent with and/or furthers the City's economic goals.
 - g. The use is expected to result in a net increase in assessed value or tax revenue to the City.
 - h. The use enhances economic development through job creation, tax revenues to the City, attraction of people, or increased economic activity.
 - i. The use serves a compelling public need, regardless of its ability to meet economic development goals.
- Location map/site plan: (12) copies.

On an application for **SIGN or FENCE APPROVAL** you must submit:

- Sign/Fence Plan:** (12) copies of the sign/fence plans to scale that show sign/fence dimensions, sign/fence area, mounting height, colors, lettering style, graphic(s), materials, location, and proposed method of illumination (if applicable). Fence plans to show all structures and their setbacks from the front, side and rear lot lines.
- Sign/Fence Elevation:** (12) copies of a colored rendering of the sign or fence elevation to scale.
- Landscape Plan:** (12) copies of a landscape plan to scale showing all existing and proposed landscaping including species type, size, quantity, and location of all materials (where applicable). This applies to fences, freestanding and ground-mounted signs.
- Other Details:** Photographs, material list, and color samples.

On an application for **EXTERIOR DESIGN REVIEW** you must submit:

- Vicinity Map:** (12) copies of a location plan or vicinity map to scale which show all adjoining properties (tax parcel map may be used).
- Project Description:** (12) copies of a written description of the project including existing land use/development, proposed land use/development (square feet of floor space, number of residential units, number of employees, etc.), and a statement of how the proposed development meets the intent of the Main Street Design Guidelines.
- Detailed Site Plan:** (12) copies of a detailed site plan to scale showing existing conditions and all improvements. The detailed site plan should include: north arrow, appropriate engineering or architectural scale, property lines, setbacks, easements, right-of-way, existing conditions (roads/alleys, sidewalks, drives/parking lot, buildings/structures, vegetation, trees in the right-of-way, utilities, city street lights, etc.), and all proposed property and building improvements/changes.
- Building Elevations:** (12) copies of building/structure elevation drawings to scale with materials and colors indicated (all sides of the proposed structure or improvements).
- Parking Plan:** (12) copies of a parking plan describing how much parking the proposed use and site requires and how the Code requirement will be met (where applicable).
- Landscape Plan:** (12) copies of a landscape plan to scale showing all existing and proposed landscaping including species type, size, quantity, and location of all materials (where applicable).
- Lighting Plan:** (12) copies of an exterior site lighting plan to scale including fixture types and location (where applicable).
- Screening Plan:** (12) copies of a the proposed screening plan for dumpsters/trash bins, mechanical units, utility boxes, etc., when not included in the building elevations or landscape plan (where applicable). This plan will show location, size, and height of the units/bins and the screening, as well as materials and colors.
- Materials List:** Material list or specifications with color samples for exterior portions of the building.
- Colored Rendering:** (12) copies of a colored rendering of the completed project.

Existing Conditions: Photographs of existing property conditions.

I/We certify that the items listed above are contained in the attached application and that the Person(s) responsible for completing this application has received a copy of the City Council / Planning Commission Procedures and Design Guidelines Manual. I/We understand that failure to include any of the items listed above without the required fees will result in this application being determined incomplete and having it withheld from the Commission agenda and returned to the applicant.

Note: The deadline for filing an application is twenty-one (21) days prior to the City Council and/or Planning Commission meeting at which the application is to be considered. Meetings are held in City Council Chambers at the Bexley Municipal Building, 2242 E. Main Street.

Jane Gibson, Director of
(Applicant – Type or Print Name) Business & Finance,
Columbus School for Girls
Jane Gibson 7/13/22
(Signature / Date Signed)

City Staff Use:
Received: _____
 Complete / Accepted, forward for Staff Review.
 Incomplete / Rejected, return to Applicant.

City Council Ordinance reading schedule for: _____ as follows:
(Address)

Ordinance No. _____

1st Reading Date: _____ Time: _____ () Subcommittee: _____

2nd Reading Date: _____ Time: _____ () Sub-committee: _____

3rd Reading Date: _____ Time: _____ () Sub-Committee: _____

Results: () Approved () Tabled () Denied Date: _____

Columbus School for Girls Roof Replacement

Bexley, Ohio
July 2012

Submittal for the City of Bexley Planning Commission

Project Description

Columbus School of Girls (CSG) plans to replace the existing roofing on the 1992 classroom building located at the corner of South Drexel Avenue and East Broad Street. Though only twenty years old, the existing synthetic slate roof shingles on the sloped portion of the roof have not performed well. They have a washed-out and faded appearance. Over the years damaged shingles have been removed and replaced with poorly matching shingles.

Assisted by their architectural team from DesignGroup, CSG completed a thorough product assessment of three roofing systems for consideration - asphalt shingles, synthetic slate shingles, and natural slate shingles. Based on the criteria of appearance, performance, quality, availability, and cost, CSG has decided to select a synthetic slate product. Synthetic slates are an engineered plastic product designed to look like natural slate. There has been a great deal product improvement and advancement since the early 1990's giving CSG confidence that this choice is the best for this application.

Product Selection

1. Sloped roof synthetic slate system:

InSpire Roofing Products, polymer composite roof tiles

17-1/2 inches x 12 inches wide, 7-1/2 inch tile exposure

Class C, 1.52 lbs/tile

Color blend: 20% slate grey, 40% emerald green, 20% charcoal grey, 20% pewter grey

Photo of approved mock-up:



Sloped roof tile underlayment
Prefinished metal coping covers
Copper flashings
Flashing to existing penetrations
Transition membrane to existing materials
Ridge vent

2. Flat roof system:

Single-ply EPDM roof membrane, Firestone Building Products, RubberGuard MAX, 60 mil, black

Exterior gypsum sheathing cover board, Georgia-Pacific "Dens-Deck Prime", 1/2 inch thick

Flexible sheet membrane flashing material

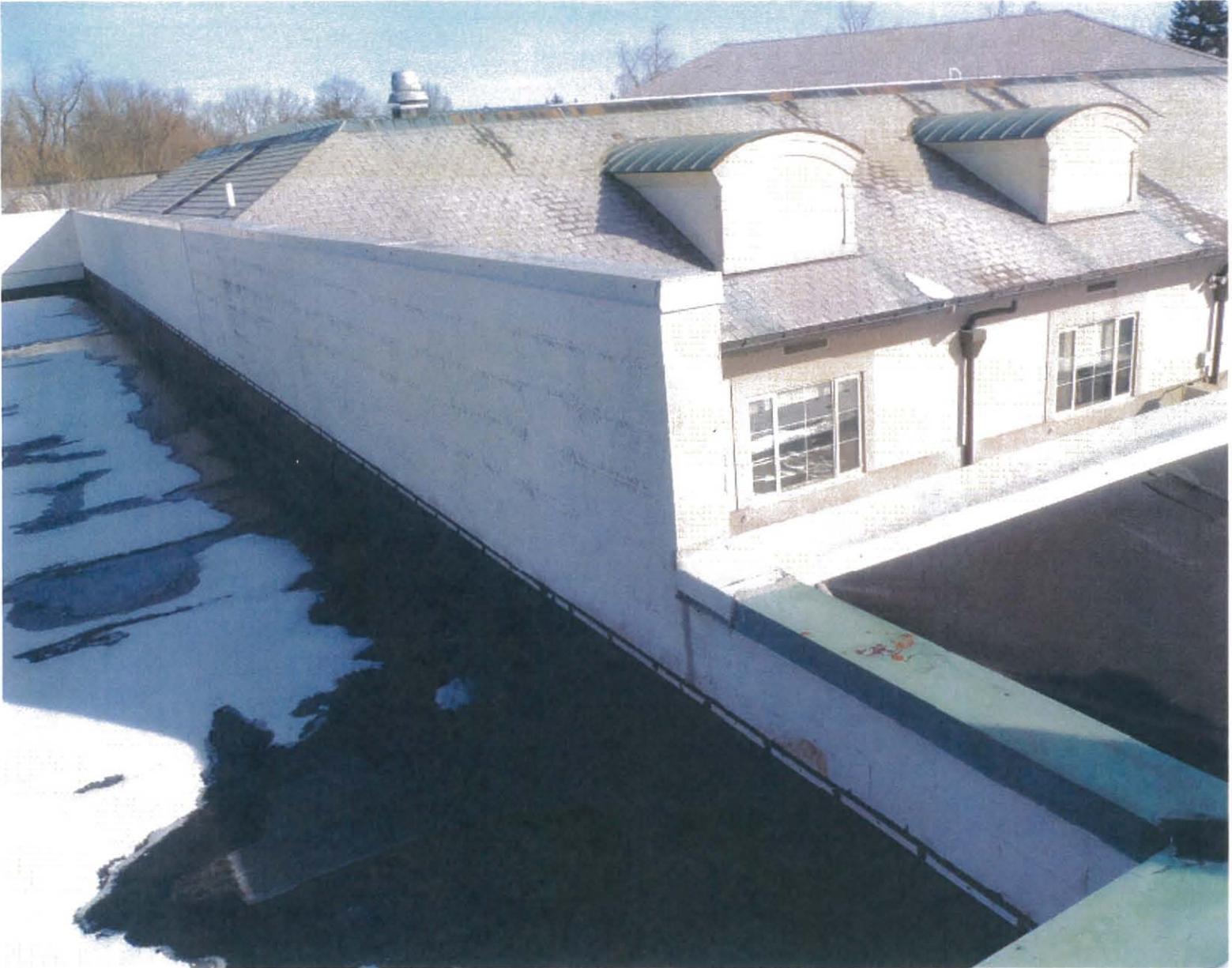
Prefinished metal coping covers

Copper flashings

Pop up roof vents

Roof walkway membrane

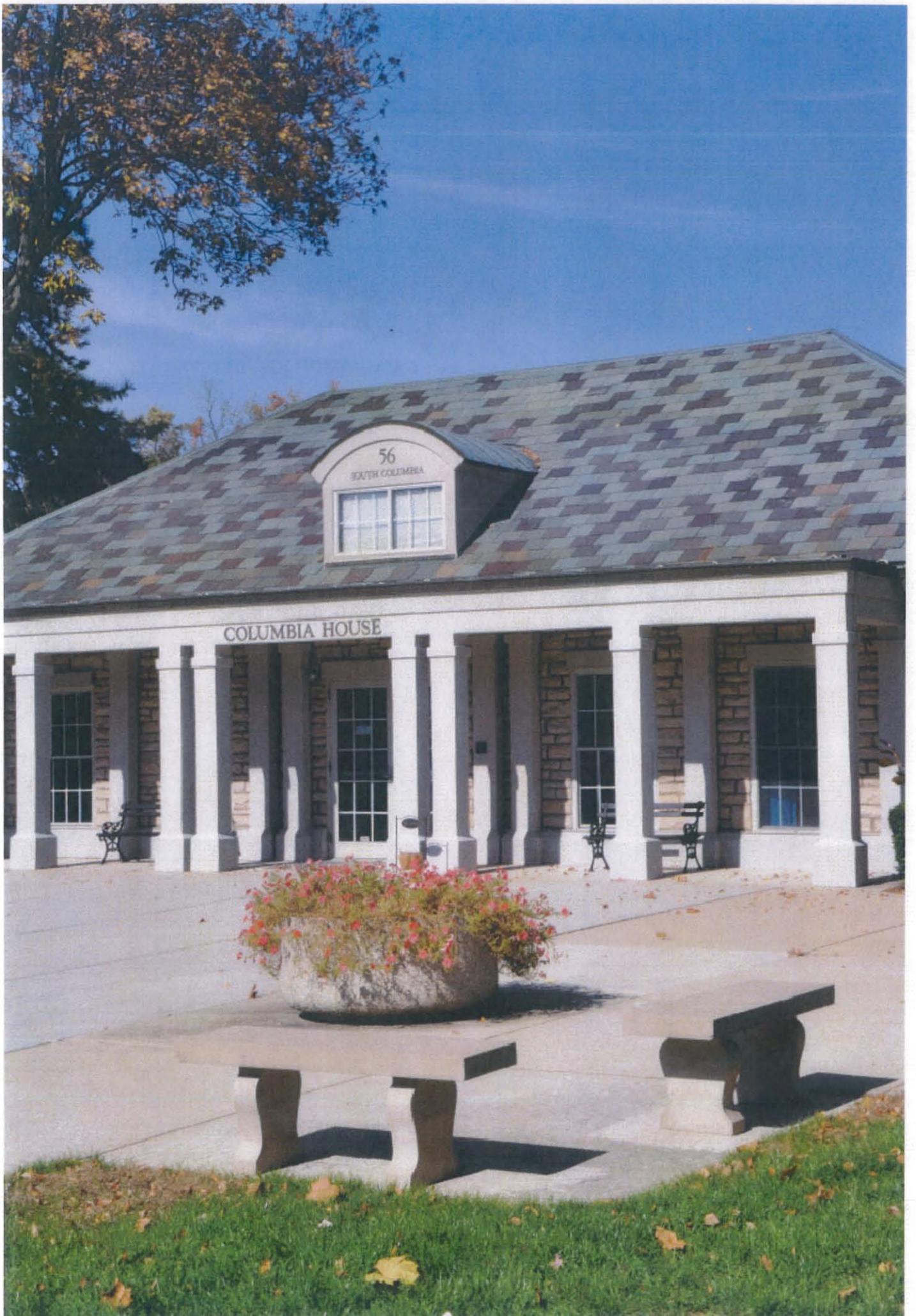






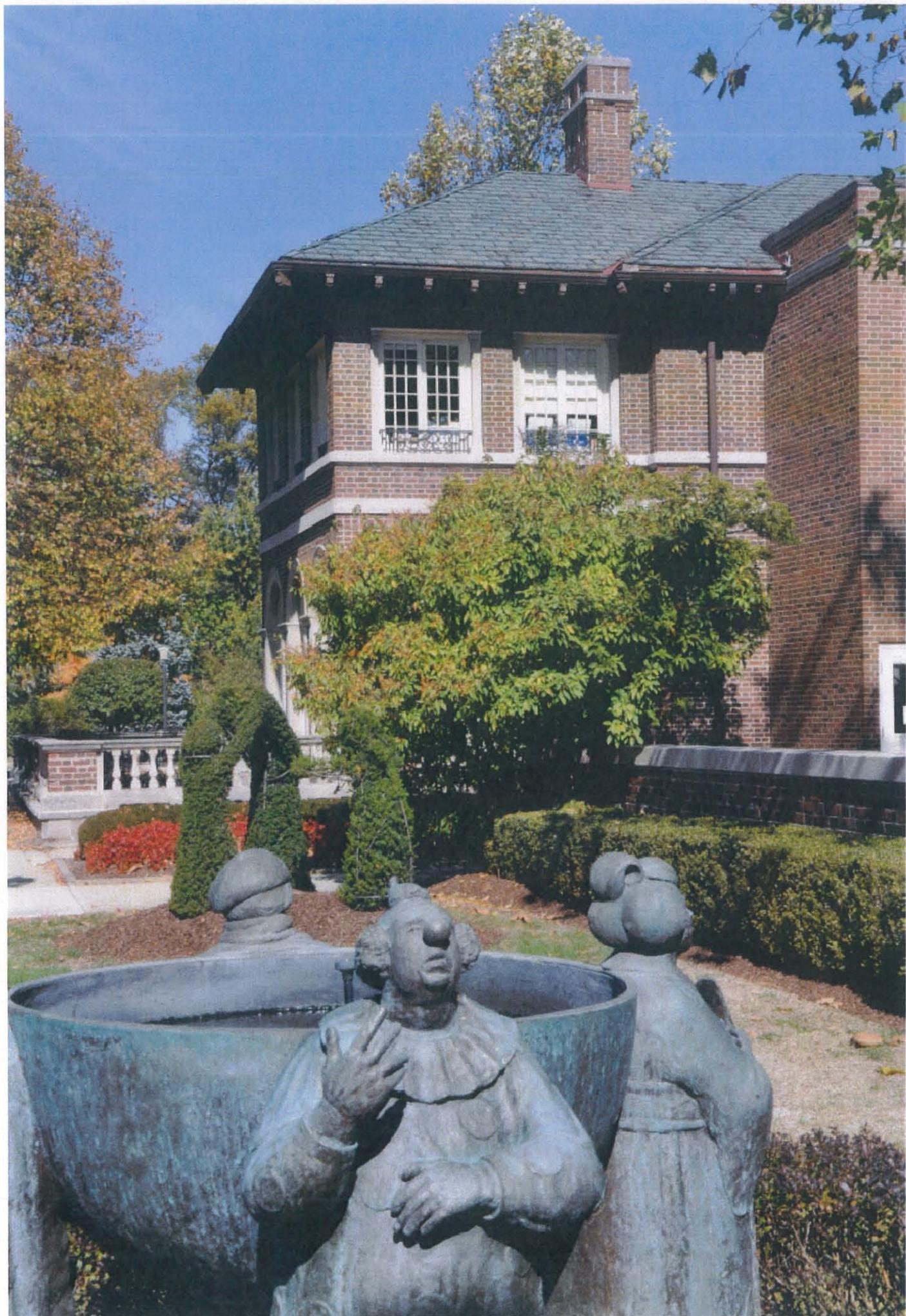




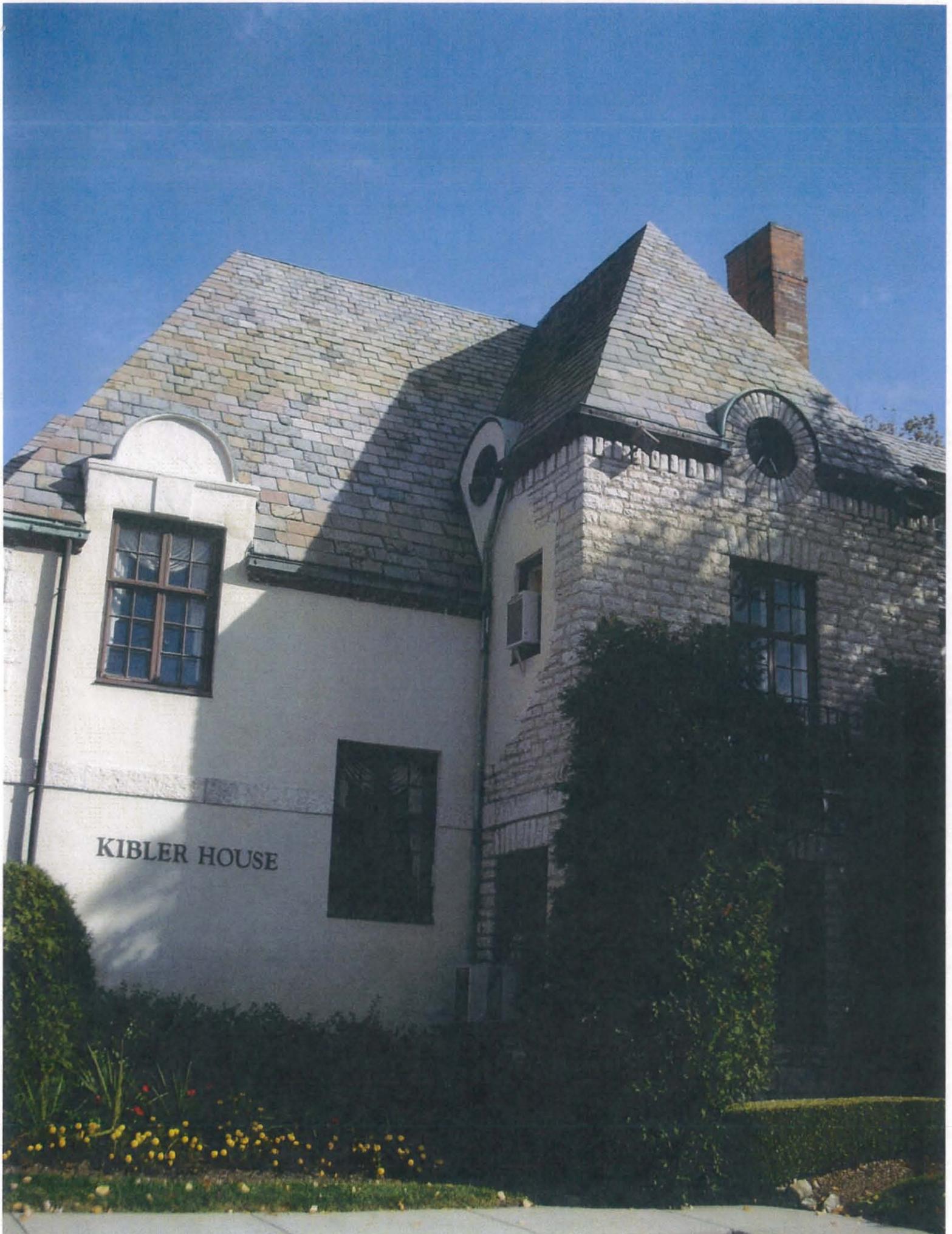


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SOUTH COLUMBIA

COLUMBIA HOUSE







KIBLER HOUSE





Interflora
Science of Work - Prens de rol d'obra

The Interflora is a collection of 2000 photographs
of the most beautiful and interesting places in the world
and the most beautiful and interesting people in the world.



FOR ALL SEASONS

GENERAL CONTRACTOR





