CITY OF BEXLEY

ARCHITECTURAL REVIEW BOARD

AGENDA

DATE: October 10, 2019
TIME: 6:00 P.M.
PLACE: City Council Chambers, Bexley Municipal Building

1. Call to Order

2. Roll Call

3. Approval of Minutes from the September 12th, 2019, ARB meeting.

4. Public Comment:

5. **NEW BUSINESS**:

a. Application No.: ARB-19-6
Applicant: Keri Dunn - ARP-Solar
Owner: Dr. J. Feibel
Location: 218 N. Parkview Ave.
ARB Request: The applicant is seeking architectural review and approval to allow solar panels to be installed on different sections of the house roof and to replace an existing awning, which covers the terrace on the east side of the house, with an arbor that will have solar panels on the top.

b. Application No.: ARB-19-5
Applicant: City of Bexley
Owner: City of Bexley
Location: 2844 Delmar Dr.
ARB Request: The applicant is seeking architectural review and approval to allow a new warehouse, and an accessory building to be constructed at the above noted location, and other site improvements which include fencing and landscaping. The site improvements will allow additional secured storage for the City Service Garage and will continue to provide access to the eastern neighboring property.

PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, October 10,2019 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. The Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

a. Application No.: ARB-19-6
Applicant: Keri Dunn - ARP-Solar
Owner: Dr. J. Feibel
Location: 218 N, Parkview Ave.
ARB Request: The applicant is seeking architectural review and approval to allow solar panels to be installed on different sections of the house roof and to replace an existing awning, which covers the terrace on the east side of the house, with an arbor that will have solar panels on the top.

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.

Mailed by: 9-26-2019

SHEET A.1

CITY OF BEXLEY UNIFIED PLANNING APPLICATION

Application Cover Sheet: Basic Project Information & Certification

Purpose of Application (check all that apply):

X Architectural Review ☐ Conditional Use ☐ Demolition ☐ Planned Unit Dev. ☐ Rezoning ☐ Special Permit

Property & Project Information:

Property Address:	218 N. Parkview Avenue, Columbus, Ohio 43209
Brief Project Description:	Solar installation on existing house and new pergola.

Applicant Information:

Applicant Name:	Keri Dunn, Appalachian Renewable Power Systems			
Applicant Address:	10131 Haga Ridge Road	Stewart	OH	45778
Applicant Email & Phone:	keri@arp-solar.com	304.483.6411		

Property Owner Information:

Owner Name:	Jonathan Feibel			
Owner Address:	218 N. Parkview Avenue	Columbus	OH	43209
Owner Email & Phone:	doctorduke91@aol.com	614.205.9223		

Attorney/Agent Information:

Agent Name:	N/A			
Agent Address:				
Agent Email & Phone:				

Completed Worksheets: ☐ Project Worksheet (Sheet A) ☐ Architectural Review (Sheet B) ☐ Tree Commission (Sheet C)

Signatures:

The attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay review.

Applicant Signature:		Date:	
Owner Signature:		Date:	
Agent Signature:		Date:	

Internal Use:

Application #: Board Referalls: ☐ ARB ☐ BZAP ☐ City Council ☐ Tree Commission

Staff Signature: Date:

SHEET B **CITY OF BEXLEY** UNIFIED PLANNING APPLICATION

Project Worksheet

[X] Residential [ ] Commercial

Property Address: 218 N. Parkview Avenue, Columbus, Ohio 43209

Zoning District:

- [ ] R-1 (25% Building & 40% Overall)
- [X] R-2 (25% Building & 50% Overall)
- [ ] R-3 (25% Building & 50% Overall)
- [ ] R-6 (35% Building & 60% Overall)
- [ ] R-12 (35% Building & 70% Overall)
- [ ] Other:

** Overall coverage includes hardscape*

Lot Info: Width (ft.): Depth (ft.): Total Area (SF):

Primary Structure Info:

Existing Footprint (SF):	4,000 sq.ft.
Proposed Addition (SF):	450 sq.ft.
Removing (SF):	
Proposed new primary structure or residence (SF):	
Total Square Footage:	4,450 sq.ft.

(Type of Structure:) Pergola

Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, etc):

Existing Footprint (SF):	
Proposed Addition (SF):	
Proposed New Structure (SF):	
Total of all garage and accessory structures (SF):	250 sq.ft.
Total building lot coverage (SF):	

New Structure Type:
Ridge Height:
Is there a 2nd floor? [ ] Yes [ ] No
2nd Floor SF:
= % of lot

Is this replacing an existing garage and/or accessory structure? [ ] Yes [X] No

Hardscape: Existing Driveway (SF): Existing Patio (SF): Existing Private Sidewalk (SF):

Proposed Additional Hardscape (SF):

Total Hardscape (SF):

Totals: Total **overall** lot coverage (SF): 37,500 = 12.5% % of lot

Applicant Initial: KLD

Internal Use: Staff Review Date: [ ] Meets Zoning [ ] ARB Only [ ] Variance or Modifications Needed

Staff Comments: Staff Initial:

***(ARB) Architectural Review Board Application - Major Review (for Additions to Principal and Accessory structures and New Principal Structures that meet the Zoning Code)**

Applicant

Keri Dunn
304.483.6411
@ keri@arp-solar.com

Location

218 PARKVIEW AV
Bexley, OH 43209

ARB-19-6

Submitted On: Sep 18, 2019

A.1: Project Information

Brief Project Description

New pergola at rear of house and solar panel installation.

Architecture Review

true

Conditional Use

--

Demolition

--

Planned Unit Dev

--

Rezoning

--

Special Permit

--

A.1: Attorney / Agent Information

Agent Name

--

Agent Address

--

Agent Email

--

Agent Phone

--

A.2: Fee Worksheet

Estimated Valuation of Project

100000

Minor Architectural Review

--

Major Architectural Review

true

Variance Review

--

Zoning

--

Zoning Review Type

--

Sign Review and Architectural Review for Commercial Projects

--

Review Type

Special Permit, Conditional Uses and All Others

Appeal of ARB decision to BZAP

--

Appeal of BZAP decision to City Council

--

B: Project Worksheet: Property Information

Occupancy Type
Residential

Zoning District
R-2

Use Classification
R-2 (25% Building and 50% Overall)

B: Project Worksheet: Lot Info

Width (ft)
250

Depth (ft)
150

Total Area (SF)
37500

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)
4000

Proposed Addition (SF)
450

Removing (SF)
--

Type of Structure
Pergola

Proposed New Primary Structure or Residence (SF)
--

Total Square Footage
4450

B: Project Worksheet: Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, Etc)

Existing Footprint (SF)
250

Proposed Addition (SF)
--

New Structure Type
--

Ridge Height
--

Proposed New Structure (SF)
--

Is there a 2nd Floor
--

Total of all garage and accessory structures (SF)
--

Total building lot coverage (SF)
4700

Total building lot coverage (% of lot)
12.5

Is this replacing an existing garage and/or accessory structure?
No

B: Project Worksheet: Hardscape

Existing Driveway (SF)
--

Existing Patio (SF)
--

Existing Private Sidewalk (SF)
--

Proposed Additional Hardscape (SF)
--

Total Hardscape (SF)

--

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

--

Total overall lot coverage (% of lot)

--

C.1 Architectural Review Worksheet: Roofing

Roofing

--

Structure

--

Existing Roof Type

--

New Roof Type

--

New Single Manufacturer

--

New Roof Style and Color

--

C.1 Architectural Review Worksheet: Windows

Windows

--

Structure

--

Existing Window Type

--

Existing Window Materials

--

New Window Manufacturer

--

New Window Style/Mat./Color

--

C.1 Architectural Review Worksheet: Doors

Doors

--

Structure

--

Existing Entrance Door Type

--

Existing Garage Door Type

--

Door Finish

--

Proposed Door Type

--

Proposed Door Style

--

Proposed Door Color

--

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

--

Existing Door Trim

--

Proposed New Door Trim

--

Existing Window Trim

--

Proposed New Window Trim

--

Trim Color(s)

--

Do the proposed changes affect the overhangs?

--

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

--

Existing Finishes

--

Existing Finishes Manufacturer, Style, Color

--

Proposed Finishes

--

Proposed Finishes Manufacturer, Style, Color

--

D: (Staff Only) Tree & Public Gardens Commission Worksheet

Design plan with elevations (electronic copy as specified in instructions plus 1 hard copy)

--

Design Specifications as required in item 3 in "Review Guidelines and List of Criteria" above

--

Applicant has been advised that Landscape Designer/Architect must be present at meeting

--

E.1 Variance Worksheet

Description of the Proposed Variance. Please provide a thorough description of the variance being sought and the reason why.

--

1. Does the property in question require a variance in order to yield a reasonable return? Can there be any beneficial use of the property without the variance? Please describe.

--

2. Is the variance substantial? Please describe.

--

3. Would the essential character of the neighborhood be substantially altered or would adjoining properties suffer a substantial detriment as a result of the variance? Please describe.

--

E.2 Variance Worksheet

4. Would the variance adversely affect the delivery of governmental services (e.g. water, sewer, garbage)? Please describe.

--

5. Did the property owner purchase the property with the knowledge of zoning restriction? Please describe.

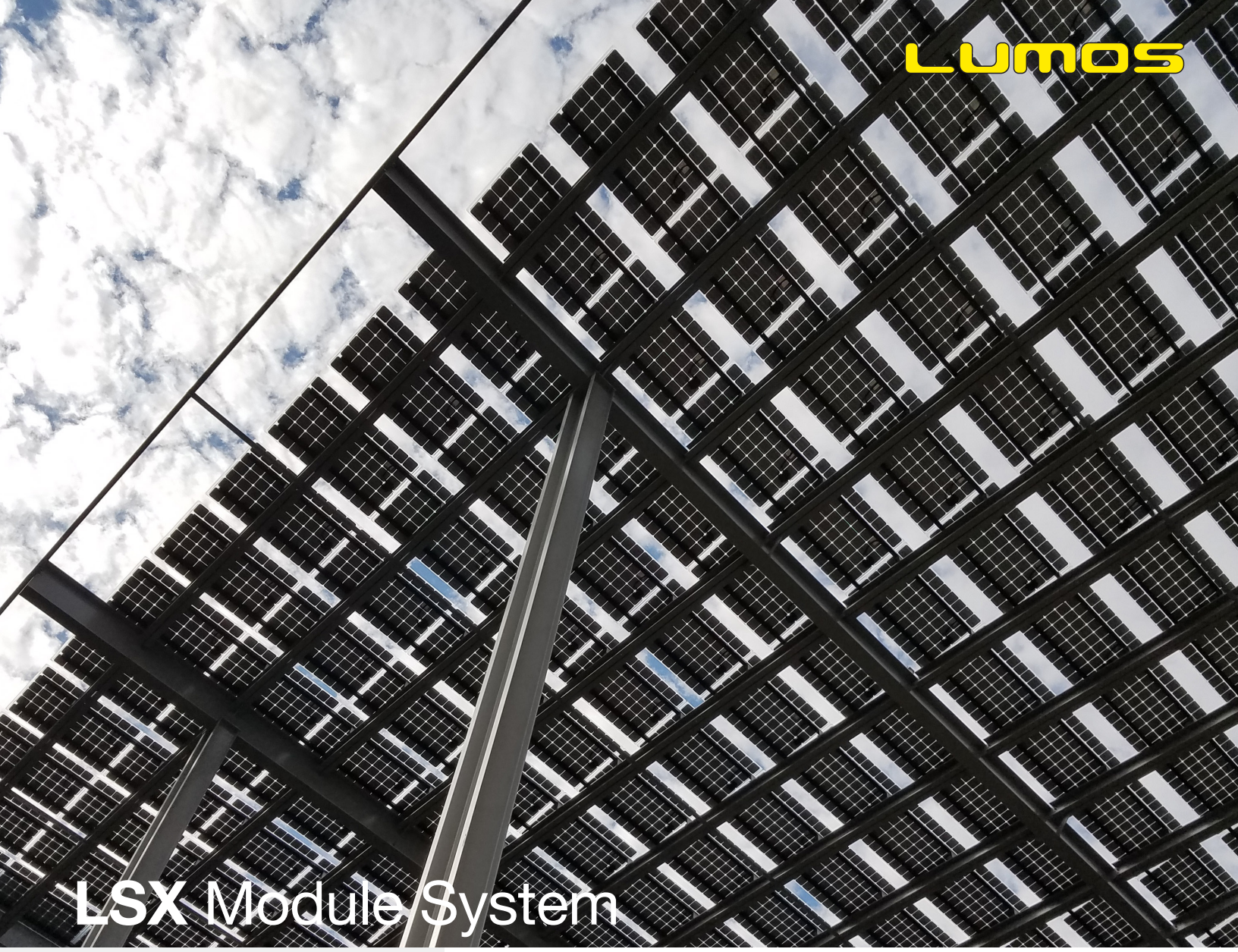
--

6. Can the property owner's predicament feasibly obviated through some method other than a variance? Please describe.

--

7. Is the spirit and intent behind the zoning requirement observed and is substantial justice done by granting the variance? Please describe.

--



LSX Module System

The revolutionary frameless solar module system that has bridged the gap between architecture and energy production

FEATURES & BENEFITS

FRAMELESS MODULE

- PID free
- Ultra low profile

NO MODULE GROUNDING

- No module grounding
- No continuous module equipment ground

INTEGRATED MOUNTING SYSTEM

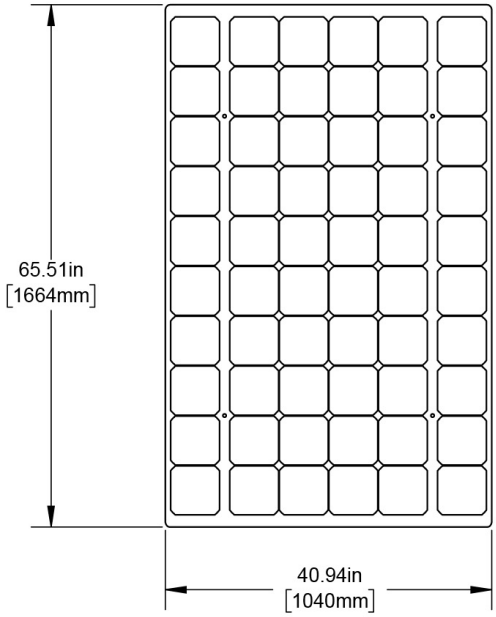
- Built in wireway
- Concealed junction box and conductors

PATENTED THROUGH-BOLT MOUNTING

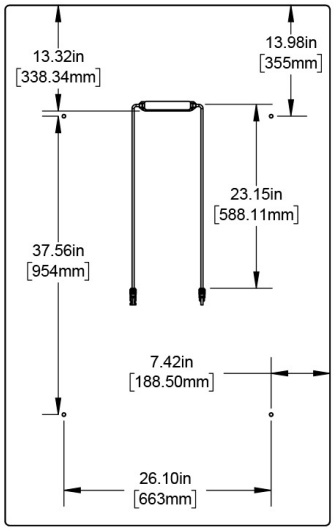
- Tamper resistant mounting
- Ease of weatherproofing

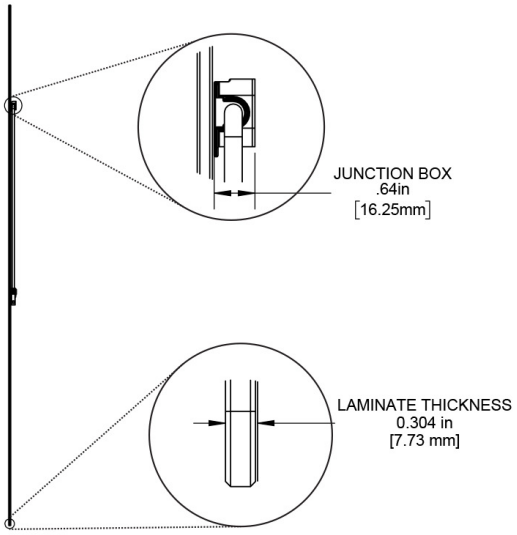
80 Big Springs Drive | Nederland, Colorado 80466 | (303) 449 2394 | www.lumossolar.com

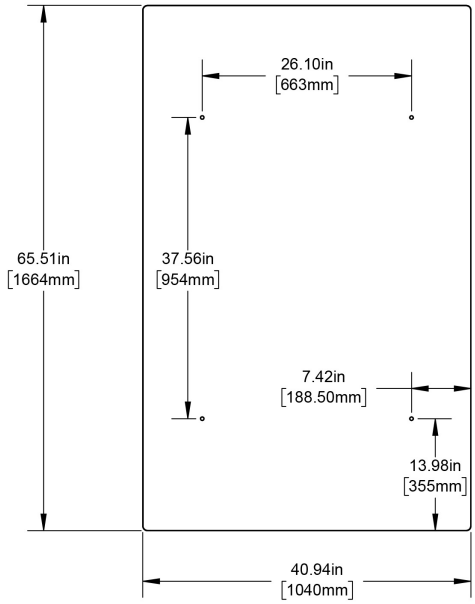
LSX Module System



LSX Module

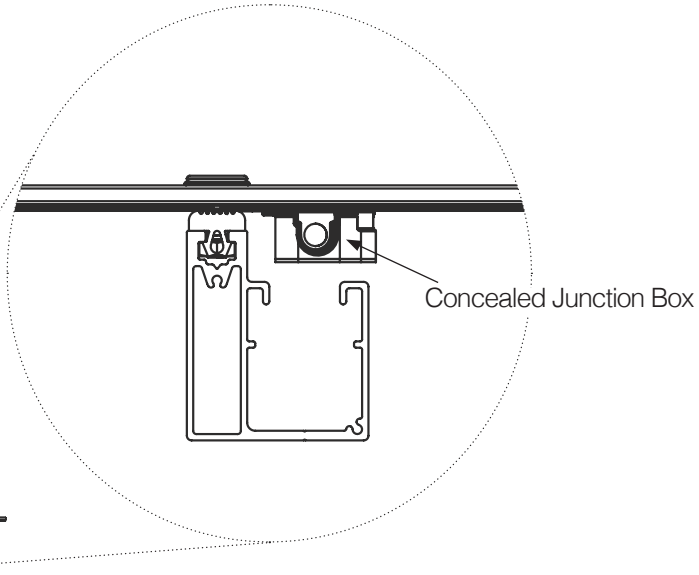






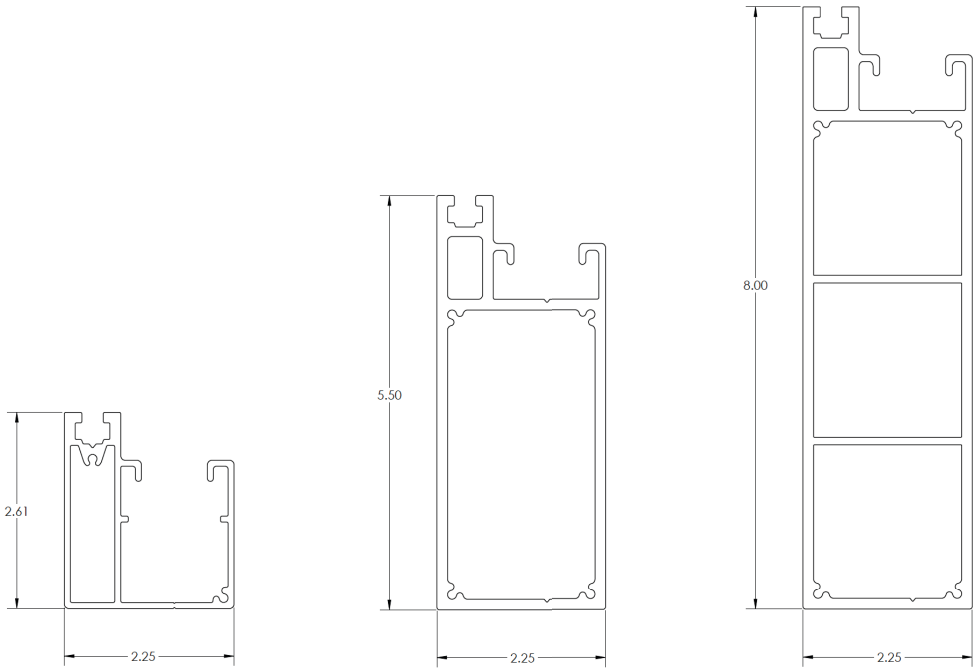
LSX Laminate

The **LSX** Laminate can be used as in-fill for areas that may be shaded or where solar cells are not necessary



LSX Module mounted to **LSX** Rail

LSX Module System



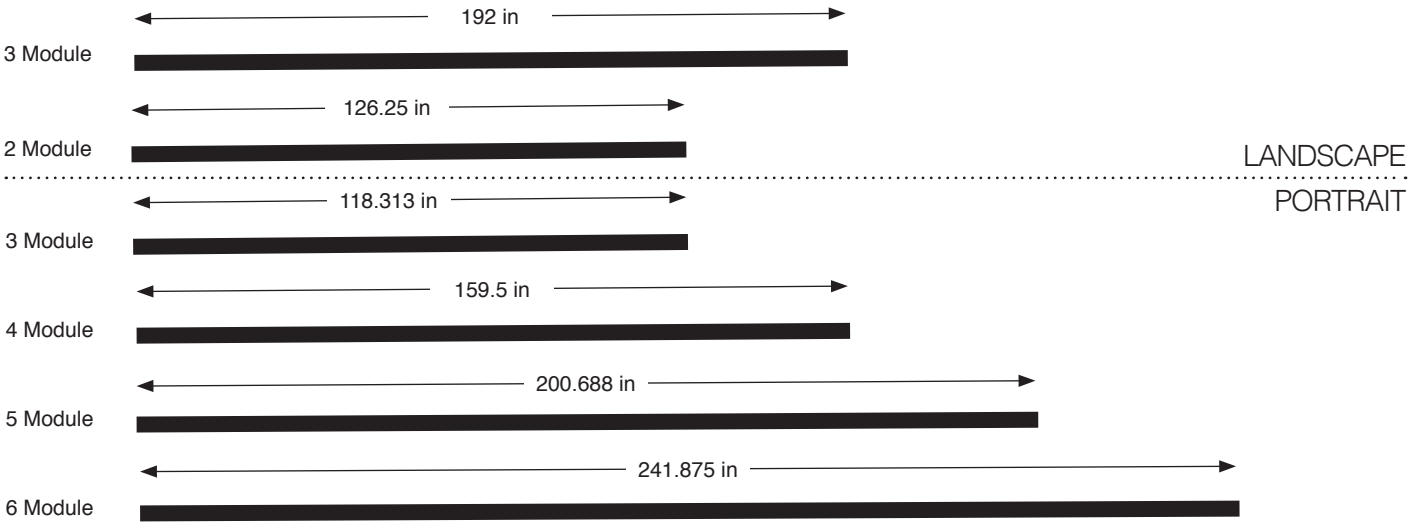
SD **MD** **HD**

LSX RAIL SPAN OPTIONS*

			SD	MD	HD
	Wind Speed (mph)	Snow Load (psf)	Max Span (ft)	Max Span (ft)	Max Span (ft)
Honolulu	110	0	9’ 3”	20’	29’
Los Angeles	110	0	9’ 3”	20’	28’ 6”
Atlanta	115	5	8’ 9”	18’ 6”	26’ 6”
Denver	110	20	7’ 9”	16’	23’
Miami	180	0	7’ 3”	15’ 3”	22’
Boston	130	40	6’	12’ 6”	18’ 6”

*Assumes multiple span condition. Additional site factors outside the scope of this chart can increase or decrease the allowable span.

LSX RAIL MODULAR LENGTHS



LSX Module System

LUMOS

ELECTRICAL SPECIFICATIONS

Model	LSX290	LSX295	LSX300	LSX305	LSX Laminate
Rated Power @ STC	290 W	295 W	300 W	305 W	0
Peak Power Voltage (Vmp)	32 V	32.24 V	32.48 V	32.73 V	0
Maximum Power Current (Imp)	9.06 A	9.15 A	9.24 A	9.32 A	0
Open Circuit Voltage (Voc)	39.77 V	40.11 V	40.45 V	40.79 V	0
Short Circuit Current (Isc)	9.62 A	9.77 A	9.91 A	10.06 A	0
Module Efficiency	16.76%	17.05%	17.34%	17.62%	0
Operating Temperature	-40 °C to 85 °C				0
Maximum System Voltage	1000 V				0
Maximum Series Fuse Rating	15 A				0
Power Tolerance	-0/+3%				0

TEMPERATURE COEFFICIENTS

Nominal Operating Cell Temperature (NOCT)	43.6 °C
Power Temperature Coefficient (Pmpp)	-0.453 % / °C
Voltage Temperature Coefficient (Voc)	-0.337 % / °C
Current Temperature Coefficient (Isc)	0.054 % / °C

MECHANICAL SPECIFICATIONS

Solar Cell	Monocrystalline 6” x 6” (156 mm x 156 mm)		
Number of Cells	60 (6 x 10)		
Module Dimensions	65.5” x 41.0” x 1.1” (1664 mm x 1040 mm x 27 mm)		
Module Area	18.65 ft^2 (1.73 m^2)		
Module Weight	62.6 lb (28.4 kg)		
Module Weight / Area	3.36 lbs/ft^2 (16.42 kg/m^2)		
System Weight / Area	Rail	Portrait	Landscape
	SD	3.72 lbs/ft^2	3.98 lbs/ft^2
	MD	4.12 lbs/ft^2	4.72 lbs/ft^2
	HD	4.8 lbs/ft^2	5.74 lbs/ft^2
Front Glass	0.24” (6 mm) FT Low-Iron PV Glass		
Backsheet	Clear		
Light Transmittance	Portrait = 12% Landscape = 10%		
Output Cables	12 Awg. PV Wire and MC4 Compatible Connectors		
Static Load	Two Rail: -70/+170 PSF Three Rail: -185/+185 PSF		
Hail	Class 4 Hail Rating Max. Diameter 2” (51 mm) at 72 mph (32 m/s)		
Fire Rating	Class A		
Certifications	c UL us LISTED — UL 1703, UL 2703		
Warranty	10 years Workmanship 30 years Linear Power Production		

Made in the USA

80 Big Springs Drive Nederland, Colorado 80466 I (303) 449 2394 I www.lumossolar.com

SOLARIA®

Solaria PowerXT® | Residential

Solaria PowerXT®-360R-PD | Solaria PowerXT®-355R-BD

Achieving up to 20% efficiency, Solaria PowerXT solar modules are one of the highest power modules in the residential solar market. Compared to conventional modules, Solaria PowerXT modules have fewer gaps between the solar cells; this leads to higher power and superior aesthetics. Solaria PowerXT pure black residential modules are manufactured with black backsheet and frames, enhancing a home's architectural beauty.

Developed in California, Solaria's patented cell cutting and module assembly takes processed solar wafers and turns them into PowerXT solar modules. The process starts by creating a highly reliable PowerXT cell where busbars and ribbon interconnections are eliminated. Solaria then packages the cells into the PowerXT solar module, reducing inactive space between the cells. This process leads to an exceptionally cost effective and efficient solar module.

Higher Efficiency, Higher Power

Solaria PowerXT modules achieve up to 20% efficiency; conventional modules achieve 15% – 17% efficiency. Solaria PowerXT modules are one of the highest power modules available.

Lower System Costs

Solaria PowerXT modules produce more power per square meter area. This reduces installation costs due to fewer balance of system components.

Improved Shading Tolerance

Sub-strings are interconnected in parallel, within each of the four module quadrants, which dramatically lowers the shading losses and boosts energy yield.

Improved Aesthetics

Compared to conventional modules, Solaria PowerXT modules have a more uniform appearance and superior aesthetics.

Durability and Reliability

Solder-less cell interconnections are highly reliable and designed to far exceed the industry leading 25 year warranty.

About Solaria

Established in 2000, The Solaria Corporation has created one of the industry's most respected IP portfolios, with over 100 patents encompassing materials, processes, applications, products, manufacturing automation and equipment. Headquartered in Oakland, CA, Solaria has developed a technology platform that unlocks the potential of solar energy.

TOP PERFORMER 2018 DNV·GL PV MODULE RELIABILITY SCORECARD

TÜVRheinland® Precisely Right.

SOLARIA®

Solaria PowerXT®-360R-PD
Solaria PowerXT®-355R-BD

Performance at STC (1000W/m², 25° C, AM 1.5)

Solaria PowerXT-		350R-BD	355R-BD	355R-PD	360R-PD
Max Power (P_{max})	[W]	350	355	355	360
Efficiency	[%]	19.4	19.6	19.6	19.9
Open Circuit Voltage (V_{oc})	[V]	47.4	47.7	47.4	47.7
Short Circuit Current (I_{sc})	[A]	9.44	9.48	9.53	9.56
Max Power Voltage (V_{mp})	[V]	39.2	39.5	39.1	39.5
Max Power Current (I_{mp})	[A]	8.94	8.99	9.09	9.13
Power Tolerance	[%]	-0/+3	-0/+3	-0/+3	-0/+3

Performance at NOCT (800W/m², 20°C Amb, Wind 1 m/s, AM 1.5)

Max Power (Pmax)	[W]	258	261	261	265
Open Circuit Voltage (V_{oc})	[V]	44.6	44.8	44.6	44.8
Short Circuit Current (I_{sc})	[A]	7.61	7.64	7.68	7.71
Max Power Voltage (V_{mp})	[V]	36.1	36.3	36.0	36.3
Max Power Current (I_{mp})	[A]	7.15	7.19	7.27	7.30

Temperature Characteristics

NOCT	[°C]	45 +/-2
Temp. Coeff. of P_{max}	[% / °C]	-0.39
Temp. Coeff. of V_{oc}	[% / °C]	-0.29
Temp. Coeff. of Isc	[% / °C]	0.04

Design Parameters

Operating temperature	[°C]	-40 to +85
Max System Voltage	[V]	1000
Max Fuse Rating	[A]	15
Bypass Diodes	[#]	4

Mechanical Characteristics

Cell Type	Monocrystalline Silicon
Dimensions (L x W x H)	1621mm x 1116mm x 40mm
Weight	21 kg / 46 lbs
Glass Type / Thickness	AR Coated, Tempered / 3.2mm
Frame Type	Black Anodized Aluminum
Cable Type / Length	12 AWG PV Wire (UL) / 1000mm
Connector Type	MC4 compatible
Junction Box	IP67 / 4 diodes
Front Load	5400 Pa / 113 psf*
Rear Load	3600 Pa / 75 psf*

* Refer to Solaria Installation Manual for details

Certifications / Warranty

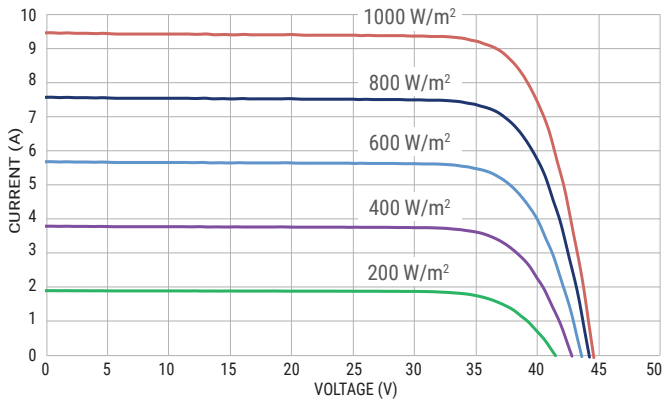
Certifications	UL 1703/IEC 61215/IEC 61730/CEC CAN/CSA-C22.2
Fire Type (UL 1703)	1
Power & Product Warranty	25 years*

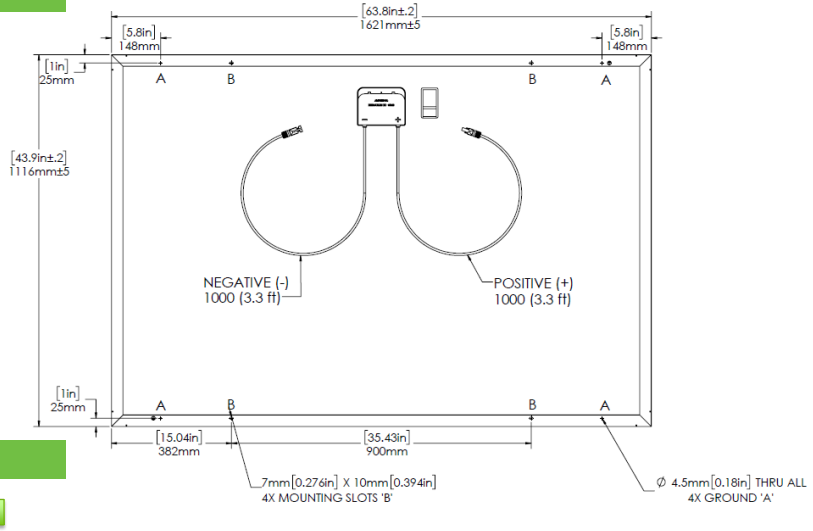
* Warranty details at www.solaria.com

Packaging

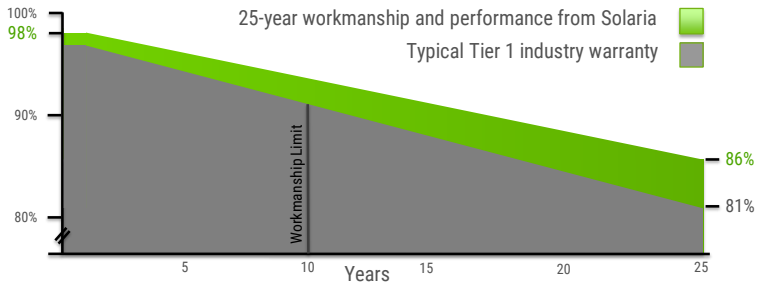
Stacking Method	Horizontal / Palletized
Pcs / Pallet	25
Pallet Dims	1668 x 1150 x 1230 mm
Pallet Weight	590 kg / 1300 lbs
Pallets / 40-ft Container	28
Pcs / 40-ft Container	700

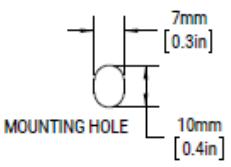
IV Curves vs. Irradiance (350W Module)

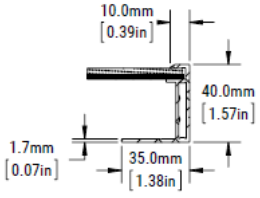




Comprehensive 25-Year Warranty



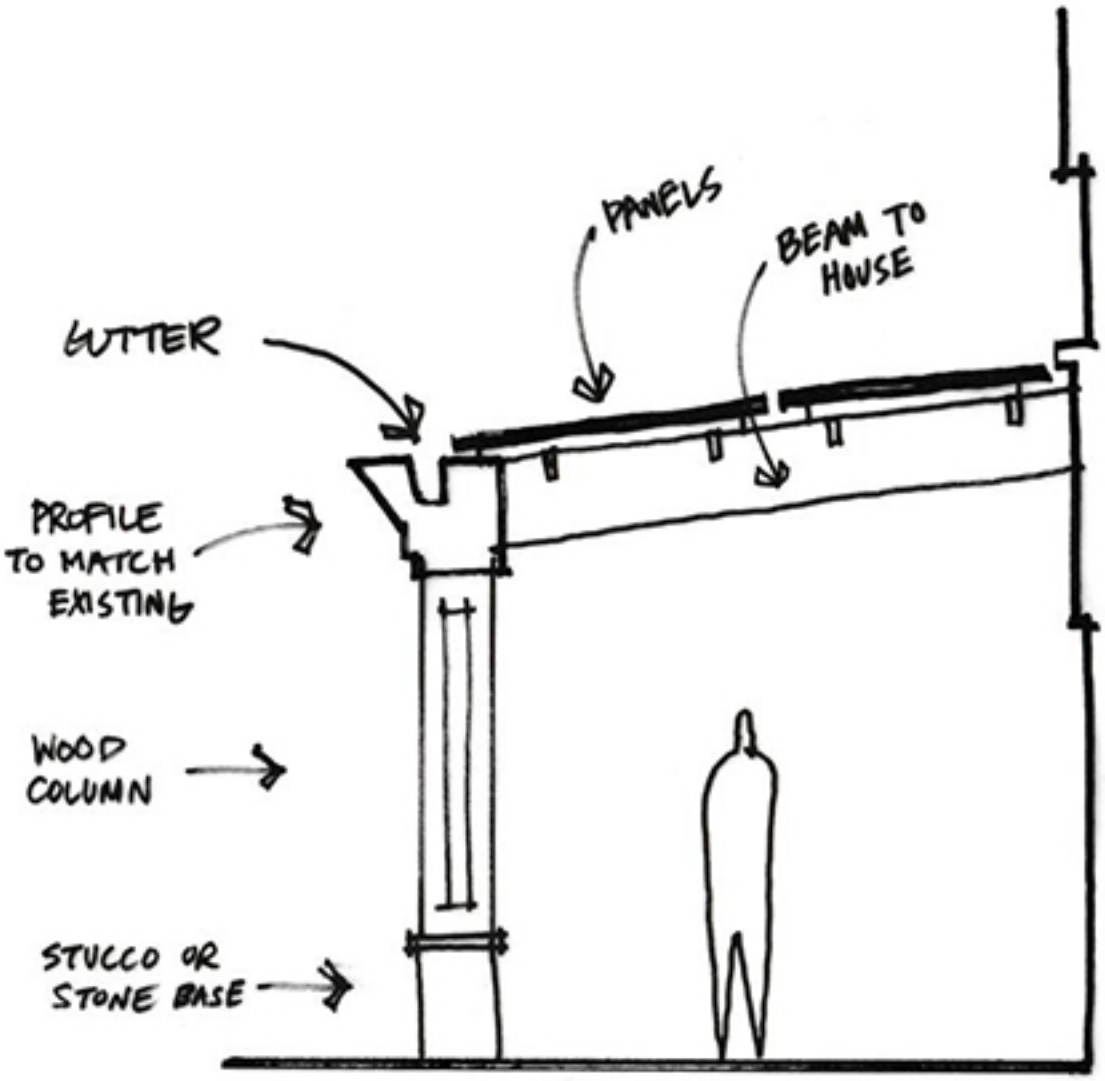




nearmap

SETH R TRANCE, AIA, LEED AP


16.5 ft
11.0 ft
28.3 ft
19.1 ft
18.9 ft
24.1 ft
21.2 ft
30.0 ft
16.8 ft



SECTION (NTS)

SETH R TRANCE, AIA, LEED AP

***(ARB) Architectural Review Board Application - Major Review (for Additions to Principal and Accessory structures and New Principal Structures that meet the Zoning Code)**

Applicant

City of Bexley
614-562-5655
@ Building@bexley.org

Location

2844 DELMAR DR
Bexley, OH 43209

ARB-19-5

Submitted On: Sep 16, 2019

A.1: Project Information

Brief Project Description

Add new primary and secondary structures and fencing, to provide storage facility for the Bexley Parks & Forestry on existing city property.

Architecture Review

true

Conditional Use

false

Demolition

false

Planned Unit Dev

false

Rezoning

false

Special Permit

false

A.1: Attorney / Agent Information

Agent Name

Ben Kessler

Agent Address

2242 E. Main St.

Agent Email

bkessler@bexley.org

Agent Phone

614-559-4200

A.2: Fee Worksheet

Estimated Valuation of Project

45000

Minor Architectural Review

false

Major Architectural Review

true

Variance Review

false

Zoning

false

Zoning Review Type

--

Sign Review and Architectural Review for Commercial Projects

true

Review Type

--

Appeal of ARB decision to BZAP

false

Appeal of BZAP decision to City Council

false

B: Project Worksheet: Property Information

Occupancy Type
Commercial

Zoning District
GC General Commercial

Use Classification
Other

Other Classification
--

B: Project Worksheet: Lot Info

Width (ft)
0

Depth (ft)
--

Total Area (SF)
--

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)
--

Proposed Addition (SF)
--

Removing (SF)
--

Type of Structure
--

Proposed New Primary Structure or Residence (SF)
--

Total Square Footage
--

B: Project Worksheet: Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, Etc)

Existing Footprint (SF)
--

Proposed Addition (SF)
--

New Structure Type
--

Ridge Height
--

Proposed New Structure (SF)
--

Is there a 2nd Floor
--

Total of all garage and accessory structures (SF)
--

Total building lot coverage (SF)
--

Total building lot coverage (% of lot)
--

Is this replacing an existing garage and/or accessory structure?
--

B: Project Worksheet: Hardscape

Existing Driveway (SF)
--

Existing Patio (SF)
--

Existing Private Sidewalk (SF)
--

Proposed Additional Hardscape (SF)
--

Total Hardscape (SF)

--

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

--

Total overall lot coverage (% of lot)

--

C.1 Architectural Review Worksheet: Roofing

Roofing

false

Structure

--

Existing Roof Type

--

New Roof Type

--

New Single Manufacturer

--

New Roof Style and Color

--

C.1 Architectural Review Worksheet: Windows

Windows

false

Structure

--

Existing Window Type

--

Existing Window Materials

--

New Window Manufacturer

--

New Window Style/Mat./Color

--

C.1 Architectural Review Worksheet: Doors

Doors

false

Structure

--

Existing Entrance Door Type

--

Existing Garage Door Type

--

Door Finish

--

Proposed Door Type

--

Proposed Door Style

--

Proposed Door Color

--

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

false

Existing Door Trim

--

Proposed New Door Trim

--

Existing Window Trim

--

Proposed New Window Trim

--

Trim Color(s)

--

Do the proposed changes affect the overhangs?

--

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

false

Existing Finishes

--

Existing Finishes Manufacturer, Style, Color

--

Proposed Finishes

--

Proposed Finishes Manufacturer, Style, Color

--

D: (Staff Only) Tree & Public Gardens Commission Worksheet

Design plan with elevations (electronic copy as specified in instructions plus 1 hard copy)

false

Design Specifications as required in item 3 in "Review Guidelines and List of Criteria" above

false

Applicant has been advised that Landscape Designer/Architect must be present at meeting

false

E.1 Variance Worksheet

Description of the Proposed Variance. Please provide a thorough description of the variance being sought and the reason why.

--

1. Does the property in question require a variance in order to yield a reasonable return? Can there be any beneficial use of the property without the variance? Please describe.

--

2. Is the variance substantial? Please describe.

--

3. Would the essential character of the neighborhood be substantially altered or would adjoining properties suffer a substantial detriment as a result of the variance? Please describe.

--

E.2 Variance Worksheet

4. Would the variance adversely affect the delivery of governmental services (e.g. water, sewer, garbage)? Please describe.

--

5. Did the property owner purchase the property with the knowledge of zoning restriction? Please describe.

--

6. Can the property owner's predicament feasibly obviated through some method other than a variance? Please describe.

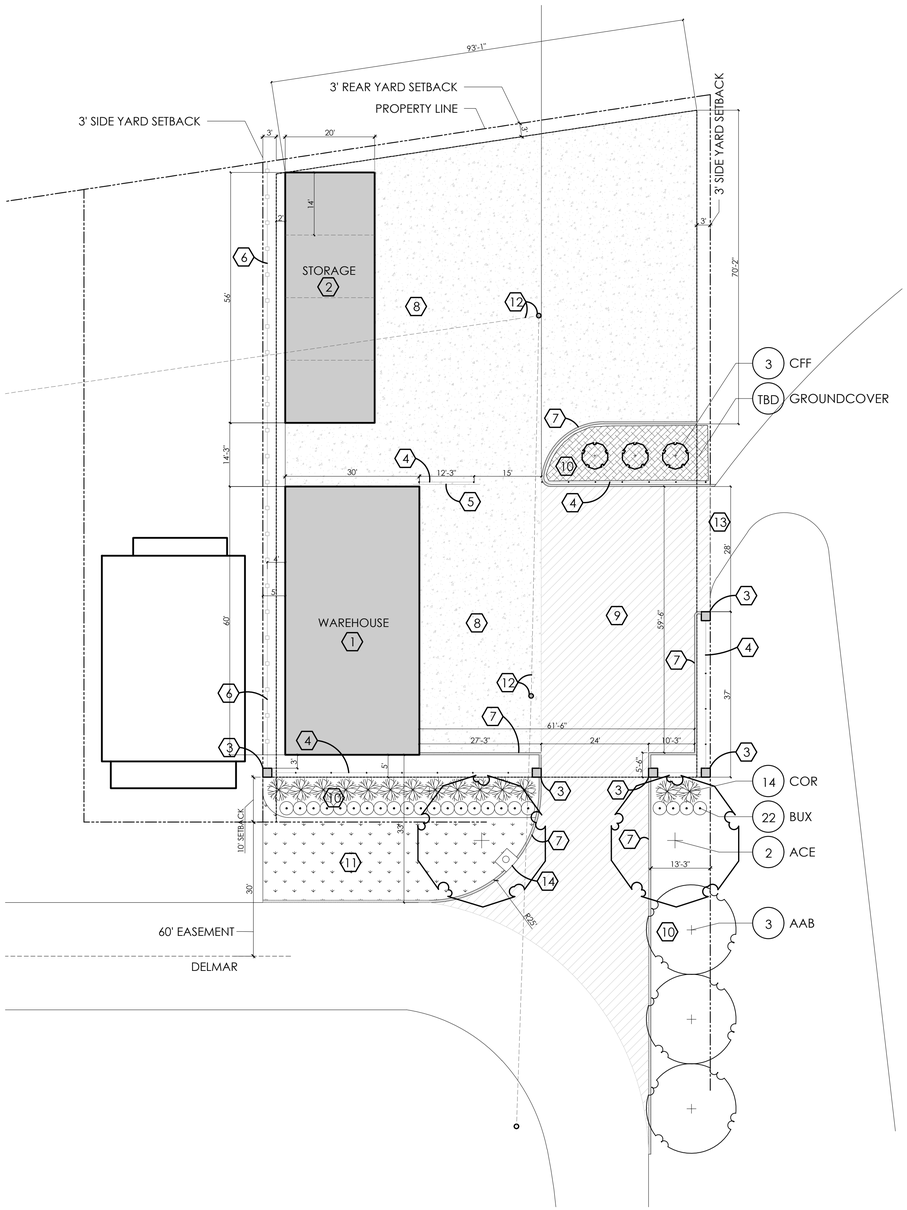
--

7. Is the spirit and intent behind the zoning requirement observed and is substantial justice done by granting the variance? Please describe.

--

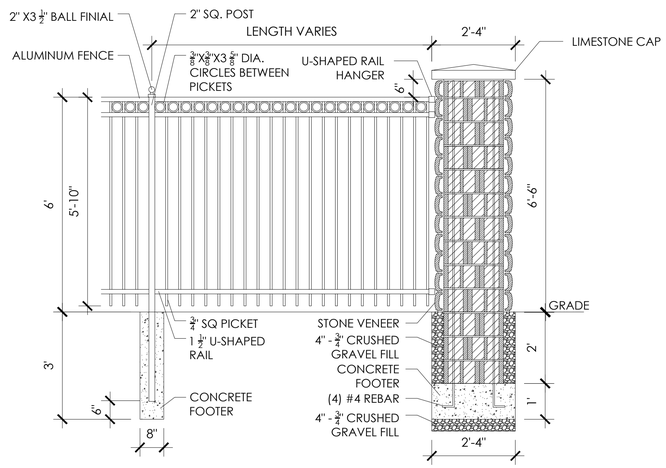
CONSTRUCTION NOTES:

1. 30'X60' WAREHOUSE
2. 20'X56' COVERED STORAGE BINS
3. 6.5' TALL STONE COLUMN
4. 6' TALL DECORATIVE METAL FENCE
5. 15' WIDE SLIDING METAL GATE
6. 6' TALL WOOD PRIVACY FENCE
7. 6" CONCRETE CURB
8. CONCRETE PAD
9. ASPHALT PAD
10. PLANTING BED
11. SOD
12. EXISTING UTILITY POLES TO BE REMOVED AND OVERHEAD LINES TO BE BURIED
13. MAINTAIN VEHICULAR ACCESS
14. STORM WATER SEWER - TBD

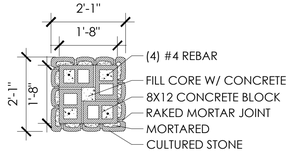


1 SITE PLAN
SCALE: 1/16" = 1' - 0"

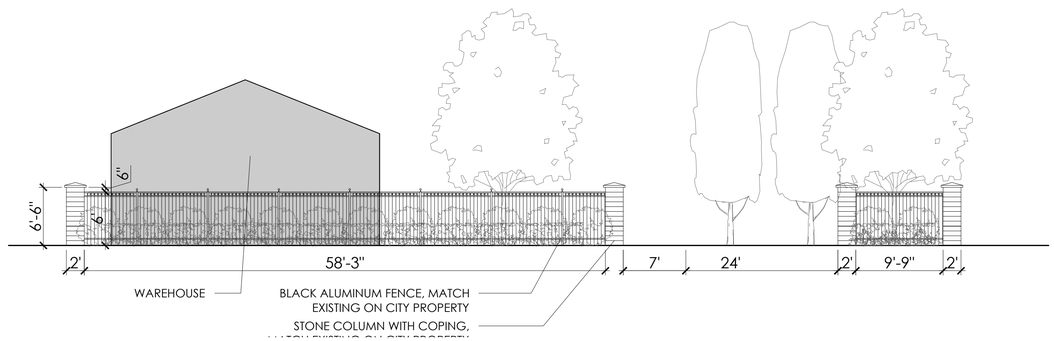
0 8 16 32 48 NORTH



2 COLUMN AND ALUMINUM FENCE DETAIL
SCALE: 1/2" = 1' - 0"



3 COLUMN DETAIL
SCALE: 1/2" = 1' - 0"



4 ELEVATION FROM DELMAR
SCALE: 1/8" = 1' - 0"

PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME		SIZE
TREES				
2	ACE	ACER RUBRUM	RED MAPLE	2"
3	AAB	AMELANCHIER G. 'AUTUMN BRILLIANCE'	SERVICEBERRY	2"
3	CFF	CARPINUS BETULUS 'FRANS FONTAINE'	HORNBEAM	2"
SHRUBS				
22	BUX	BUXUX X 'GREEN GEM'	BOXWOOD	#5
15	COR	CORNUS ALBA 'IVORY HALO'	REDTWIG DOGWOOD	#5
PERENNIALS				
TBD	TBD	GROUNDCOVER	GROUNDCOVER	#1

PLANTS SUBJECT TO AVAILABILITY.


ACER RUBRUM


AMELANCHIER G. 'AUTUMN BRILLIANCE'


CARPINUS B. 'FRANS FONTAINE'


BUXUS X 'GREE GEM'


CORNUS ALBA 'IVORY HALO'

spruce

271 S. CASSINGHAM RD.
COLUMBUS, OH 43209
T (614) 300-0790

SETS & REVISIONS:	DATE:
DESIGN REVIEW	7-2-18
DESIGN REVISION	8-26-19
SUBMITTAL	9-4-19

SERVICE LOT AT DELMAR AND STANWOOD

CITY OF BEXLEY

2844 DELMAR
BEXLEY, OH 43209

PROJECT NO: XXXX

LANDSCAPE PLAN

L-1