



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

The Bexley Planning Commission will hold a Public Meeting on the following application on **Monday, March 23rd, 2015** 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.

- a. Application No.: 15-04  
Applicant: Chad Perry  
Owner: Columbus School for Girls  
Location: 56 S. Columbia Ave  
Request: The applicant is seeking Environmental Review and approval to allow a treehouse to be constructed in CSG's "natural playground", which is adjacent to Columbia House.

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: 03-09-15

# CITY OF BEXLEY

Review Application for:

**PLANNING COMMISSION**  
 **CITY COUNCIL**  
 **TREE & PUBLIC GARDEN COMMISSION**  
**2014**

APPLICATION TO APPEAR BEFORE:

CITY COUNCIL     **PLANNING COMMISSION**    **Date:** March 23, 2015  
 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 Environmental Review
- B.  Exterior Design Review to include:                       Building Plans                       Site Development  
 Signage                               Fence                               Other \_\_\_\_\_

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

3. **NAME OF APPLICANT:** Chad Perry  
**Address** 80 S. Columbia Ave., Bexley, OH 43209  
**Telephone Number** 614-980-7855                      **E-mail:** chadperry@me.com

4. **NAME OF OWNER:**  
Jennifer Ciccarelli, Head of School  
**Address** 56 S. Columbia Ave, Bexley, OH 43209 / 80 S. Columbia Ave, Bexley, OH 43209 (home)  
**Telephone Number** 614-252-8365                      **E-mail:** jciccarelli@columbuschoolforgirls.org

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

6. **If this application involves a Variance, please explain why the Variance is necessary. (Attach additional sheets, if necessary).**  
Not applicable

7. **What is the valuation on the project?** less than \$5,000



**FEES: Payment of applicable fees:**

<input type="checkbox"/>	Requests for amendment to previously approved PUR or PUC plans	<b>\$300.00</b>
<input type="checkbox"/>	Split of lot or existing parcel.	<b>\$250.00</b>
<input type="checkbox"/>	Replatting or new plat.	<b>\$250.00</b>
<input type="checkbox"/>	Rezoning: 1 acre (or part thereof) <b>\$250.00</b> each additional acre (or part thereof) additional <b>\$60.00</b>	<b>total = \$ _____</b>

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

<u>Valuation of Project</u>	<u>Fee</u>
<input checked="" type="checkbox"/> \$0 - \$5,000	<b>\$100.00</b>
<input type="checkbox"/> \$5,001 - \$25,000	<b>\$200.00</b>
<input type="checkbox"/> \$25,001 - \$75,000	<b>\$250.00</b>
<input type="checkbox"/> \$75,001 - \$200,000	<b>\$350.00</b>
<input type="checkbox"/> \$200,001 - \$750,000	<b>\$600.00</b>
<input type="checkbox"/> Over \$750,001	<b>\$1,000.00</b>
<input type="checkbox"/> Variance,	
<input type="checkbox"/> Fences and walls:	<b>\$65.00</b>
<input type="checkbox"/> Special Permit, Conditional Uses and All others:	<b>\$90.00</b>

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

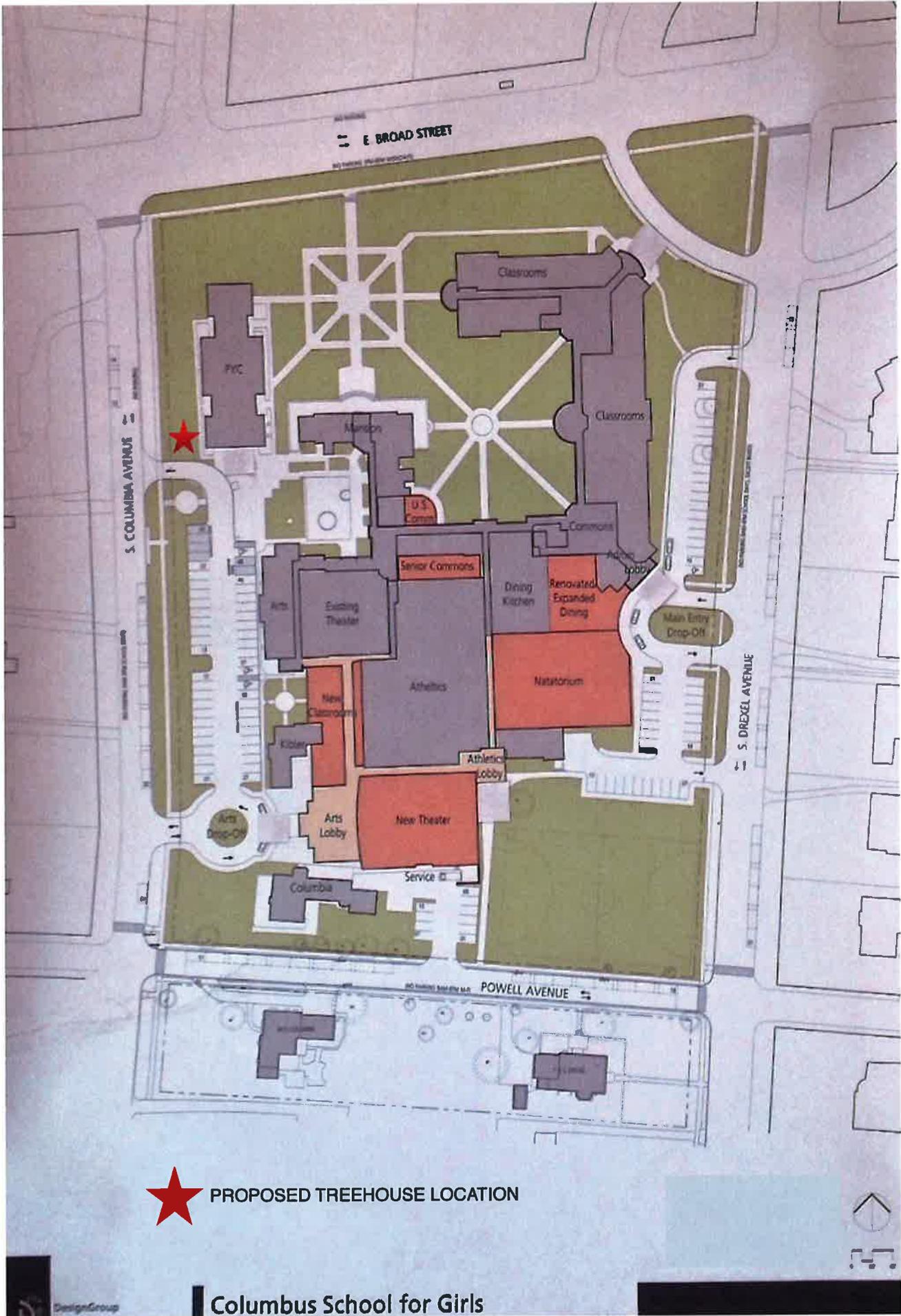
**Fee: Due: \$ 100.00**

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.



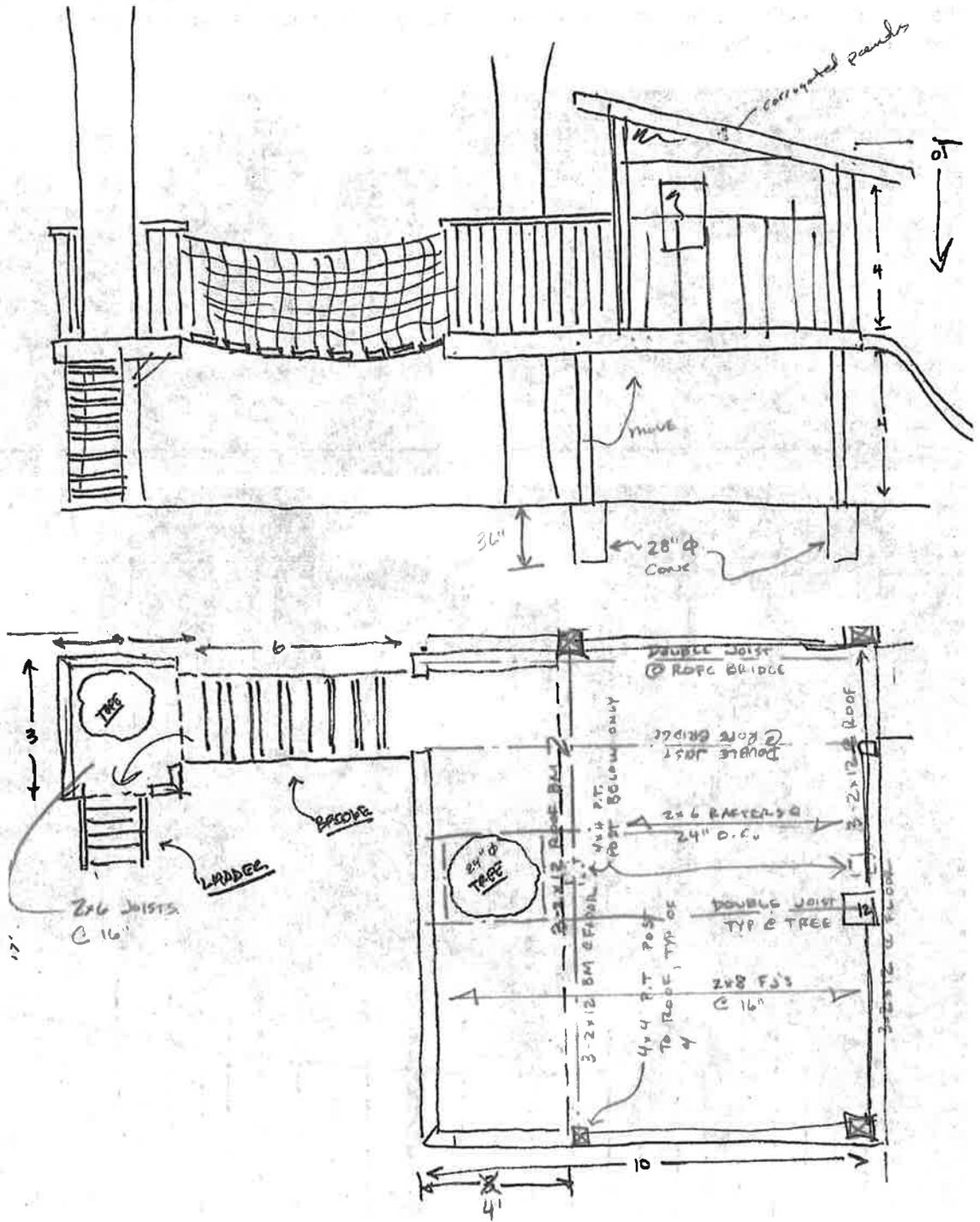
 PROPOSED TREEHOUSE LOCATION

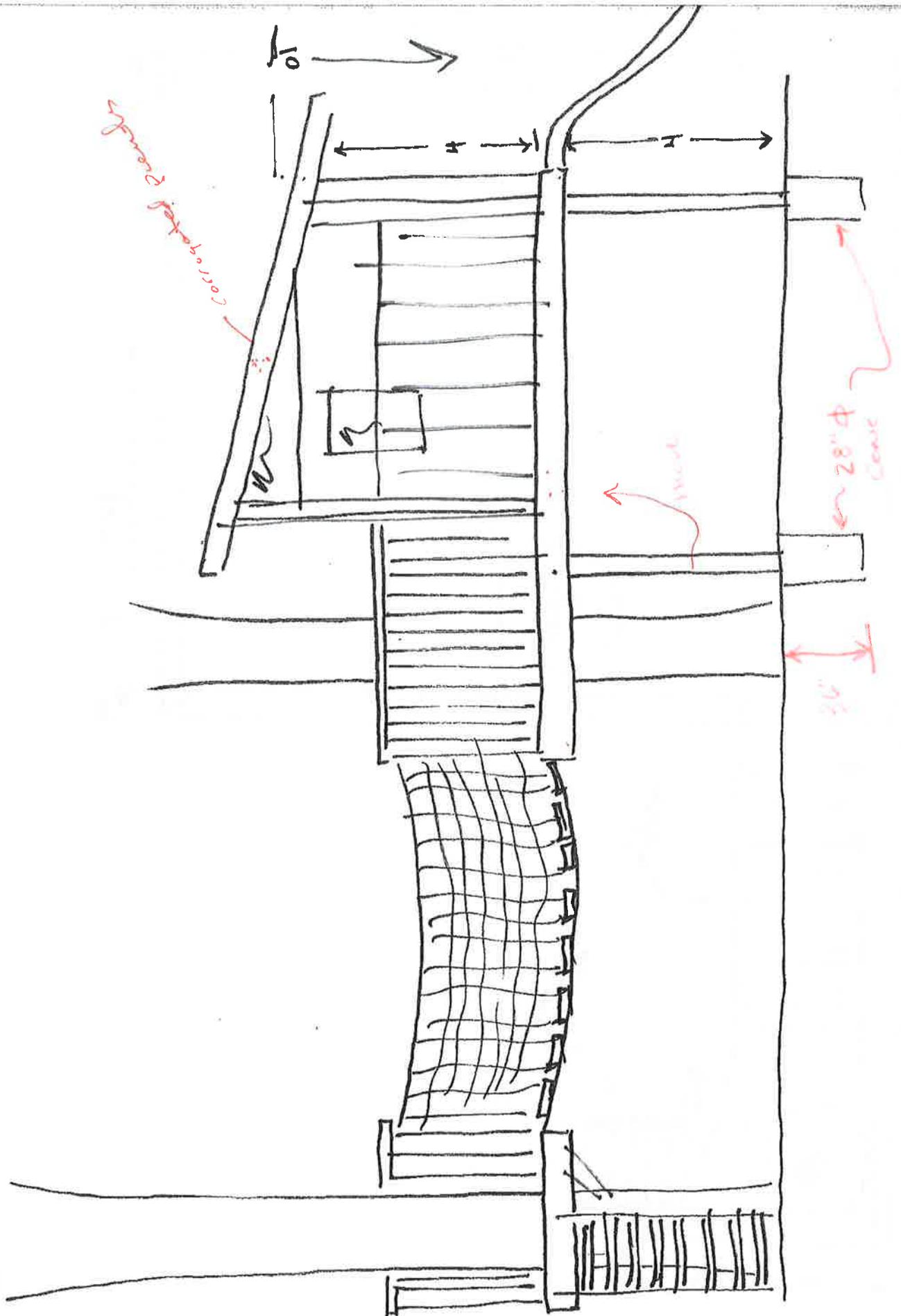
## 5. Narrative description of project/request.

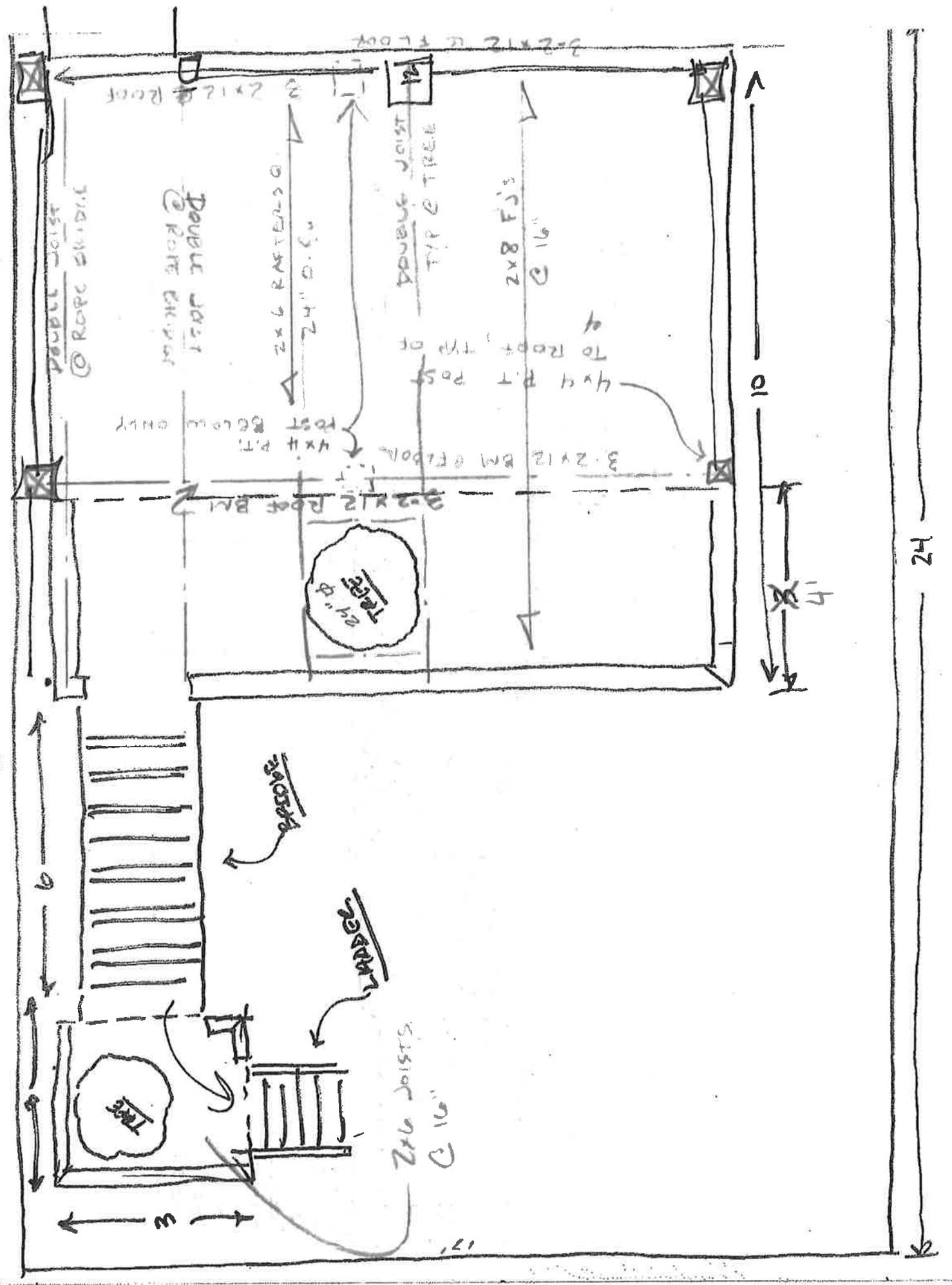
In the simplest terms this project is about building a treehouse in CSG's "natural playground" adjacent to Columbia House, home of the school's Program for Young Children (PYC). This space was renovated several years ago to create a more natural, inviting, interactive playspace. The girls were very much involved in the design and development of this space (below, top row). Over the past 6 months the PYC 4/5 class has also been thoroughly engaged in the creative learning process that will result in their treehouse, which will be located at the southern edge of the playground where there are two large trees along S. Columbia Ave (below, bottom, as viewed from inside the playground).



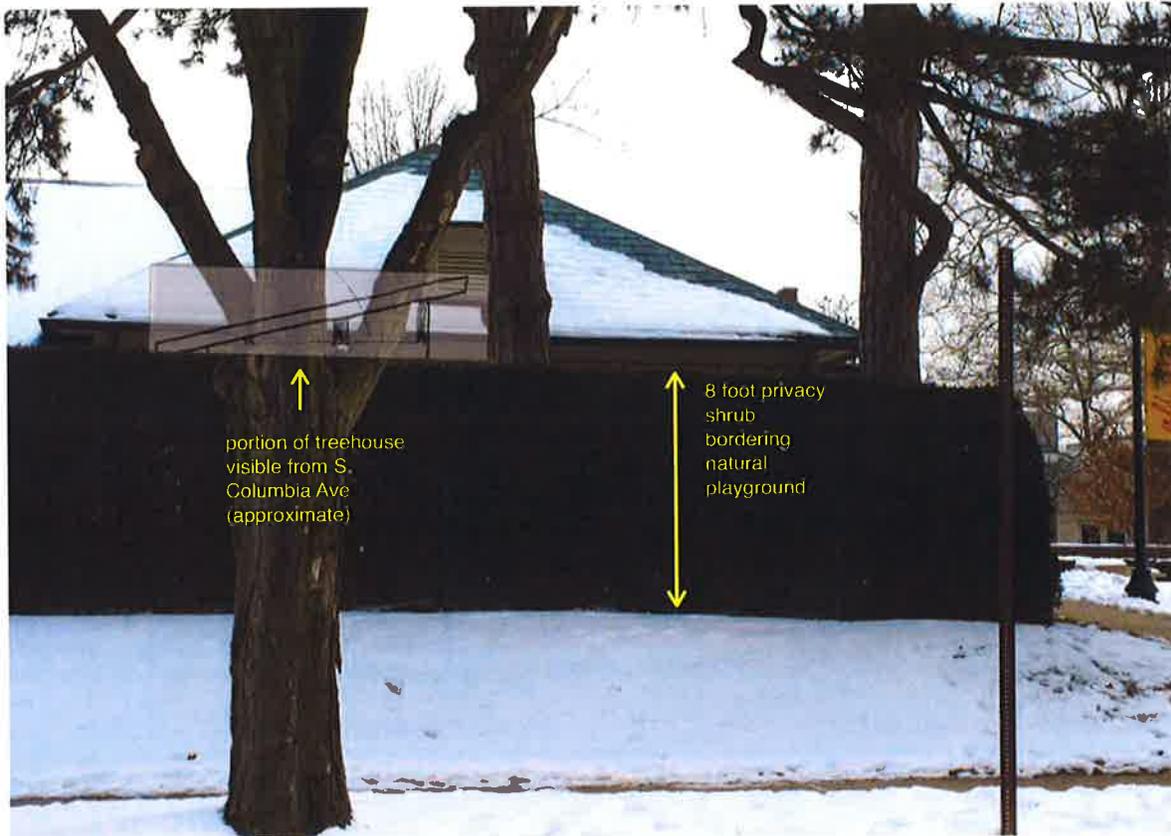
The treehouse itself will consist of a 10' x 12' platform supported by piers around one tree with a rope bridge connecting to a smaller 3' x 3' platform at the other tree. The trees themselves will not be physically connected to the structure which will incorporate cutouts to allow for growth and movement. The preliminary drawings below were provided by Glen Sullivan, a CSG parent who is a construction professional. Mr. Sullivan has asked a structural engineer to advise on the project (notes in red) to ensure that, when built, the treehouse will be safe and stable.







The treehouse platform will be approximately 4' off the ground with the top plate of the platform structure positioned another 4' above that, or 8' off the ground. The highest point of the slant roof proposed for that structure would be approximately 10' off the ground. The PYC natural playground is enclosed by a fence and shielded from view from the street by a continuous row of dense shrubs approximately 8' high. This means most of the treehouse will not be visible from the street. That said, we have reached out to the neighbors directly across the street from the natural playground to keep them informed about the project. Below is an image provided for illustrative purposes only showing the portion of the treehouse that would be visible from S. Columbia Ave.



**Materials:** In keeping with the spirit of the site, materials used to build the treehouse will, when feasible (relative to structural integrity for example), be selected for their ability to fit-in to the setting and be allowed to weather naturally.

*note re illustrations: full-size versions of the drawings included in this narrative are attached separately for reference.*

# Columbus School for Girls

56 S. Columbia Avenue  
Columbus, Ohio 43209  
614.252.0781 FAX: 614.252.0571  
[www.columbuschoolforgirls.org](http://www.columbuschoolforgirls.org)

## LETTER OF AUTHORIZATION

Name of Agent: Chad Perry  
Address: 80 S. Columbia Ave.  
City, State, Zip Code: Bexley, OH 43209  
Phone: 614-980-7855

To: City of Bexley, Planning Commission

This letter confirms my/our designation of the above captioned individual as my/our Agent, to act on my/our behalf in all matters concerning City of Bexley Planning Commission review of the PYC "treehouse project" described in the accompanying application.

This written authorization is effective the date signed and will remain in effect for the duration of the project.

Jennifer Ciccarelli, Head of School  
Owner/Manager's Name

56 S. Columbia Ave., Bexley, OH 43209  
Owner/Manager's Address

Telephone Number where owner may be reached: 614-252-8365

Jennifer Ciccarelli

Owner's Signature

3/4/15

Date

Sworn Before Me  
Notary Signature: Kathy S. Bapst

Notary Public, State of Ohio

No.

Commission Expires 11-9-2017

**Kathy S. Bapst**  
Notary Public  
State of Ohio  
My Commission Expires  
November 09, 2017

all girl