PUBLIC NOTICE
CITY OF BEXLEY ARCHITECTURAL REVIEW BOARD
BOARD OF ZONING APPEALS

The Bexley Architectural Review Board will hold a Public Meeting on the following case on Thursday, June 13th, 2013, at 7:00 P. M., in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The Board of Zoning Appeals hears requests for Special Permits and Appeals for Variances to the requirements of the Zoning Code, Ordinance No.8-72.

SPECIAL NOTE TO THE APPLICANT: It is important that you or your representative be present at the Public Hearing. It is a rule of the Board to withdraw an application when a representative is not present.

Application No.:	13-0025
Applicant:	Phillip Markwood Architects, Inc.
Owner:	Bexley United Methodist Church
Location:	2657 E. Broad Street

REQUEST: The applicant is seeking architectural review and approval to allow a 3,990sq' addition on the north side of the Bexley United Methodist Church to accommodate a Family Life Center and Gathering Space. The applicant is also seeking a variance from Bexley Code Section 1256.02(f), to allow a (15 parking space) reduction in the required number of off-street parking spaces.

A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 559-4240.

Please contact the City of Bexley at 559-4240 at least 48 hours before the scheduled meeting if you need any accommodation or assistance in order to participate at the meeting.

Mailed by 06-06-2013

bexley•united
methodist church
Where you belong

May 14, 2013

Dear Bexley Design Review Board,

Phillip Markwood & Associates is authorized to submit this Architectural Review Application on behalf of Bexley United Methodist Church.

Sincerely,

The Rev. E. Cary Simonton, Senior Pastor

2657 East Broad Street · Bexley, Ohio 43209 · 614.231.2781 · www.bexleyumc.org

Bexley Board of Zoning Appeals
Planning Staff Report – June 6, 2013

Bexley United Methodist Church

Application #: 13-0025
Location: 2657 East Broad Street
Zoning: R-6, High Density Single-Family Residential District.
Request: The applicant is seeking a variance from Bexley Code Section 1256.02, for a reduction in the required number of parking spaces for a 3,990 square foot addition on the north side of the Bexley United Methodist Church to accommodate a Family Life Center and Gathering Space.
Applicant: Phillip Markwood, Phillip Markwood Architects, Inc., 240 N. Fifth Street, Suite 140, Columbus OH 43215.
Owner: Bexley United Methodist Church, 2657 East Broad Street, Bexley, OH 43209.

UPDATE
The applicant is proposing an expansion to the existing Bexley United Methodist Church. The footprint for this two-story addition is 3,990 square feet. It appears that the structure is open from the first to second floors. No additional parking is proposed.

STAFF RECOMMENDATION
Based on additional capacity that will be created by the proposed addition, the required off-street parking for the use will be 74 spaces, after the reduction for on-street spaces is taken as allowed in the code. The plan provides 59 spaces, so this variance is for a reduction of 15 off-street parking spaces from the code requirements. Staff supports this request due to several factors. The first is that the adjacent roadways provide a good deal of on-street parking in excess of the reduction amount applied to the overall parking requirement. The second is that the site is well served by vehicular access from the main roadway and the alley, so no additional advantage would be gained from a circulation aspect by altering the parking lot. The third, and most important, is that the adjacent neighbors would be further impacted in a negative manner if the parking was expanded to remove front setback greenspace and existing mature trees from the site.

Staff does recommend that the applicant provide the BZA with further details about the operation of the two worship/assembly areas in the building to understand if capacity could be greater than that outlined in the application. In that case, the BZA could consider some limitations on operations such as utilization of one area or the other for particular events or services.

Staff supports Commission approval of the requested parking variance subject to the following conditions:

1. That the operational aspects of the two assembly/worship spaces are described to function within the parameters of the existing parking, or restrictions are applied by the BZA as

agreed (for instance, limiting use of the two assembly spaces to one per event or service);
2. The light fixtures in the existing parking area are replaced with cut-off fixtures, to the satisfaction of staff.

BACKGROUND

The church site is locate on the south side of East Broad Street and is bounded by S Cassingham Road on the west and S. Remington Road on the east.

Existing Parking

The existing off-street site parking is as indicated on the submit site plan and consists of 8 handicapped parking spaces and 51 other parking spaces for an **off-street total of 59 parking spaces**.

The zoning code allows for consideration of parking requirements based on the availability of on-street parking. (note: for the purpose of all on-street parking estimates, there is some variability due to the un-striped nature of the parking lanes. A full-sized metered space can often be as large as 22-23' in length; however, depending on the particular vehicles and the efficiency of parking in an unmarked lane, numbers can be slightly higher over long stretches of unimpeded curb. In the case of this site, that factor is likely to only apply along Broad Street where that estimate has taken into account.)

The approximate **on-street total of 40 parking spaces** is as follows:

S. Remington Street	West side (adjacent to church parking lot) – 7 spaces	East side (across from the church parking lot) – 7 spaces
E. Broad Street	South side (adjacent to church parking lot) – 10 spaces *Note: no parking weekdays 4-6PM*	North side (across from church parking lot) – 10 spaces *Note: no parking weekdays 7-9AM and 4-6PM*
S Cassingham Road	West side (across the street from the side yard of the church) – 6 spaces	East side (adjacent to the side yard of the church) – No parking allowed

As the main side of entry, staff also notes that there are additional parking spaces along both sides of Remington Street going south in front of neighboring single-family residences. These do not account in the calculation for potential parking code requirement reduction, however. Absent a parking study performed during peak church usage times, the board should consider the testimony presented at the meeting in considering the impact of church parking needs on the availability of these additional on-street spaces and the potential impacts on neighbor parking.

Required Parking

In order to determine required parking for a use that serves as a place of assembly, it is most useful to understand the number of seats present in the gathering rooms. For this use, the main sanctuary has been functioning with an occupancy capacity of 550. This application states intent to remove seats, reducing that amount to 350. The new addition will include a separate worship space that will accommodate 390.

So with the loss of 200 seats in the original sanctuary and the addition of the 390 in the addition, the **net gain is 190 additional seats**, and the **total number of seats is now 740** in the two assembly areas combined.

The Bexley Zoning Code describes the following parking requirement for this church use as follows:

> 1256.02 MINIMUM NUMBER OF SPACES REQUIRED.
> A minimum number of off-street parking spaces shall be provided in accordance with the following schedule:
>
> (f) Public and quasi-public uses
> Based on approved formula or substantiated user estimates, but in no case less than one space for each five persons sixteen years old or over the establishment is designed to serve.

This is a less definitive standard than is typical since it is difficult for staff to determine the breakdown between those over and under 16 years old attending at the peak demand time. If we assume that 2/3 of the attendees to the service are 16 years of age or older, that calculates to a peak usage of 496 people in that age range. Under the current zoning code standard for parking, that would require 99 off-street parking spaces for this use.

The zoning code does provide some consideration for on-street parking and non-vehicular use as follows:

> 1256.05 EXCEPTIONS TO THE NUMBER OF SPACES REQUIRED.
> Exceptions may be made to the number of off-street parking spaces required by an area variance. The following factors, among others, may be considered in the granting of such a variance:
>
> (a) Up to twenty-five percent of the required spaces may be eliminated for uses bordering on a street beginning or ending in the City where adequate on-street parking is available and it will not cause significant problems.
>
> (b) Spaces may be reduced, upon a showing of non-vehicular walk-in use or other factors affecting off-street parking needs. The reduction in spaces shall be in proportion to the substantiated non-vehicular use or other factors justifying such reduction.

Based on the availability of on-street parking adjacent to the site, the 25% reduction can be applied. That calculation results in a **final requirement of 74 off-street parking spaces for this use**. It is possible that this number could be further reduced if the applicant can prove a significant percentage of attendees accessing the site from the neighborhood as pedestrians, bicyclists, or other non-vehicular methods.

Based on the existing site plan, the applicant is requesting a variance of 15 off-street parking spaces, which is the difference between the 74 required and the 59 provided.

CONSIDERATIONS

Staff notes that the provision in our existing code basing the determination of attendees on age presents a review challenge for staff. As such, the following code section are for reference of the BZA members to indicate the way other communities calculate this standard. It should be noted

that this is not a complete analysis of other the standards of other communities which also often have reductions for other factors such as on-street parking:

Upper Arlington	Auditorium, Stadium, Conference Center or Other Place of Assembly, Church	1 per 5 persons based on design capacity of building, 1 per 30 sq. ft. of sanctuary, auditorium, or main place of worship
Grandview Heights	Church or Other Place of Worship, Auditoriums, Theaters, and Other Places of Public Assembly	One parking space for each five seats
Shaker Heights	Places of worship	One (1) space per four (4) seats in main sanctuary or auditorium plus one (1) space per each three hundred (300) square feet of classrooms and other meeting areas.

Landscape & Trees

- The current parking area is well landscaped along the street edge with mature trees and wall features.
- The current parking area is somewhat screened from E. Broad Street with mature pine trees lining the northern edge of the lot.

Lighting

- The existing parking lot poles are decorative in nature, but do not have cut-off style lighting fixtures as is appropriate in a residential area. As a good-neighbor effort, it would be an ideal time to replace these fixtures while increasing the overall traffic likely to be visiting the site and impacting the neighborhood.

Site Details

- Due to the large front yard setback of the church building, the only possibility to add additional off-street parking would be to encroach into that front area, removing green space and mature trees. That would create a significant negative visual impact, both along East Broad Street and for the neighbors.

BARDWELL

May 12, 2013

Paul M. Nick, Executive Director
Ohio Ethics Commission
30 West Spring Street, L-3
Columbus, Ohio 43215

RE: Opinion Request

Dear Mr. Nick:

I have been referred to you for an opinion related to a complex issue that I face regarding the following:

- I am a Registered Architect in the State of Ohio and have practiced architecture for over 35 years.
- I have been a member of the City of Bexley Board of Zoning Appeals for approximately 25 years and currently serve as Vice Chair.
- During this same 25-year period, I have resided in the same Bexley location, immediately adjoining Bexley United Methodist Church, of which I am a member.
- The church is currently planning a major expansion, and I am a member of the Building Committee.
- As required, I will recuse myself from my BZA role when the church presents an application for project architectural review on June 13th.
- And importantly, other than requesting guidance on ethics from our Chair, I have had no conversation about this pending application with any voting member of the BZA.
- He has, in turn, provided a copy of Ethics Commission Information Sheet #8 and Advisory Opinion Number 92-019 --- along with contact information leading to this request.

The complex issue that I face is that I am, in fact, openly opposed to the church expansion on a number of grounds. Importantly, *none of these grounds have any identified financial impact (positive or negative) on my own adjoining property*; rather, I simply believe that the church is making a poor decision related to its own financial future and related to the architectural integrity of the classic design of the current church and grounds. Fundamentally, my position is that the church is harming itself and the community through its actions.

2703 East Broad Street Bexley, Ohio 43209-1844
tel. 614-239-1669 mobile 614-562-3061
pbardwell@columbus.rr.com

My request for an opinion, therefore, relates to the following:

- Given my visible role as a longstanding member of the church and as an architect, am I permitted to serve as a spokesperson before the BZA for others who oppose the church's application?
- The above question relates to Article 5 of Sheet #8, which states that "an official is not prohibited from appearing before the public agency he serves as a citizen, in the same manner available to other citizens, and testifying about his views on a matter affecting his property. (The official cannot, however, testify as a representative of others.)"
- Article 5 of Sheet #8 then references Advisory Opinion Number 92-019 that emphasizes that an official cannot influence an issue with "a specific beneficial or detrimental impact on his personal, pecuniary interests" and concludes that an official is permitted to appear, "as an individual . . . to protect his own private property interests."
- Neither of these aforementioned opinions, however, addresses my specific issue: There is no identified financial impact of the church's application on my property. My role in taking action is as a member of the church and as a member of the community; not as a neighbor with something to gain or lose.
- Given that I will have recused myself from voting, am I, therefore, permitted to serve as a spokesperson before the BZA for others who oppose the church's application?

Best regards,

Peter L. Bardwell

Merom Brachman, *Chairman*
Maryann B. Gall, *Vice Chair*
Bruce E. Bailey
Betty Davis
Michael A. Flack

Paul M. Nick
Executive Director

OHIO ETHICS COMMISSION
William Green Building
30 West Spring Street, L3
Columbus, Ohio 43215-2256
Telephone: (614) 466-7090
Fax: (614) 466-8368

www.ethics.ohio.gov

May 23, 2013

Peter L. Bardwell
2703 East Broad Street
Bexley, Ohio 43209-1844

Dear Mr. Bardwell:

On May 12, 2013, the Ohio Ethics Commission received your request for an advisory opinion. In your letter, you explained that:

Key Facts

- You are a registered architect and the Vice Chair of the City of Bexley (city) Board of Zoning Appeals (BZA).
- Your personal residence is immediately adjoining the Bexley United Methodist Church. You are also a member of the church and serve on its building committee.
- The church is planning a major expansion and will present its application for the project to the BZA. You have not discussed this application with other members of the BZA and you will recuse yourself, as a BZA member, from matters concerning the church's application.
- You are opposed to the expansion project because you believe the church is harming itself and the community with its actions. Your opposition is not related to any financial impact the project may have on your adjacent personal property.

Question and Brief Answer

Your letter indicates that you are familiar with the restrictions in the Ethics Law and you will not participate in the church's expansion project in your official capacity. However, you have asked if you can act as a spokesperson before the BZA for yourself and others that oppose your church's BZA application.

You can act as a spokesperson, for yourself and others opposed to the application, provided that you are not compensated for representing any person before the BZA.

Participating in Matters that Affect Property—R.C. 102.03(D) and (E)

Your letter demonstrates that you are aware of the restrictions in R.C. 102.03(D) and (E) that prohibit you, because of the location of your property[1], from:

- Participating as a member in the BZA's consideration of the church's project application; and
- Discussing the church's project application with other members of the BZA.

You have stated that you will not engage in these activities.

Testifying on the Application

However, you have asked if you can testify before the BZA, on your own behalf and as a representative of others who are opposed to the project, when it considers the matter. In an email to Commission staff, you explained that the BZA allows public testimony on matters it is considering.

The Ethics Law does not prohibit you from testifying before the BZA on a matter that affects property that immediately adjoins your property.[2] However, when pursuing the matter before the BZA in your personal capacity, you:

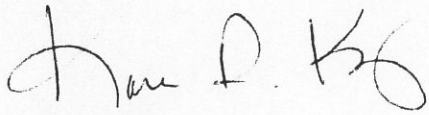
- Must work through channels that are available to any other citizen who is not a public official and cannot use your unique access to other public officials and employees and information that is not available to any other private citizen;
- Must follow the same procedures, comply with the same requirements, and obey the same rules that apply to any other private citizen advocating his personal interests; and
- Cannot misuse your official position or authority to secure anything of value that is selective, differential, or in disproportion to the benefits provided to other similarly situated citizens.[3]

As you note in your request, because of your long tenure on the BZA and your visible status as an architect, it may be difficult in your situation to in fact appear before the BZA as an ordinary citizen. Therefore, while testifying before your own board on a matter for their decision, you should exercise due caution to ensure that your role is clear both during and after your testimony.

Finally, another provision in the Ethics Law, R.C. 102.04(C), would prohibit you from receiving compensation to perform any services on a matter that is before the BZA. Therefore, you are prohibited from receiving any compensation from any person for your advocacy on matters pending before the BZA that involve the church's application. In an email to Commission staff, you explained that you will not be compensated for your advocacy.

This staff advisory opinion represents the views of the undersigned, based on the facts presented and the precedent of the Commission. It is limited to questions arising under Chapter 102. and Sections 2921.42 and 2921.43 of the Revised Code, and does not purport to interpret other laws or rules. If you have any questions or need additional information, please do not hesitate to contact this office again.

Sincerely,



Karen R. King
Staff Advisory Attorney

The Ohio Ethics Commission Advisory Opinions referenced in this opinion are available on the Commission's Web site: www.ethics.ohio.gov

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[1] R.C. 102.03(D) and (E) prohibit a public official from using the authority or influence of his office to secure anything of value for himself, or for an organization if the relationship between the official and that organization is such that the official's objectivity or independence of judgment could be impaired with regard to matters that affect the interests of the organization. See R.C. 102.03(J).
[2] Ohio Ethics Commission Advisory Opinion No. 92-019.
[3] Id.

CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number_____

1. **Architectural Review for**:

   X Addition X Alteration _____New Structure (_____)

   _____Demolition of a Principal Structure _____Demolition of Garage

2. **Variance For**:

   _____Principal Structure _____Garage _____Fence _____ Other

3. **Variance To**:

   _____Front Yard Setback _____Side Yard Setback _____Rear Yard Setback ____ lot coverage

4. Conditional Use For:_____ _____Home Occupation _____ sq.' / height of structure

5. LOCATION 2657 East Broad Street Columbus, Ohio 43209 Zoning District R-6

6. OWNER Bexley United Methodist Church Phone # 614-231-2781 or Cell #_____

** If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.*

7. Applicant Phillip Markwood Architects, Inc. E-mail pmarkwood@markwoodarch.com Phone # 614-461-8300 or Cell#_____

   Address 240 N. Fifth St., Suite 140 /City, State, Zip Columbus, Ohio 43215

8. Brief Description of Request and/or Variance Addition of Family Life Center and Gathering Space on North side of existing church.

9. **Valuation of Project** $ 1,850,000

- **APPLICATION REVIEW FEES**, (based on valuation of the project):
  $**90.00** – up to the first $10,000 valuation. And $**5.00** for each additional $10,000 valuation w/$600 cap.
  (Re-submittal fee $**50.00**)
- **VARIANCE REVIEW FEES**:
  Single Family $**100.00**; Fences or Special Permit $**65.00**; All others $**90.00**
- **SIGNATURE** Phillip T Markwood /DATE 5/22/13

Fee: based on valuation	$ 600.00
Fee: based on variance	$ 0.00
_____**Other**	$ 0.00
TOTAL FEE DUE	$ 600.00

Be advised, if the Board or Staff decides it needs the services of an independent expert (example: 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 of consultation thereof shall be paid by the Applicant in addition to the review filing fees. (Ord. 54-11)

- **LOT INFORMATION**

Address 2657 East Broad St. Columbus, OH 43209 Zoning District R-6

Lot Width 326.25 ft Depth 268.61 ft Total Area 86,710 sq ft

Existing Residence (foot print) 11,905 sq ft Garage 0 sq ft

Existing Building Height _____ one-story _____ two-story 40' three-story

Proposed Addition (foot print) 3,990 sq ft 35' Height _____ one-story X two-story

Proposed Garage _____ sq.ft. _____ Height ___ one-story ___ two-story

Permitted Lot Coverage 35 % = 30,348 sq ft

Lot to be covered 18 % = 15,675 sq ft

Please submit a **SITE PLAN**, which gives the setback from all existing structures to front, side and rear property lines. Indicate proposed addition or proposed structure and indicate how far it is setback from the front, side and rear property lines. Also include the distance between the principal structure and detached garage.

- **ARCHITECTURAL INFORMATION**

Architect and/or Residential Designer Phillip Markwood Architects, Inc.

Contractor/Builder To be determined

Preliminary Review X Final Review _____

- DESCRIPTION OF CHANGES PROPOSED Add two-story addition to the church.

- DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED

See attached "Design Description".

Please indicate: the existing materials and the proposed changes of exterior materials to be used in the completion of your design project. Check all that apply in each category below:

- **ROOFING** ☐ **House Only** / ☐ **Garage Only** / ☐ **House & Garage** X Church

1. Existing Roof Type:
   ___ Slate X Clay Tile ___ Wood Shake ___ Standard 3-Tab Asphalt Shingle
   ___ Architectural Dimensional Shingles X EPDM (rubber) Roofing ___ Metal
2. New Shingle Manufacturer: GAF or equal.
3. New Roofing Type, Style & Color: Camelot II Weathered Wood 60 mil black EPDM rubber roofing.

- **WINDOWS**
  1. Existing Window Style:
     _X_Casement ____Double Hung ____Horizontal Sliding ____Awning
     _X_ Fixed __X__Exterior Storm __X__Other: Interior Storm
  2. Existing Window Materials:
     ___Wood ___Vinyl ____Vinyl Clad Wood ____Aluminum Clad Wood
     _X_Aluminum _X_Metal ___ Other:_ _____
     Alum. Clad Wood Pella or Equal;
  3. New Window Manufacturer: Aluminum Storefront Kawneer or Equal
  4. New Window Style, Material & Color: Fixed Metal, Tan similar to existing tan color.

- **DOORS**

  Existing Exterior Doors (Accurately indicate door style on exterior elevations of drawings)

  1. Entrance Door Type X Wood ___Insulated Metal ___Fiberglass
     ___Sidelights X Transom Window (some)
  2. Garage Door Type ___Wood ___Insulated Metal ___Fiberglass
  3. Door Finish X Stained ___Painted

  Proposed Door Type Not Applicable /Style_____Color_____

- **EXTERIOR WALL FINISHES**

TYPE Existing	Proposed		Manufacture, Style, Color
(X)	(X)	Natural Stone	Cut limestone
( )	(X)	Cultured Stone	~~Arriscraft Citadel Ashlar Stone -~~ Color Cashmere or Equal to match existing.
( )	( )	Brick	
(X)	(X)	Mortar	Regular mortar; style to match ~~existing.~~
( )	( )	Stucco	
( )	( )	Wood Shingle	
( )	( )	Wood Siding	
( )	( )	Vinyl Siding	
( )	( )	Aluminum Siding	
( )	( )	Other_____	

- **EXTERIOR TRIM**
  1. Existing Door Trim:
     ____Cedar ____Redwood _____Pine ____Vinyl
     ____Wood composite ____Aluminum Clad ____Molding
     _____ Standard lumber Profile __X__Other: Oak Wood
  2. Existing Window Trim:
     ____Cedar ____Redwood _____Pine ____Vinyl
     ____Wood composite _X_Aluminum Clad ____Molding
     _____ Standard lumber Profile ____Other:_____
  3. Proposed NEW Door Trim: Not Applicable

4. Proposed NEW Window Trim: Metal

5. Trim: Color(s): Tan similar to existing

**** Do the proposed changes affect the overhangs?** No

- **DECKS**

EXISTING:

1. Existing Decking Materials - Not Applicable
   ____Cedar ____Pressure-treated wood ____Wood/Plastic Composite
   ____Other_____

2. Existing Railing Materials - Not Applicable
   ____Cedar ____Pressure-treated wood ____Wood/Plastic Composite
   ____Other_____

PROPOSED:

3. Proposed Decking Materials - Not Applicable
   ____Cedar ____Pressure-treated wood ____Wood/Plastic Composite
   ____Other_____

4. Proposed Railing Materials - Not Applicable
5. Existing Railing Materials - Not Applicable
   ____Cedar ____Pressure-treated wood ____Wood/Plastic Composite
   ____Other_____

- - - - - - - - - - - - - - - - - TO BE COMPLETED BY RESIDETIAL DESIGN CONSULTANT - - - - - - - - - - - - - -

Date of Review_____**Approved By**_____

To be reviewed by the BZA on:_____

Conditions / Stipulations:_____

_____

_____

_____

_____

Bexley United Methodist Church

2657 E. Broad Street

Design Description

May 20, 2013

Church Needs

- There is a need for a larger and more appropriate space for contemporary worship which has outgrown the basement space.
- There is a need for a gathering space to serve the existing sanctuary and new contemporary worship space (Family Life Center) on the same level.
- Office space needs to be renovated.
- Classrooms need to be upgraded for the Church and BUMP Daycare.

Design Description (Plan)

- The existing Sanctuary will be maintained for traditional worship.
- The existing Sanctuary occupancy of 550 will be reduced to 350 by removing pews to improve circulation.
- The new Family Life Center (FLC) addition will accommodate up to 390 for contemporary worship.
- The Gathering Space will serve both assembly spaces and provide access to the north sanctuary entry from the main level for processions, weddings and other events.
- A new kitchen will be provided adjacent to the FLC.
- Offices will be renovated for staff.
- Some classrooms will be renovated for the Sunday School and BUMP Daycare.
- Lower Level restrooms will be upgraded.

Design Description (Site)

- The existing parking lot for the 550 seat Sanctuary will remain unchanged.
- Utilities and services in the south alley will remain unchanged.
- The two residential structures will remain unchanged.
- Site landscape will remain unchanged except for the removal of some bushes and one tree in the vicinity of the addition. Three small trees and a bench will be relocated.
- The addition is farther from the Broad Street building Setback line than the existing Sanctuary.

Design Description (Massing & Elevations)

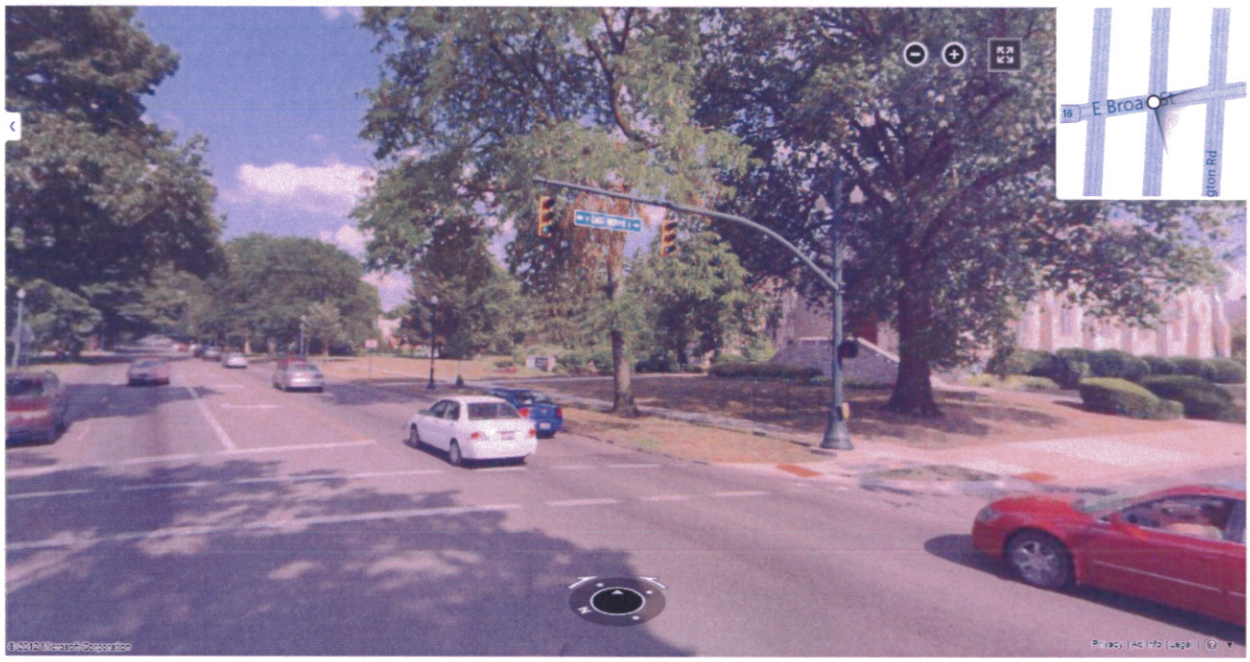
- The addition follows the National Trust for Historic Preservation, Secretary of the Interior's Standards for Rehabilitation:
  - New work shall be differentiated from the old and be compatible with the historic materials, features, size, scale and proportion, and massing.
  - New additions will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
  - The National Trust does NOT recommend:
    - Duplicating the exact form, material, style, and detailing of the historic building in a new addition so that the new work appears to be part of the historic building.
    - Imitating a historic style or period of architecture in a new addition.

- The existing exterior stone walls of the Sanctuary and Administration wing will remain exposed in the addition in the FLC and Gathering Space.
- The roof of the addition will engage the existing building below the existing gutters and above the existing windows.
- The sloped roof for the FLC will screen the rooftop equipment from Broad Street.
- The ridge of the sloped roof for the FLC will be lower than the ridge of the Administration roof and Sanctuary roof.
- The massing, proportions, scale and size of the addition are similar to the existing building.
- The Sanctuary and north entry continue to be expressed as important features on the north façade.
- The main portion of the addition is distinguished from the existing building by glass walls so the existing stone walls can be visible inside and outside.
- Limestone and a similar ashlar stone will be used on the addition, but limestone will be the predominate material to distinguish the addition from the existing building.
- Window proportions are similar to the existing building.
- The existing roof has EPDM and Ludowici clay tile. The new roof will have EPDM on the flat roof and Designer Shingles on the sloped roof to distinguish the addition.

Aerial of Bexley United Methodist Church:

Aerial of Bexley United Methodist Church Looking South:

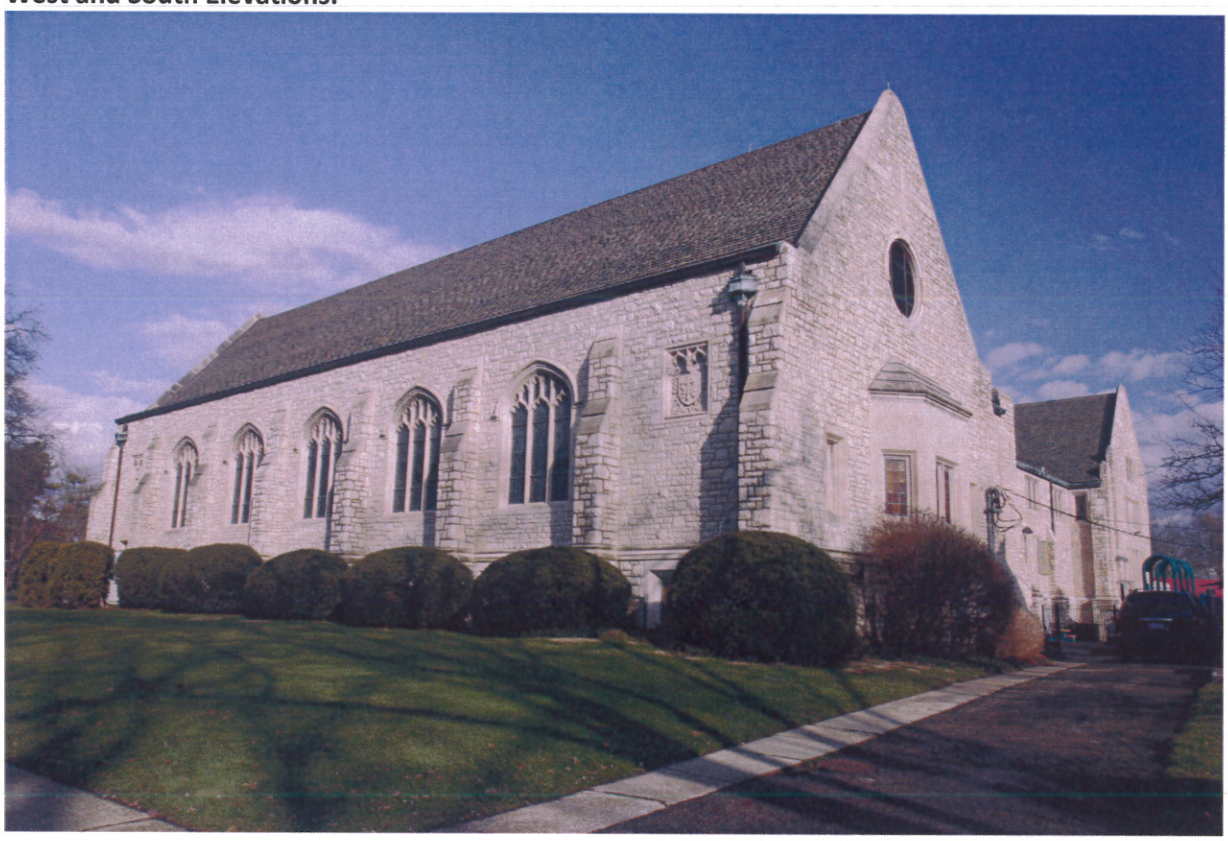
Church from Cassingham & Broad:



Church from Remington & Broad

North and West Elevations:

West and South Elevations:



South & East Elevations:

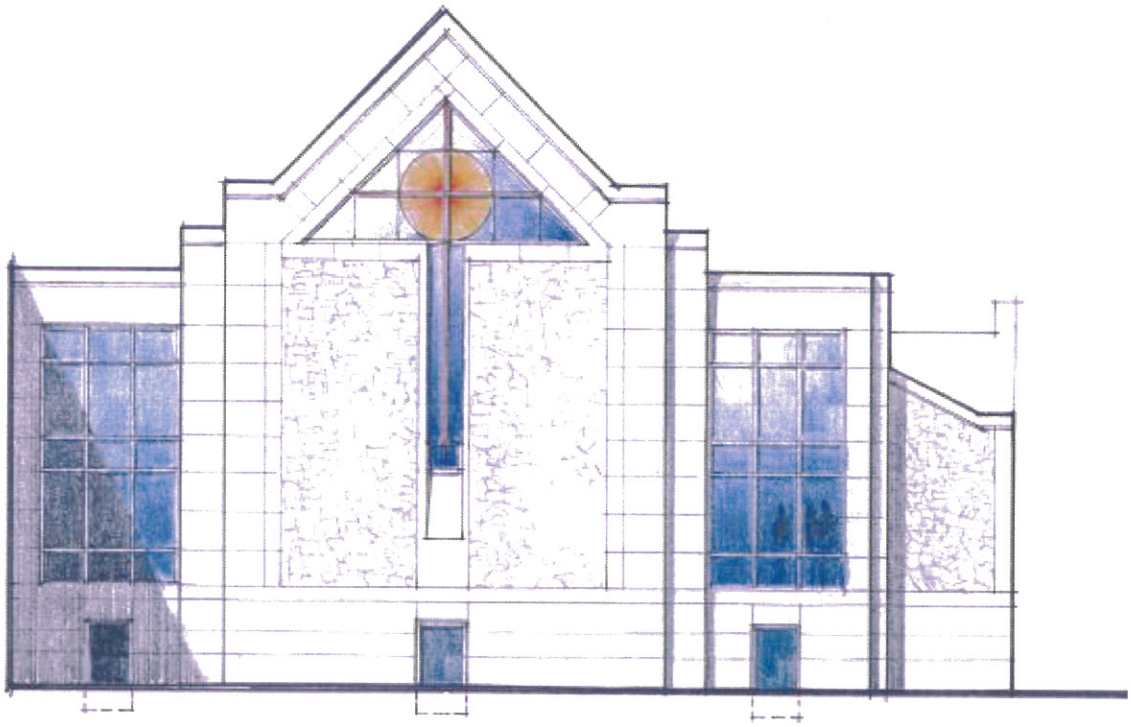
East & North Elevations:

Aerial Perspective of Addition:

Section Perspective of Family Life Center:

North Elevation:

East Elevation:



Sample of Arriscraft Citadel Ashlar Stone

ARRISCRAFT INTERNATIONAL RESIDENTIAL BUILDING STONE

Colors & Styles

Citadel® Building Stone - Cambridge Plant

Algonquin

Willow Breeze

Desert Brown

Manitoulin Mist

Montana Sand

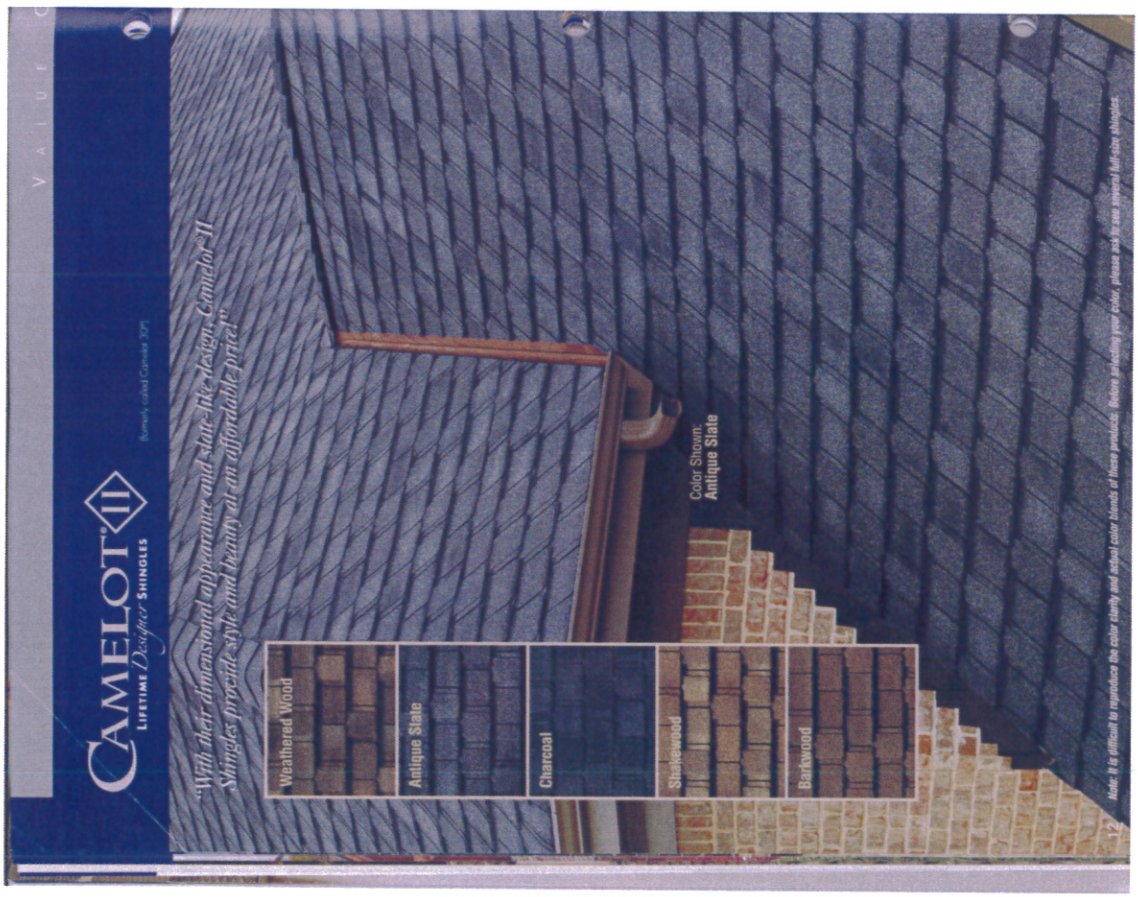
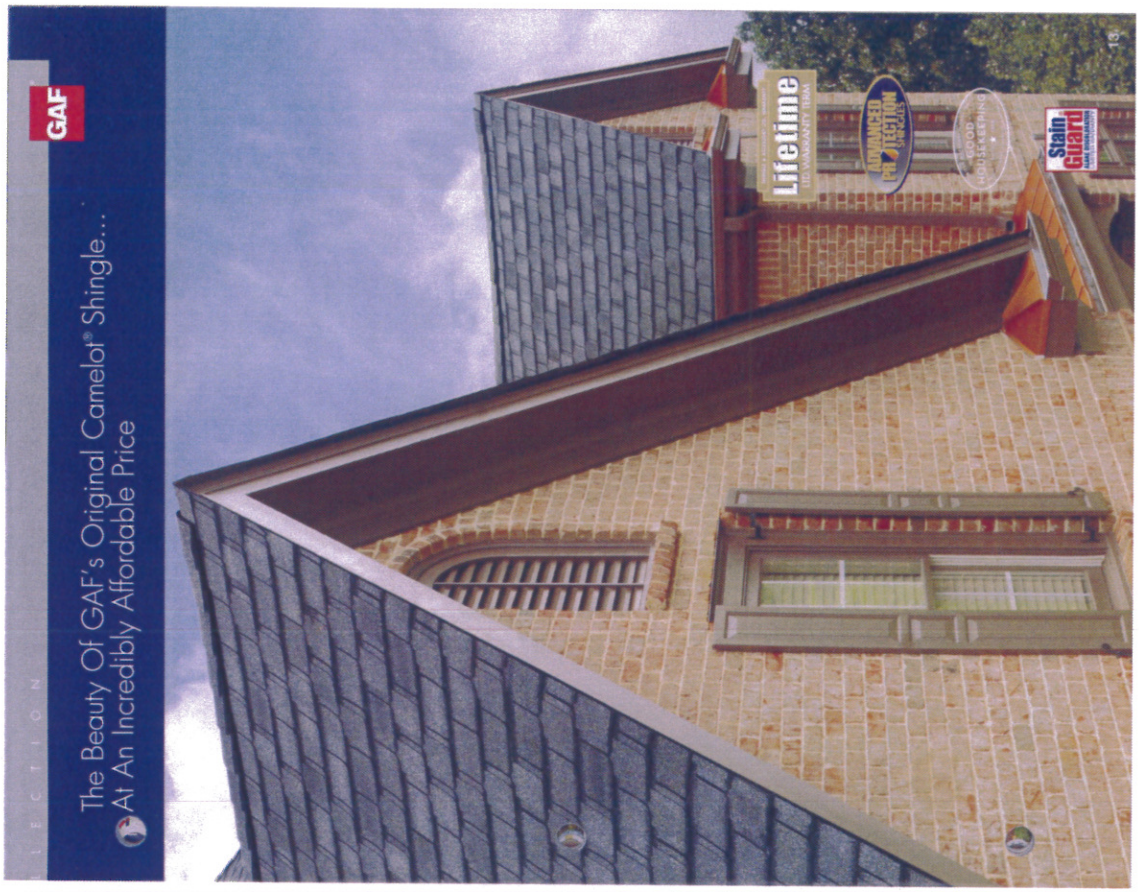
French Country

Antique White

Traditional Grey

Cashmere

Driftwood

Traditional Grey

Sample of GAF Camelot II Shingles