

ORDINANCE NO. 52-06

By: Mr. Rohyans

An Ordinance to approve an Amendment to the detailed development plan approved by Amended Ordinance No. 31-85 for a Planned Unit Residential (PUR) Development on Clifton Avenue known as "Lyonsgate".

Whereas, a detailed development plan consisting of a textural description and exhibits identified and labeled A through L was given a preliminary and final approval by Amended Ordinance No. 31-85; and,

Whereas, owners of Lots #4, 5, 6, 7 and 8 gave requested approval for changes in the roofing material to be used on Units #4, 5, 6, 7 and 8, which is deemed to be a "major change" as defined by the text: said change being defined in a letter from Gene R. Milhoan, Architect, dated June 14, 2006, and incorporated herein by reference, and as further described as Certain Teed Corporation's "Independence Shingle" in Georgetown Gray color, and,

Whereas, the Council has received written recommendations for approval of the proposed amendments to the detailed development plan from the City's planners, the Planning Commission and the Board of Zoning Appeals; and,

Whereas, the Board of the Lyonsgate Owners Association has passed approval of the proposed change in roofing material, and,

Whereas, it is further found that the proposed amendments to the detailed development plan are in compliance with Chapter 1264.21 of the Bexley Codified Ordinances regulating approval of Planned Unit Districts. **NOW, THEREFORE,**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BEXLEY, OHIO:

Section 1. That the Amendment to TEXTURAL DESCRIPTION OF DETAILED DEVELOPMENT PLAN FOR 3.11 ACRE TRACT ON CLIFTON AVENUE, consisting of a letter from Gene R. Milhoan, Architect, dated June 14, 2006, and as further described as Certain Teed Corporation's "Independence Shingle" in Georgetown Gray Color, a copy of which is attached to this Ordinance and incorporated herein by this reference, is hereby approved with respect to Lots #4, 5, 6, 7 and 8.

Section 2. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: 7.25, 2006

Wella Mae Murray
President of Council

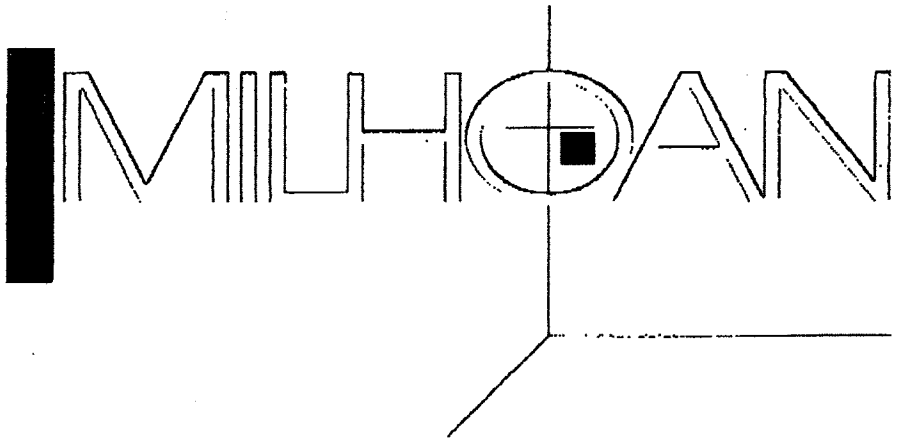
Attest: [Signature]
Clerk of Council

Approved: 7/25, 2006

[Signature]
David H. Madison, Mayor

6/27/06 First Reading
7/11/06 Second Reading
7/25/06 Third Reading
Passed as amended.

06.14.06



Lyonsgate Units 4, 5, 6, 7 & 8

On Friday the 26th of May, MILHOAN Architects, LLC, (MALLC) was contacted by Mrs. Ena Kirkpatrick of the Lyonsgate Home Owner's Association, to investigate an alternative replacement for the synthetic slate roofing product installed on the original five units at Lyonsgate. Due to the age and deterioration of the existing roofs, and the structural inability of these roofs to support an authentic and some simulated slate roofing products, an asphalt shingle product has been selected as an appropriate alternative.

During the last two weeks, MALLC has been in contact with Dorothy Pritchard and Dave Long from the City of Bexley and also reviewed several asphalt shingle styles/color samples on site. MALLC requested that the homeowners have a roofing contractor mock-up a 4'x6' panel of the "Independence Shingle" in the color, "Georgetown Gray", by the CertainTeed Corporation for final review. After reviewing the panel, it is our opinion that this product is an acceptable alternative and will not diminish the aesthetic integrity of Lyonsgate.

It should be noted, that the existing synthetic slate shingle product installed may contain mineral asbestos fibers. It is recommended that a licensed asbestos consultant analyze a test sample prior to removal of the existing roof and proper removal and abatement steps be taken if required.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Gene R. Milhoan". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Gene R. Milhoan, AIA
MILHOAN Architects LLC



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Mr. & Mrs. Daniel DeMuth (Unit #5 Lyonsgate)
Mrs. Eric Kirkpatrick (Unit #4 Lyonsgate)

Based on information gathered during a site inspection of Unit #5 on 06.11.02, and further analysis of the information gathered along with the original plans of the unit by our structural engineer, it has been determined that the existing roof structure is not capable of supporting a slate roof.

Although the roof rafters typically have the capacity to support the additional weight of slate, one concern is at the point where the hip rafters meet the ridge beams. The hipped roof results in a point load where the hip rafter intersects the ridge beam and would require multiple trusses or multiple tied rafters to support this point load. There are also additional concerns/unknowns in tracing the transfer of these loads down to the lower level without probing into finished walls and ceilings to verify the size of structural members.

Therefore it is likely that the additional weight of slate roofing could cause the roof to sag and this movement would lead to roof leaks and potentially structural failure over time. This conclusion is based upon information found in Unit #5, however similar unknown conditions occur in Unit #4 also. Please call me if you have any questions or concerns.

Respectfully submitted,



Ken Grotsky

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Lyonsgate Owners Association
18 Lyonsgate Road
Bexley, Ohio 43209

June 20, 2006

To Whom It May Concern:

This letter will serve to notify the City of Bexley that the Board of the Lyonsgate Owners Association has passed the approval of the roofing material proposed by Milhoan Architects for numbers 4-8 Lyonsgate Road. Should you have any questions, please feel free to contact me at 253-5511. Thank you for your cooperation in getting this in process for the homeowners.

Respectfully,



Cynthia S. Levy
President
Lyonsgate Owners Association