



Engineering, Planning and Zoning
City Hall, 209 S. Main Street
Marysville, Ohio 43040-1641
(937) 645-7350
FAX (937) 645-7351
www.marysvilleohio.org

LEGAL NOTICE

Notice of Public Hearing for the Board of Zoning Appeals in the City of Marysville. The Public Hearing will be held on September 19th, 2016 at 7:00 p.m., in the Council Chambers on the second floor located at 209 S. Main Street, Marysville, Ohio 43040.

1. To hear a variance request to permit a residential fence to extend past the rear corner of the main structure located on a corner lot vs. fences not permitted to extend closer to the street frontage than the main structure in 1139.21 of the codified ordinance, for property located at 253 W. 9th St. Filed by Dustin DeMatteo, Resident.
2. To hear a variance request to permit a residential fence to extend past the rear corner of the main structure located on a corner lot vs. fences not permitted to extend closer to the street frontage than the main structure in 1139.21 of the codified ordinance , for property located at 769 Wedgewood Ct. Filed by David Perry, Resident.
3. To hear a variance request to permit a residential fence to extend past the rear corner of the main structure located on a corner lot vs. fences not permitted to extend closer to the street frontage than the main structure in 1139.21 of the codified ordinance , for property located at 516 Parkway Dr. Filed by Lenard Andrews, Owner.
4. To hear a variance request to permit a second free-standing identification sign vs the standard one free-standing identification permitted in 1143.18 SD-1 (Special District) of the codified ordinance, for property located at 1255 Columbus Ave. Filed by Joe Chapman, Owner.
5. To hear a variance request to permit five additional business signs vs the standard two business signs permitted in 1143.18 SD-1 (Special District) of the codified ordinance, for property located at 1255 Columbus Ave. Filed by Joe Chapman, Owner.
6. To hear a variance request to permit a second free-standing identification sign vs the standard one free-standing identification permitted in 1143.18 B-1 (Business District) of the codified ordinance, for property located at 1600 Cobblestone Way. Filed by Stephen Butler, Civil Engineer.
7. To hear a variance request to permit a fence construction in the front of the main building vs fences located in the side and rear of properties permitted in 1139.21 of the codified ordinance, for property located at 1600 Cobblestone Way. Filed by Stephen Butler, Civil Engineer.
8. To hear a variance request to permit a reduction of parking spaces from sixty six (66) spaces to forty three (43) spaces vs the parking space/stacking requirements in 1141.12 of the codified ordinance, for property located at 1600 Cobblestone Way. Filed by Stephen Butler, Civil Engineer.

Copies of the above application are on file and may be viewed in the office of Engineering, Planning and Zoning, 209 S. Main Street, Marysville, Ohio 43040.

If you have any questions, you may also contact Marysville Zoning Administrator at (937) 645-7359 or rtodd@marysvilleohio.org



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BOARD OF ZONING APPEALS AGENDA
Monday September 19th, 2016 7:00 p.m.
Council Chambers, 209 S. Main Street, 2nd Floor

CALL MEETING TO ORDER:

ROLL CALL:

Carl Zani ____ Richard Mickley ____ Eric Moulton ____ (Vacant Seat)____
Jason Moore ____ Barbara Taylor ____ Scott Zwiezinski____

APPROVAL OF MINUTES: July 18, 2016

AGENDA ITEMS:

1. To hear a variance request to permit a residential fence to extend past the rear corner of the main structure located on a corner lot vs. fences not permitted to extend closer to the street frontage than the main structure in 1139.21 of the codified ordinance, for property located at 253 W. 9th St. Filed by Dustin DeMatteo, Resident.
2. To hear a variance request to permit a residential fence to extend past the rear corner of the main structure located on a corner lot vs. fences not permitted to extend closer to the street frontage than the main structure in 1139.21 of the codified ordinance , for property located at 769 Wedgewood Ct. Filed by David Perry, Resident.
3. To hear a variance request to permit a residential fence to extend past the rear corner of the main structure located on a corner lot vs. fences not permitted to extend closer to the street frontage than the main structure in 1139.21 of the codified ordinance , for property located at 516 Parkway Dr. Filed by Lenard Andrews, Owner.
4. To hear a variance request to permit a second free-standing identification sign vs the standard one free-standing identification permitted in 1143.18 SD-1 (Special District) of the codified ordinance, for property located at 1255 Columbus Ave. Filed by Joe Chapman, Owner.
5. To hear a variance request to permit five additional business signs vs the standard two business signs permitted in 1143.18 SD-1 (Special District) of the codified ordinance, for property located at 1255 Columbus Ave. Filed by Joe Chapman, Owner.
6. To hear a variance request to permit a second free-standing identification sign vs the standard one free-standing identification permitted in 1143.18 B-1 (Business District) of the codified ordinance, for property located at 1600 Cobblestone Way. Filed by Stephen Butler, Civil Engineer.
7. To hear a variance request to permit a fence construction in the front of the main building vs fences located in the side and rear of properties permitted in 1139.21 of the codified ordinance, for property located at 1600 Cobblestone Way. Filed by Stephen Butler, Civil Engineer.



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8. To hear a variance request to permit a reduction of parking spaces from sixty six (66) spaces to forty three (43) spaces vs the parking space/stacking requirements in 1141.12 of the codified ordinance, for property located at 1600 Cobblestone Way. Filed by Stephen Butler, Civil Engineer.

COMMENTS OF ZONING ADMINISTRATOR AND/OR CITY PLANNER:

COMMENTS OF REQUESTER:

COMMENTS OF CITIZENS: Citizen speaking is limited on comments to five minutes, unless written permission prior to the meeting. (If the chair feels that they would like to authorize them to speak another five minutes later in the item, they may allow them to do so).

DISCUSSION BY BZA MEMBER:

ADJOURNMENT:

**BOARD OF ZONING APPEALS AGENDA
MINUTES OF MEETING
July 18, 2016**

MEMBERS PRESENT: Carl Zani, Alex Kessler, Richard Mickley, Barbara Taylor, Jason Moore.

OTHERS PRESENT: City Zoning Administrator Ron Todd.

CITIZENS PRESENT: Hui Biao, John Connolly, Michael Garey, Tony Eufinger, Mark McHugh, Todd Faris and Moe Itani

MEETING CALLED TO ORDER: The meeting was called to order at 7:00 p.m.

APPROVAL OF MINUTES: The minutes from June 13th, 2016 were approved as submitted.

AGENDA ITEMS:

- 1. To hear a variance request to permit a residential fence to extend past the rear corner of the main structure located on a corner lot vs. fences not permitted to extend closer to the street frontage than the main structure, for property located at 936 Collins Ave. Filed by Michael & Christy Garey, Resident.**

Comments of Zoning Administrator and/or City Planner: Mr. Todd explained that the staff has reviewed the variance request as proposed.

Comments of Requester: Michael Garey the owner of 936 Collins Ave. said they are wanting to install a fence on their corner lot for protection of their children.

Comments of Citizens:

Discussion by BZA Members: Mr. Mickley moved to approve the variance, seconded by Mr. Kessler. Question put, stood:

Mr. Kessler YES Mr. Mickley YES; Ms. Taylor YES
Mr. Zani YES Mr. Moore YES

The variance was approved 5-0.

- 2. To hear a variance request to permit a one hundred and thirty five (135) square feet commercial free-standing identification sign vs the permitted twenty (20) square feet by five (5) height maximum free-standing identification signage per the B-1 signage code requirements 1143.18, for property located at 465 N. Main St. Filed by Hui Biao Chen, Owner.**

Comments of Zoning Administrator and/or City Planner: Mr. Todd said the staff has reviewed the application for the variance request and the city is not in support of the request. Mr. Todd stated as part of the uptown revitalization, the city would like to keep to the B-1 free-standing signage requirements.

Comments of Requester: Mr. Chen requested to keep his new signage sq. footage comparable to the old existing Herschel signage.

Comments of Citizens:

Discussion by BZA Members: Mr. Zani moved to vote on the variance as submitted, seconded by Mr. Kessler. Question put, stood:

Mr. Kessler NO Mr. Mickley NO Mr. Zani NO Mr. Moore NO
Ms. Taylor NO

The variance was denied 5-0

- 3. To hear a variance request to permit a residential fence to extend past the rear corner of the main structure located on a corner lot vs. fences not permitted to extend closer to the street frontage than the main structure, for property located at 999 Lora Lee Dr. Filed by Mohammed Itani, Resident.**

Comments of Zoning Administrator and/or City Planner: Mr. Todd explained that the staff has reviewed the variance request as proposed.

Comments of Requester: Mr. Itani the owner of 999 Lora Lee Dr. said that he is wanting to install a fence on his corner lot for protection of his pets.

Comments of Citizens:

Discussion by BZA Members: Mr. Zani moved to approve the variance, seconded by Mr. Moore. Question put, stood:

Mr. Kessler YES Mr. Mickley YES; Ms. Taylor YES
Mr. Zani YES Mr. Moore YES

The variance was approved 5-0.

- 4. To hear a variance request to permit a reduction of exterior materials of twenty-five (25) percent of the facades of building materials vs the exterior on a minimum of forty percent (40) of the facades of building materials per the Design Review Standards 1144.10, for property located at 1692 Collins Ave. Filed by Mark McHugh, Owner**

Comments of Zoning Administrator and/or City Planner: Mr. Todd said staff has reviewed the variance request as proposed.

Comments of Requester: Mr. McHugh, Mr. Eufinger and Mr. Faris stated that the 40 percent building materials would not be met due to the garage doors elevations on the structures.

Comments of Citizens: Mr. Connolly stated that the residents did not want the zoning for the property to change and that the storage facility is a permitted use and a good fit for the property.

Discussion by BZA Members: Mr. Zwiezinski moved to approve the conditional use, seconded by Mr. Kessler. Question put, stood:

Mr. Mickley NO Mr. Zani NO Mr. Moore YES
Mr. Kessler YES; Ms. Taylor NO

The variance was denied 3-no & 2-yes.

Comments of Zoning Administrator and/or City Planner:

ADJOURNMENT: The meeting was adjourned at 7:47 p.m.



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September 19, 2016

To: City of Marysville
Board of Zoning Appeals Members

From: Ron Todd
Zoning Administrator

RE: Planning Staff Report: 253 W. 9th St.

Surrounding Land Use/Zoning: North: Residential; R-2 (Medium Density Single Family Residential)
South: Residential; R-2 (Medium Density Single Family Residential)
East: Residential; R-2 (Medium Density Single Family Residential)
West: Residential; R-2 (Medium Density Single Family Residential)

Planning Staff Analysis:

The applicant is requesting variance approval for a fence extension for a corner lot located at 253 W. 9th St. This a common variance request for corner lots due to the side and front yards are considered street frontage. The applicant is requesting a 40 foot extension from the side setback of the structure and will not affect the 10 foot setback minimum required.

Planning & Zoning Code: 1139.21, 1137.13

Staff recommendations;

Staff has reviewed the proposed variance request.

If you have any questions or comments, please feel free to contact me at (937) 645-7359 or via email at rtodd@marysvilleohio.org

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CITY OF
MARYSVILLE



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**BOARD OF ZONING APPEALS
REQUEST FOR VARIANCE**

*** IMPORTANT INFORMATION ~ Please read before completing the application***

- **Required** – Submission of a complete application, including all of the items listed in the application checklist.
- Applications and applicable fees shall be submitted by no later than 5:00 p.m. on the application deadline date.
- Submitted applications and all checklist items shall be reviewed by City staff for completeness. Submittals found to be incomplete will be rejected and the application will not be placed on the Board agenda. If an application is found to be incomplete, the applicant may submit the missing materials by the application deadline date to complete the application.
- **No late submittals or additional information will be accepted after the application deadline.**
- Any construction and/or occupancy of the site for which the variance is being requested for shall not commence until approval is granted by the Board of Zoning Appeals and all appropriate approved permits are obtained by the City and the County Building Department.

Project Site Information (Please print clearly)

Project Street Address: 253 W 9th Street Property Zoning District: _____

Company / Business Name: _____

Description of Proposed Project: Privacy Fence, CORNER LOT

Description of the nature of the variance: _____

What is allowed by code: _____

Requesting: _____

Owner of Property: Dustin DeMatteo

Owner's Address (Street): 253 W 9th Street

City, State and Zip Code: Marysville, Ohio 43040

Owner's Telephone Number: (614) 506-6234

Applicant Information (Please print clearly)

Applicant: Dustin DeMatteo Owner Agent Representative Other

Company: _____

Address (street): 253 W 9th Street

City, State, and Zip Code: Marysville, Ohio 43040

Telephone Number: (614) 506-6234

E-mail Address: dustindematteo@yahoo.com

Please contact the City Zoning Administrator or the City Planner or the prior to making your application submittal. City Staff are available to assist you in reviewing all application requirements to ensure your application is complete.

Applicant Checklist of required documents

Applicant Check

Staff Check - Yes / No

<i>Applicant Check</i>	<i>Staff Check - Yes / No</i>
REQUIRED FOR ALL SUBMITTALS:	
One (1) original signed application	/
One (1) copy of the Site Plan drawn at a suitable scale and at 11 x 17 inches or 24 x 36 inches in size (unless staff grants an alternative size)	/
One (1) copy of the written statement answering the facts and circumstances listed in Section 1129.13 of the Planning and Zoning Code. <i>The facts and circumstances are attached to this application or can be found on the City's website at http://www.marvsvilleohio.org/DocumentCenter/Home/View/304 Please be sure you answer all of the questions as these are the questions that the Board reviews when making a determination on the application</i>	W /
One (1) set of mailing labels or a printed word template (5160 in size) containing the names and addresses of the property owner(s) contiguous to or directly across the street from the property. <i>Please refer to the County website http://www.co.union.oh.us/ to get this information and please make sure you go to the link for tax mailing address</i>	/
DIGITAL SUBMITTAL REQUIRED:	
All applications require a digital (.pdf) submittal (applications, plans, renderings, text etc.) to be included with the completed application. Any application that does not include a digital submittal will be considered incomplete.	/
SITE PLAN DRAWING: (Shall include the following information that is applicable to your project)	
Location of all adjoining properties	/
Lot size of the subject property	/
Location and setbacks of existing and proposed structures	/
Location and setbacks of all existing and proposed off-street parking and loading areas	/
Location of all existing and proposed traffic access and circulation areas	/
Location of all existing and proposed open spaces	/
Location of all existing and proposed landscape areas	/
Location of all existing and proposed refuse and service areas	/
Location of all existing and proposed utility lines	/
Location and size of all existing and proposed signage	/

I hereby attest to the truth and exactness of all information supplied on and with this application.

Applicant's Signature: _____

Date: _____

Owner's Signature: 

Date: 8/13/16

FOR OFFICE USE ONLY

Received (stamp): **PAID**

Fees: 50

AUG 16 2016

**CITY OF
MARYSVILLE**

The application has been reviewed and is found to be complete.

City Staff

Date

DECISION OF THE BOARD OF ZONING APPEALS

- Approved
- Disapproved
- Approved with conditions (provided below)

Specific Stipulated Conditions for Approval:

Chairperson, Board of Zoning Appeals

Date



City of Marysville Viewer





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September 19, 2016

To: City of Marysville
Board of Zoning Appeals Members

From: Ron Todd
Zoning Administrator

RE: **Planning Staff Report: 769 Wedgewood Ct.**

Surrounding Land Use/Zoning: North: Residential; R-2 (Medium Density Single Family Residential)
South: Residential; R-2 (Medium Density Single Family Residential)
East: Residential; R-2 (Medium Density Single Family Residential)
West: Residential; R-2 (Medium Density Single Family Residential)

Planning Staff Analysis:

The applicant is requesting variance approval for a fence extension for a corner lot located at 769 Wedgewood Ct. This a common variance request for corner lots due to the side and front yards are considered street frontage. The applicant is requesting an 18 foot extension from the side setback of the structure and will not affect the 10 foot setback minimum required.

Planning & Zoning Code: 1139.21, 1137.13

Staff recommendations;

Staff has reviewed the proposed variance request.

If you have any questions or comments, please feel free to contact me at (937) 645-7359 or via email at rtodd@marysvilleohio.org

RECEIVED

AUG 29 2016

CITY OF MARYSVILLE



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Ron Todd

BOARD OF ZONING APPEALS
REQUEST FOR VARIANCE

*** IMPORTANT INFORMATION - Please read before completing the application***

- Required - Submission of a complete application, including all of the items listed in the application checklist.
Applications and applicable fees shall be submitted by no later than 5:00 p.m. on the application deadline date.
Submitted applications and all checklist items shall be reviewed by City staff for completeness. Submittals found to be incomplete will be rejected and the application will not be placed on the Board agenda.
No late submittals or additional information will be accepted after the application deadline.
Any construction and/or occupancy of the site for which the variance is being requested for shall not commence until approval is granted by the Board of Zoning Appeals and all appropriate approved permits are obtained by the City and the County Building Department.

Project Site Information (Please print clearly)

Project Street Address: 769 Wedgewood ct. Property Zoning District:

Company / Business Name:

Description of Proposed Project: Privacy Fence

Description of the nature of the variance

What is allowed by code: Flush to house on road facing side

Requesting: 18 ft from the back of the house to the side

Owner of Property: David Perry

Owner's Address (Street): 769 Wedgewood ct.

City, State and Zip Code: Marysville, OH 43040

Owner's Telephone Number: 614-595-4222

Applicant Information (Please print clearly)

Applicant: David Perry [X] Owner [] Agent [] Representative [] Other

Company:

Address (street): 769 Wedgewood ct.

City, State, and Zip Code: Marysville, OH 43040

Telephone Number: 614-595-4222

E-mail Address: baseball_27@yahoo.com

Please contact the City Zoning Administrator or the City Planner or the prior to making your application submittal. City Staff are available to assist you in reviewing all application requirements to ensure your application is complete.

Applicant Checklist of required documents

Applicant Check		Staff Check - Yes / No
	REQUIRED FOR ALL SUBMITTALS:	
✓	One (1) original signed application	✓
✓	One (1) copy of the Site Plan drawn at a suitable scale and at 11 x 17 inches or 24 x 36 inches in size (unless staff grants an alternative size)	✓
✓	One (1) copy of the written statement answering the facts and circumstances listed in Section 1129.13 of the Planning and Zoning Code. <i>The facts and circumstances are attached to this application or can be found on the City's website at http://www.marysvilleohio.org/DocumentCenter/Home/View/304. Please be sure you answer all of the questions as these are the questions that the Board reviews when making a determination on the application</i>	✓
?	One (1) set of mailing labels or a printed word template (5160 in size) containing the names and addresses of the property owner(s) contiguous to or directly across the street from the property. <i>Please refer to the County website http://www.co.union.oh.us/ to get this information and please make sure you go to the link for tax mailing address</i>	✓
	DIGITAL SUBMITTAL REQUIRED:	
✓	All applications require a digital (.pdf) submittal (applications, plans, renderings, text etc.) to be included with the completed application. Any application that does not include a digital submittal will be considered incomplete.	✓
	SITE PLAN DRAWING: (Shall include the following information that is applicable to your project)	
	Location of all adjoining properties	✓
✓	Lot size of the subject property	✓
✓	Location and setbacks of existing and proposed structures	✓
✓	Location and setbacks of all existing and proposed off-street parking and loading areas	✓
✓	Location of all existing and proposed traffic access and circulation areas	✓
✓	Location of all existing and proposed open spaces	✓
✓	Location of all existing and proposed landscape areas	✓
✓	Location of all existing and proposed refuse and service areas	✓
✓	Location of all existing and proposed utility lines	✓
✓	Location and size of all existing and proposed signage	✓

I hereby attest to the truth and exactness of all information supplied on and with this application.

Applicant's Signature: [Signature]

Date: 8-29-2016

Owner's Signature: [Signature]

Date: 8-29-2016

Received (stamp) **PAID** FOR OFFICE USE ONLY Fees: 50⁰⁰

AUG 29 2016
CITY OF
MARYSVILLE

The application has been reviewed and is found to be complete.

City Staff _____ Date _____

DECISION OF THE BOARD OF ZONING APPEALS

- Approved
- Disapproved
- Approved with conditions (provided below)

Specific Stipulated Conditions for Approval:

Chairperson, Board of Zoning Appeals _____ Date _____

769 Wedgewood Court

Our new home at 769 Wedgewood Court sits on a corner lot. This would allow the requested fence variance to give plenty of visibility to vehicles approaching stop signs.

We currently have 2 dogs, one black lab, and one pit bull. Our home sits directly behind a home with a dog currently on the vicious list. Which is another reason I would like to have a privacy fence. I have 2 children who enjoy playing in our back yard. If the fence was built flush with our house, it would significantly reduce the size of our yard.

The fence will be well kept, and maintained. We would like to build a 6 Foot Privacy Solid Wood Fence. Professionally installed by licensed contractors as soon as possible.

I have provided a layout of our lot made by the previous landscapers. We also have mature trees that would be →



City of Marysville Zoning Viewer



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September 19, 2016

To: City of Marysville
Board of Zoning Appeals Members

From: Ron Todd
Zoning Administrator

RE: **Planning Staff Report: 516 Parkway Dr.**

Surrounding Land Use/Zoning: North: Residential; R-1 (Low Density Single Family Residential)
South: Residential; R-1 (Low Density Single Family Residential)
East: Residential; R-1 (Low Density Single Family Residential)
West: Residential; R-1 (Low Density Single Family Residential)

Planning Staff Analysis:

The applicant is requesting variance approval for a fence extension for a corner lot located at 516 Parkway Dr. This a common variance request for corner lots due to the side and front yards are considered street frontage. The applicant is requesting a 30 foot extension from the side setback of the structure and will not affect the 10 foot right-of-way setback due to the private drive.

Planning & Zoning Code: 1139.21, 1137.12

Staff recommendations;

Staff has reviewed the proposed variance request.

If you have any questions or comments, please feel free to contact me at (937) 645-7359 or via email at rtodd@marysvilleohio.org

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AUG 30 2016

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BOARD OF ZONING APPEALS
REQUEST FOR VARIANCE

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No late submittals or additional information will be accepted after the application deadline.
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Project Site Information (Please print clearly)

Project Street Address: 516 Parkway Drive Property Zoning District: R1

Company / Business Name:

Description of Proposed Project: 4' Chain Link Fence

Description of the nature of the variance:

What is allowed by code: Fence to be installed even with front/side of house on corner lot.

Requesting: Fence to be installed parallel with park avenue, 30' west of house

Owner of Property: Lenard Andrews

Owner's Address (Street): 555 Park Avenue

City, State and Zip Code: Marysville, OH 43040

Owner's Telephone Number: 937-644-9260

Applicant Information (Please print clearly)

Applicant: Lenard Andrews [X] Owner [] Agent [] Representative [] Other

Company: Owner

Address (street): 555 Park Avenue

City, State, and Zip Code: Marysville, OH 43040

Telephone Number: 937-644-9260

E-mail Address: landrews831@gmail.com

Please contact the City Zoning Administrator or the City Planner or the prior to making your application submittal. City Staff are available to assist you in reviewing all application requirements to ensure your application is complete.

Applicant Checklist of required documents

Applicant Check

Staff Check - Yes / No

Applicant Check	Staff Check - Yes / No
REQUIRED FOR ALL SUBMITTALS:	
One (1) original signed application	✓
One (1) copy of the Site Plan drawn at a suitable scale and at 11 x 17 inches or 24 x 36 inches in size (unless staff grants an alternative size)	✓
One (1) copy of the written statement answering the facts and circumstances listed in Section 1129.13 of the Planning and Zoning Code. <i>The facts and circumstances are attached to this application or can be found on the City's website at http://www.marysvilleohio.org/DocumentCenter/Home/View/304 Please be sure you answer all of the questions as these are the questions that the Board reviews when making a determination on the application</i>	✓
One (1) set of mailing labels or a printed word template (5160 in size) containing the names and addresses of the property owner(s) contiguous to or directly across the street from the property. <i>Please refer to the County website http://www.co.union.oh.us/ to get this information and please make sure you go to the link for tax mailing address</i>	✓
DIGITAL SUBMITTAL REQUIRED:	
All applications require a digital (.pdf) submittal (applications, plans, renderings, text etc.) to be included with the completed application. Any application that does not include a digital submittal will be considered incomplete.	✓
SITE PLAN DRAWING: (Shall include the following information that is applicable to your project)	
Location of all adjoining properties	✓
Lot size of the subject property	✓
Location and setbacks of existing and proposed structures	✓
Location and setbacks of all existing and proposed off-street parking and loading areas	✓
Location of all existing and proposed traffic access and circulation areas	✓
Location of all existing and proposed open spaces	✓
Location of all existing and proposed landscape areas	✓
Location of all existing and proposed refuse and service areas	✓
Location of all existing and proposed utility lines	✓
Location and size of all existing and proposed signage	✓

I hereby attest to the truth and exactness of all information supplied on and with this application.

Applicant's Signature: Lesal J. Ambrose

Date: 8/29/2016

Owner's Signature: Lesal J. Ambrose

Date: 8/29/2016

FOR OFFICE USE ONLY

Received (stamp):

Fees: 50⁰⁰

The application has been reviewed and is found to be complete.

City Staff

Date

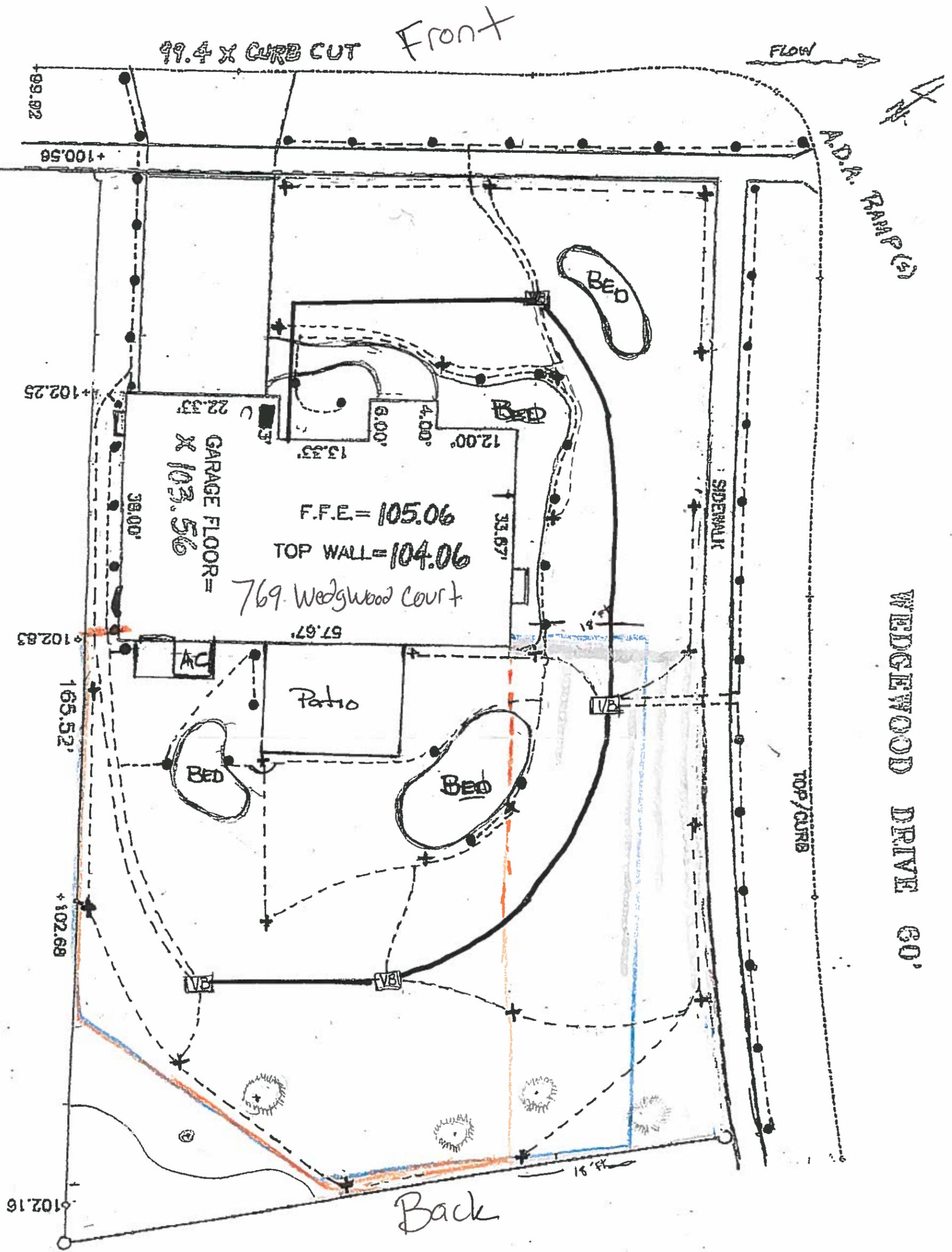
DECISION OF THE BOARD OF ZONING APPEALS

- Approved
- Disapproved
- Approved with conditions (provided below)

Specific Stipulated Conditions for Approval:

Chairperson, Board of Zoning Appeals

Date



Orange = Code
 Blue = Requested Variance

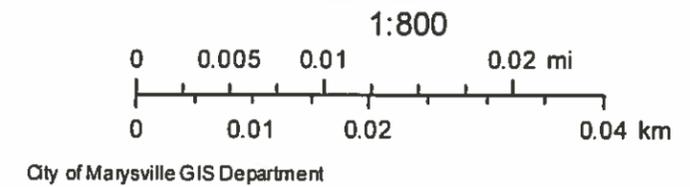
- 1" = 15'
- ✦ Rotors
 - Spray
 - ▣ Value Box

City of Marysville Viewer



August 29, 2016

-  Bikepaths
-  City of Marysville
-  Parcels





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September 19, 2016

To: City of Marysville
Board of Zoning Appeals Members

From: Ron Todd
Zoning Administrator

RE: **Planning Staff Report: 1255 Columbus Ave.**

Surrounding Land Use/Zoning: North: SD1 (Special District One)
South: SD1 (Special District One)
East: SD1 (Special District One)
West: SD1 (Special District One)

Planning Staff Analysis:

The applicant is requesting variance approval for one additional free-standing sign (Existing Goodyear Sign) and 5 additional business signs (maintenance bays), for property located at 1255 Columbus Ave. This a common variance request for automotive dealerships for signage because of the two street frontage and allotment (1 free-standing sign & 2 business signs).

Planning & Zoning Code: 1143.18

Staff recommendations;

Staff has reviewed the proposed variance request and is in support of the request.

If you have any questions or comments, please feel free to contact me at (937) 645-7359 or via email at rtodd@marysvilleohio.org

RECEIVED

AUG 11 2016

CITY OF
MARYSVILLE



209 South Main Street • Marysville, Ohio 43040

Phone: (937) 645-7350 • Fax: (937) 645-7351 • www.marysvilleohio.org

**BOARD OF ZONING APPEALS
REQUEST FOR VARIANCE**

*** IMPORTANT INFORMATION ~ Please read before completing the application***

- **Required** – Submission of a complete application, including all of the items listed in the application checklist.
- Applications and applicable fees shall be submitted by no later than 5:00 p.m. on the application deadline date.
- Submitted applications and all checklist items shall be reviewed by City staff for completeness. Submittals found to be incomplete will be rejected and the application will not be placed on the Board agenda. If an application is found to be incomplete, the applicant may submit the missing materials by the application deadline date to complete the application.
- No late submittals or additional information will be accepted after the application deadline.
- Any construction and/or occupancy of the site for which the variance is being requested for shall not commence until approval is granted by the Board of Zoning Appeals and all appropriate approved permits are obtained by the City and the County Building Department.

Project Site Information (Please print clearly)

Project Street Address: 1255 COLUMBUS AVE Property Zoning District: _____

Company / Business Name: BOB CHAPMAN FORD INC

Description of Proposed Project: FORD DEALERSHIP

Description of the nature of the variance:

What is allowed by code: _____

Requesting: 1 Additional Fee Standing and Orange banding and 8 Chimes

Owner of Property: ROBERT CHAPMAN w/ Signage in Vinyl

Owner's Address (Street): 8343 McKittrick Rd Plain City OH 43064

City, State and Zip Code: _____

Owner's Telephone Number: 614-873-5000

Applicant Information (Please print clearly)

Applicant: JOSEPH CHAPMAN Owner Agent Representative Other

Company: BOB CHAPMAN FORD INC

Address (street): 1255 COLUMBUS AVE

City, State, and Zip Code: MARYSVILLE OH 43040

Telephone Number: 937-209-9939

E-mail Address: JOE.CHAPMAN@FORDOHIO.COM

Please contact the City Zoning Administrator or the City Planner or the prior to making your application submittal. City Staff are available to assist you in reviewing all application requirements to ensure your application is complete.

Applicant Checklist of required documents

Applicant Check

Staff Check - Yes / No

Applicant Check	Staff Check - Yes / No	
REQUIRED FOR ALL SUBMITTALS:		
One (1) original signed application	/	
One (1) copy of the Site Plan drawn at a suitable scale and at 11 x 17 inches or 24 x 36 inches in size (unless staff grants an alternative size)	/	
One (1) copy of the written statement answering the facts and circumstances listed in Section 1129.13 of the Planning and Zoning Code. <i>The facts and circumstances are attached to this application or can be found on the City's website at http://www.marysvilleohio.org/DocumentCenter/Home/View/304 Please be sure you answer all of the questions as these are the questions that the Board reviews when making a determination on the application</i>	/	
One (1) set of mailing labels or a printed word template (5160 in size) containing the names and addresses of the property owner(s) contiguous to or directly across the street from the property. <i>Please refer to the County website http://www.co.union.oh.us/ to get this information and please make sure you go to the link for tax mailing address</i>	/	
DIGITAL SUBMITTAL REQUIRED:		
All applications require a digital (.pdf) submittal (applications, plans, renderings, text etc.) to be included with the completed application. Any application that does not include a digital submittal will be considered incomplete.	/	
SITE PLAN DRAWING: (Shall include the following information that is applicable to your project)		
Location of all adjoining properties	/	
Lot size of the subject property	/	
Location and setbacks of existing and proposed structures	/	
Location and setbacks of all existing and proposed off-street parking and loading areas	/	
Location of all existing and proposed traffic access and circulation areas	/	
Location of all existing and proposed open spaces	/	
Location of all existing and proposed landscape areas	/	
Location of all existing and proposed refuse and service areas	/	
Location of all existing and proposed utility lines	/	
Location and size of all existing and proposed signage	/	

I hereby attest to the truth and exactness of all information supplied on and with this application.

Applicant's Signature: Joseph Chapman

Date: 8-10-16

Owner's Signature: Bob Chapman

Date: 8-10-16

FOR OFFICE USE ONLY

Received (stamp): **PAID**
AUG 11 2016
CITY OF
MARYSVILLE

Fees: 150-

The application has been reviewed and is found to be complete.

City Staff

Date

DECISION OF THE BOARD OF ZONING APPEALS

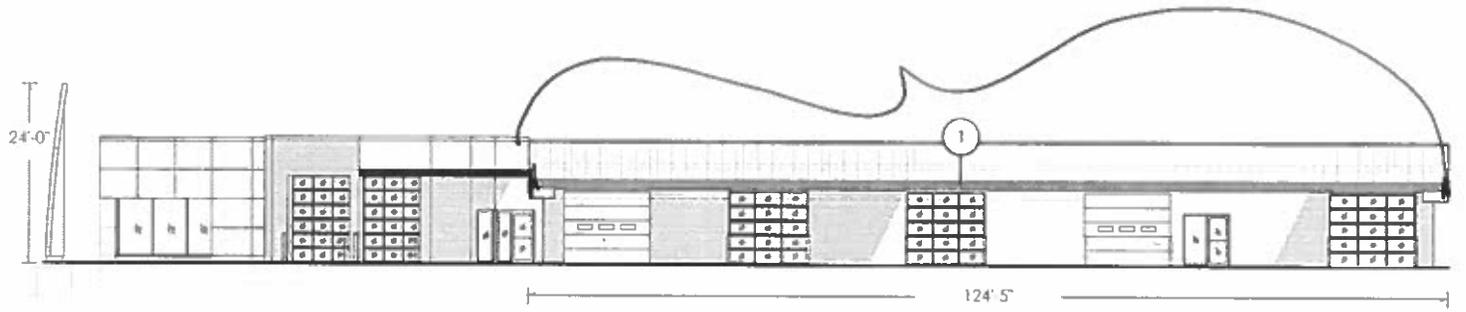
- Approved
- Disapproved
- Approved with conditions (provided below)

Specific Stipulated Conditions for Approval:

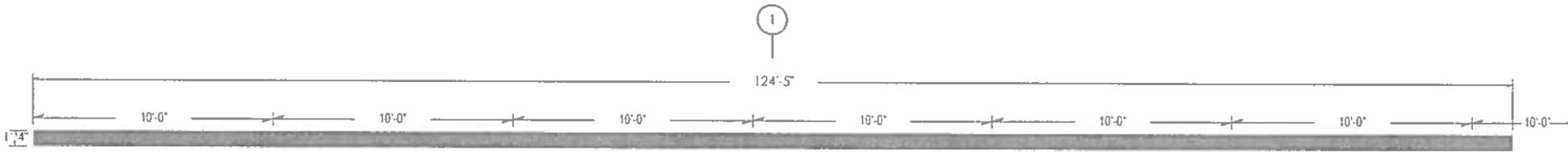
Chairperson, Board of Zoning Appeals

Date

* WHITE VINYLE LETTERS ON ORANGE BANDING = 6 INCHES TALL



WEST ELEVATION (QUICK LANE banding)



QL 2480 Fascia Band N-ILL (13-10ft sections)
Scale: 1/8" = 1'

- 1.) FAST LUBE
- 2.) VEHICLE CHECKUP
- 3.) TIRES + ALIGNMENT
- 4.) BRAKES + BATTERIES
- 5.) CAR WASH

Dealer Code# F47041	Dealership Name: Bob Chapman Ford	File Name: Bob Chapman Ford QL F47041_ELEV_rev1	Approved by: Name _____ Date _____	 YOUR IMAGE. OUR PRIORITY.
 	City, State: Marysville, OH	Scale: Elevation: 1/16"=1' (11x17 paper) Signs: 1/4"=1'		
	Date: 06/12/2015	Drawn by: C.MIRAMONTES	Rev 1: 07/05/2016 CM Rev 2: Rev 3: Rev 4:	Sheet No. 3



For Picture Purpose only

Google Maps 1276 Columbus Ave



Image capture: Aug 2015 © 2016 Google

Marysville, Ohio

Street View - Aug 2015



All Rights Reserved





Engineering, Planning and Zoning
City Hall, 209 S. Main Street
Marysville, Ohio 43040-1641
(937) 645-7350
FAX (937) 645-7351
www.marysvilleohio.org

September 19, 2016

To: City of Marysville
Board of Zoning Appeals Members

From: Ron Todd
Zoning Administrator

RE: **Planning Staff Report: 1600 Cobblestone Way.**

Surrounding Land Use/Zoning: North: B-1 (Service Business District)
South: B-1 (Service Business District)
East: B-1 (Service Business District)
West: R-2 (Medium Density Residential District)

Planning Staff Analysis:

Special note: The original Primrose site plan showed the building facing the street frontage of Mill Road. Due to access points and traffic study safety, City Engineer Jeremy Hoyt and Primrose came to an agreement to rotate the building to face Cobblestone Way. Mill Road is still considered the street frontage for parcel purposes and variances. No setback requirements were affected.

1. Applicant is requesting second free-standing sign for additional entrance. Permitted one free-standing sign per 1143.18 B-1 signage regulation.
2. Applicant is requesting a fence located in the front of the street frontage not permitted in 1139.21 (fences) of the codified ordinance
3. Applicant is requesting a reduction in parking spaces from 66 to 43 spaces per the parking requirements in 1141.12 of the codified ordinance.

Planning & Zoning Code: 1143.18, 1139.21, 1141.12

Staff recommendations;

Staff has reviewed the proposed variance requests and is in support of the requests.

If you have any questions or comments, please feel free to contact me at (937) 645-7359 or via email at rtodd@marysvilleohio.org

RECEIVED

AUG 29 2016

CITY OF MARYSVILLE



209 South Main Street • Marysville, Ohio 43040

Phone: (937) 645-7350 • Fax: (937) 645-7351 • www.marysvilleohio.org

BOARD OF ZONING APPEALS
REQUEST FOR VARIANCE

*** IMPORTANT INFORMATION ~ Please read before completing the application ***

- **Required** – Submission of a complete application, including all of the items listed in the application checklist.
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- Any construction and/or occupancy of the site for which the variance is being requested for shall not commence until approval is granted by the Board of Zoning Appeals and all appropriate approved permits are obtained by the City and the County Building Department.

Project Site Information (Please print clearly)

Project Street Address: 1600 COBBLESTONE WAY Property Zoning District: B-1

Company / Business Name: —

Description of Proposed Project: EARLY CHILDHOOD EDUCATION FACILITY

Description of the nature of the variance:

What is allowed by code: _____

Requesting: _____

Owner of Property: MARY ELIZABETH TWIGG c/o David Hartsook

Owner's Address (Street): 2800 High St, 17 St

City, State and Zip Code: Columbus, Ohio 43215

Owner's Telephone Number: 614 459 9400

Applicant Information (Please print clearly)

Applicant: Stephen Butler Owner Agent Representative Other

Company: Community Civil Engineers LLC

Address (street): 2440 Dayton Xenia Rd Ste B

City, State, and Zip Code: Beavercreek, Ohio 45434

Telephone Number: 937 490 9460

E-mail Address: sbutler@communitycivilengineers.com

Please contact the City Zoning Administrator or the City Planner or the prior to making your application submittal. City Staff are available to assist you in reviewing all application requirements to ensure your application is complete.

Applicant Checklist of required documents

Applicant Check **Staff Check - Yes / No**

REQUIRED FOR ALL SUBMITTALS:			
One (1) original signed application	/		
One (1) copy of the Site Plan drawn at a suitable scale and at 11 x 17 inches or 24 x 36 inches in size (unless staff grants an alternative size)	/		
One (1) copy of the written statement answering the facts and circumstances listed in Section 1129.13 of the Planning and Zoning Code. <i>The facts and circumstances are attached to this application or can be found on the City's website at http://www.marysvilleohio.org/DocumentCenter/Home/View/304 Please be sure you answer all of the questions as these are the questions that the Board reviews when making a determination on the application</i>	/		
One (1) set of mailing labels or a printed word template (5160 in size) containing the names and addresses of the property owner(s) contiguous to or directly across the street from the property. <i>Please refer to the County website http://www.co.union.oh.us/ to get this information and please make sure you go to the link for tax mailing address</i>	/		
DIGITAL SUBMITTAL REQUIRED:			
All applications require a digital (.pdf) submittal (applications, plans, renderings, text etc.) to be included with the completed application. Any application that does not include a digital submittal will be considered incomplete.	/		
SITE PLAN DRAWING: (Shall include the following information that is applicable to your project)			
Location of all adjoining properties	/		
Lot size of the subject property	/		
Location and setbacks of existing and proposed structures	/		
Location and setbacks of all existing and proposed off-street parking and loading areas	/		
Location of all existing and proposed traffic access and circulation areas	/		
Location of all existing and proposed open spaces	/		
Location of all existing and proposed landscape areas	/		
Location of all existing and proposed refuse and service areas	/		
Location of all existing and proposed utility lines	/		
Location and size of all existing and proposed signage	/		

I hereby attest to the truth and exactness of all information supplied on and with this application.

Applicant's Signature: [Handwritten Signature]

Date: 8/26/16

Owner's Signature: _____

Date: _____

Received (stamp): **PAID** **FOR OFFICE USE ONLY** Fees: 150⁰⁰
AUG 29 2016
CITY OF MARYSVILLE

The application has been reviewed and is found to be complete.

City Staff

Date

DECISION OF THE BOARD OF ZONING APPEALS

- Approved
- Disapproved

Chairperson, Board of Zoning Appeals

Date



August 25, 2016

City of Marysville
Attn: Mr. Chad Flowers
City Planner
209 S. Main Street
Marysville, Ohio 43040

RE: BZA Application
Primrose School of Marysville

Dear Mr. Flowers;

Community Civil Engineering, LLC. is pleased to submit this BZA application on behalf of Primrose School Franchising Company, Inc. (PSFC).

Please find attached to this letter, 1 ~ (24"x36") folded set, 1 ~ (11"x17") folded set, a completed application, 1 color rendering of the building elevations, 1 color rendering of the monument sign, 1 address labels of adjoining properties, 1 compact disc with pdf files.

It is the intent of PSFC to construct an early childhood education center/pre-school/day-care center at 1600 Cobblestone Way. The school is a one story structure with a gable roof containing approximately 12,150+/- sf. The building is situated just west of center of the site with a parking lot between the building and Cobblestone Way which becomes its front yard.

As indicated on the application we are requesting three variances.

- (1) The parcel has several special circumstances or unique features, the most prominent of which is that it is nearly 3 sided with two facing streets.
- (2) The unique use of this property as a child early education facility requires an elevated level of security. Therefore, and in a sensitive manner, the entire site is fenced, and the entire building is fully secured.
- (3) The need for the special conditions noted in #2 above exist not through the actions of us as applicants, but simply are due to the nature of safety concerns for children entrusted to our care.
- (4) Our solutions to the concerns noted in #2 and #3 above are addressed directly with attractive complimentary design solutions for exterior wall finishes and fencing with a minimal visual impact, and indirectly with thoughtful placement of the building and playground elements on the site to contribute to the overall satisfying appearance to the adjacent properties.

Additional notes and clarifications:

The parking field has 43 spaces, in lieu of 66 spaces. To understand the parking needs that we require please note the operation of our facility. The school at full census has 218 students that arrive between the hours of 6:30am and 10:30am and leave typically between 2:30pm and 6:30pm. There is no distinct peak for drop off or pick up. Parents park and enter the building and swipe a key card to enter, and to exit with their children. This process takes about 7 minutes for a complete turn-around. At numerous locations around the state and country a parking count of 43 suits our needs and yields a smooth process for our parents.

We also request fencing in the front yard. This situation arose once we met with city staff early in the process and shared a concept having our building front on to Mill Road. It was discussed and working with staff and following their input we flipped the building to front on to Cobblestone Way. As part of the facility we have quality child playground age specific equipment that sits in the rear of the building adjoining the child age specific classrooms. For security and general safety the playground area is enclosed with a 6' high faux wrought iron aluminum fence.

As noted earlier our building at first fronted on to Mill Road. By flipping the frontage on to Cobblestone Way as city staff suggested, we desire to have a monument sign on both the Mill Road frontage and the Cobblestone Way frontage. Incidentally we commonly mount two medallions, one each on two gables of the building. As a compromise we have deleted one of the building medallions.

Please review this packet. We are pleased to provide additional information as may be requested.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stephen Butler', with a long horizontal stroke extending to the right.

Stephen Butler
President

PRIMROSE SCHOOL OF MARYSVILLE

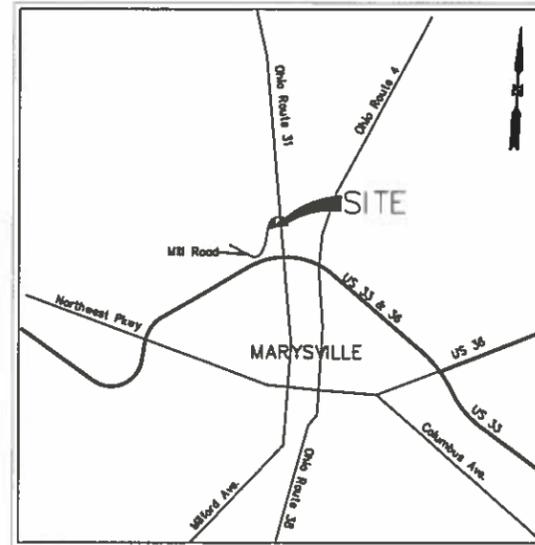


ZONED B-1
1600 COBBLESTONE WAY
CITY OF MARYSVILLE
UNION COUNTY OHIO

BZA PACKAGE

INDEX OF SHEETS

TITLE SHEET	C1
ADJOINERS MAP	C2
SITE PLAN	C3
LANDSCAPE PLAN	L1
SITE SIGNAGE PLAN	AS1.1



VICINITY MAP
NO SCALE



USGS MAP
SCALE: 1" = 2,000'

CIVIL ENGINEER:



Community Civil Engineers, LLC
2440 DAYTON-XENIA ROAD, SUITE B
BEAVERCREEK, OHIO 45434
TEL. 937.490.0460 FAX 937.426.0796

ARCHITECT:



ALT Architecture Inc.
Architecture - Engineering
Interior Architecture - Planning
Suite B
2440 Dayton-Xenia Road
Beavercreek, Ohio 45434
937.427.2770
937.426.0790
info@altarchitecture.com

OWNER:

Mary Elizabeth Tuley
CIO Mr. David Horvath
First Vice President CSRE
280 N High Street, 17th Street
Columbus, Ohio 43215
Phone 614-459-9400
David.Horvath@CSRE.com

SURVEYOR:



VANATTAENGINEERING INC
500 Congress Park Dr • Dayton, OH 45428
Phone: 937.428.2829
Fax: 937.428.2848



NOTE:
THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD SURVEYS AND LEGAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

REVISIONS

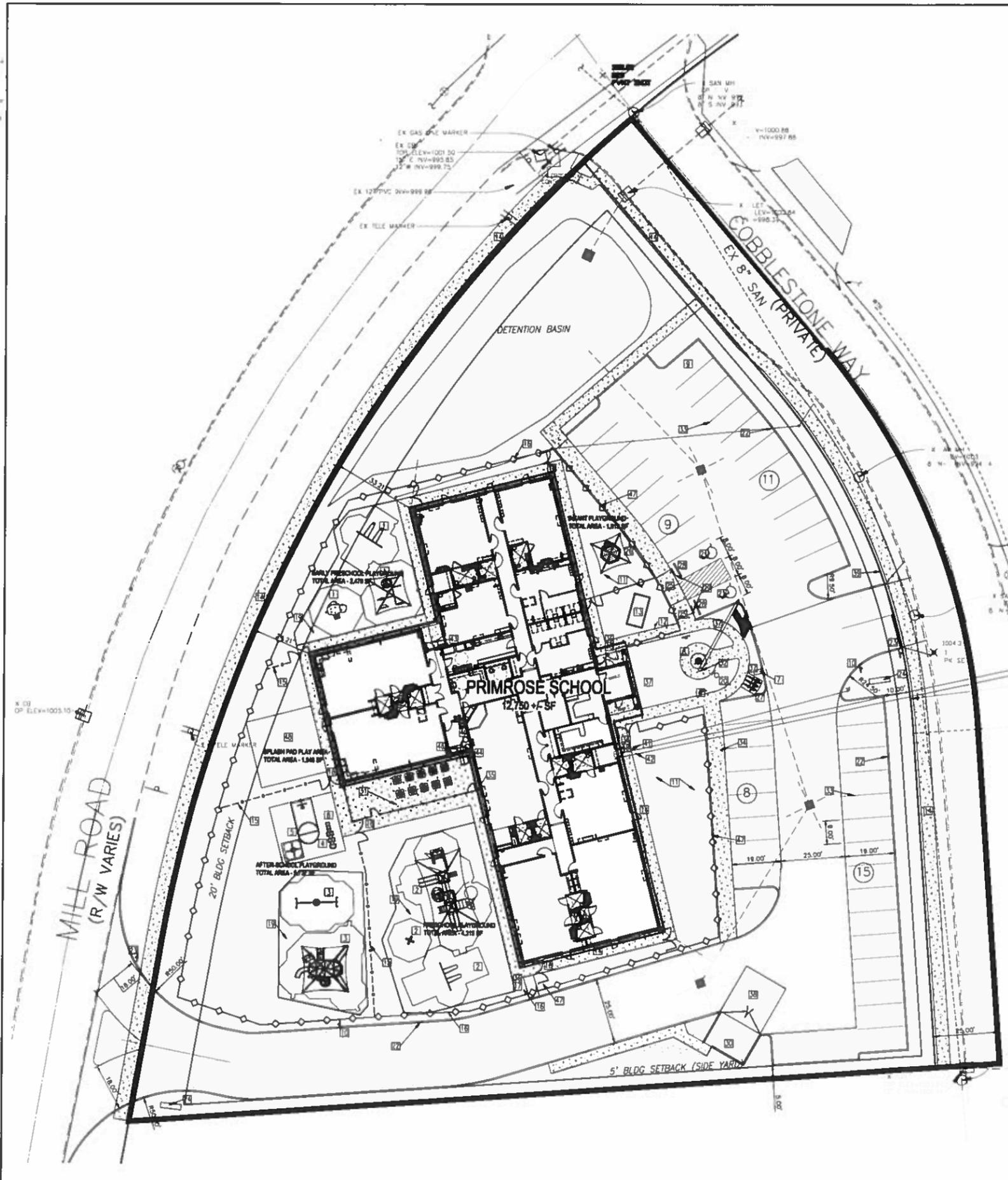


PREPARED FOR:
PRIMROSE SCHOOLS
3660 CEDARCREST ROAD
ACWORTH, GA 30101
TEL. 770.529.4100
FAX 770.974.0210

CCE
Community Civil Engineers, LLC
2440 DAYTON-XENIA ROAD, SUITE B
BEAVERCREEK, OHIO 45434
TEL. 937.490.0460 FAX 937.426.0796

TITLE SHEET
PRIMROSE SCHOOL
1600 COBBLESTONE WAY
CITY OF MARYSVILLE
UNION COUNTY, OHIO 43040

DATE: 08/25/2016
SHEET: **C1**
18-213



KEYNOTES:

- 1 EARLY PRESCHOOL PLAYGROUND EQUIPMENT
- 2 PRESCHOOL PLAYGROUND EQUIPMENT
- 3 AFTER SCHOOL PLAYGROUND EQUIPMENT
- 4 BASKETBALL GOAL AND STRIPING
- 5 4 SQUARE PAINTED
- 6 HOPSCOTCH PAINTED
- 7 MAILBOX
- 8 SMOKEFREE SIGN
- 9 PRIMROSE VAN PARKING
- 10 BUCKLE UP SIGN
- 11 IRRIGATED SOG - PRIMROSE PATCH AND INFANT PLAYGROUND
- 12 PRIMROSE PATCH SIGN
- 13 PRIMROSE PATCH (6'x12')
- 14 5'W SIDEWALK
- 15 4' CHAINLINK FENCE (TYPICAL INTERIOR)
- 16 6' BLACK AMERSTAR FENCE (TYPICAL EXTERIOR)
- 17 4'W BLACK GATE TO MATCH FENCE MATERIAL
- 18 8'W DOUBLE BLACK GATE TO MATCH FENCE MATERIAL
- 19 WOOD CHIP FALL MATERIAL, ALT#1 RUBBER CHIPS
- 20 FLAGPOLE UP-LIGHT
- 21 INTERNATIONAL HANDICAP SYMBOL (BLUE) & STRIPING
- 22 CONCRETE CURB
- 23 12" STOP BAR & STOP SIGN
- 24 MONUMENT SIGN
- 25 CURB RAMP
- 26 12'x12' SUNSPORTS SUNSHADE FOREST GREEN/BEDGE LOGO
- 27 BIKE RACK
- 28 PARKING BLOCK
- 29 HC PARKING SIGNAGE
- 30 MASONRY TRASH ENCLOSURE
- 31 CONDENSING UNITS BEHIND 4'H SOLID VINYL FENCE
- 32 FLAGPOLE
- 33 STRIPING (4" WHITE)
- 34 6.5" INTEGRAL CURB WALK
- 35 4" VINYL FENCE W/3'W GATE
- 36 PANK DEVICE
- 37 SPECIALIZED LANDSCAPING (NOT PART OF AHJ REQUIREMENTS)
- 38 6" SLOPED CONCRETE TRUCK APRON
- 39 FUTURE RIGHT OF WAY
- 40 SEED AND STRAW
- 41 6" FIRE LINE STUB
- 42 2" DOMESTIC WATER SERVICE
- 43 6" SANITARY STUB
- 44 GAS LINE STUB
- 45 ELECTRIC STUB
- 46 TELEPHONE STUB
- 47 4' BLACK AMERSTAR FENCE
- 48 26x26 SPLASH PAD

SITE AREA CALCULATIONS	
TOTAL SITE AREA	87,233 SF 2.0026 ACRES
BUILDING AREA	12,750 SF 14.6% COVERAGE
IMPERVIOUS AREA	41,735 SF 47.8% COVERAGE
PERVIOUS AREA	45,498 SF 52.2% COVERAGE

SEE SHEET 15 FOR SITE PLAN
 SEE SHEET 16 FOR DETAIL SCHEDULE



N
 1 IMEN ON VEN AR A RREN A
 2 AN CA RAM A ME RREN A
 3 ONTRA TOR ALL AR RA
 4 A WALK AM AB A NTRY XI
 B W R W A I X AW
 A A ALT N W

SEE SHEET 15 FOR SITE PLAN
 SEE SHEET 16 FOR DETAIL SCHEDULE
 E R PIPE
 /P/ DE ENGINEER. C CAPS

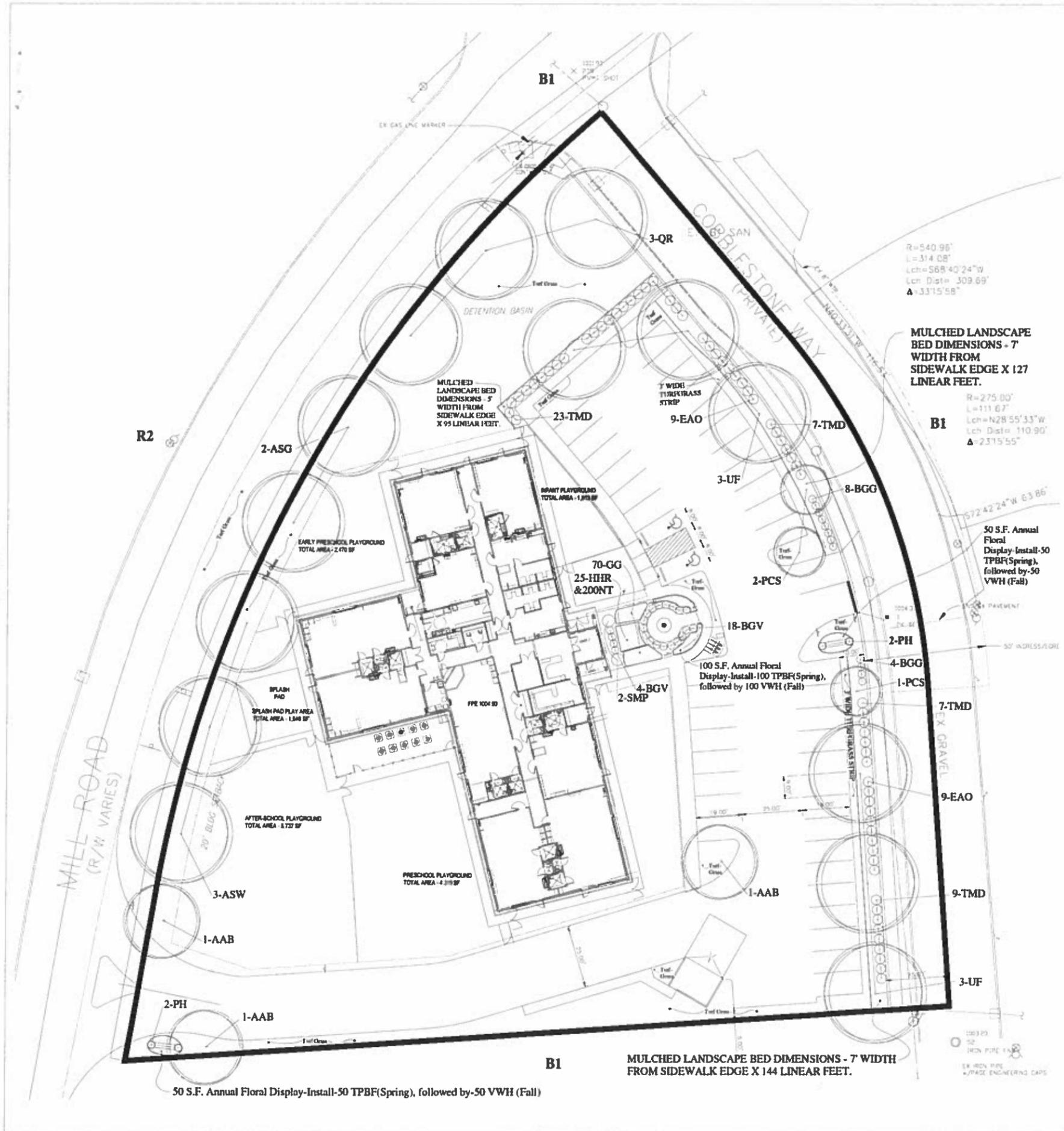


PRIMROSE SCHOOLS

COE
 Community Civil Engineers, LLC
 2440 DAYTON-INDIA ROAD, SUITE B
 BEAVERCREEK, OHIO 45434
 TEL: 937.490.8480 FAX: 937.428.8798

SITE PLAN
PRIMROSE SCHOOL
OF MARYSVILLE

DATE: _____
 1
C3



SPECIFICATIONS FOR LANDSCAPE PLANTINGS

LANDSCAPE CONTRACTOR SHALL:
 Provide all material in conformance to the guidelines established by the current American Standard for Nursery Stock, published by the American Association of Nurserymen. All planting materials shall be grade A Specimen stock. No substitutions shall be permitted unless approved by the owner.

Provide and install (and maintain until Owner's acceptance) all plantings in conformance with the highest Ohio Nursery and Landscape Association industry standards and state laws, the City of Marysville, OH zoning code 1140LR, and the City of Marysville specifications "Planting a Tree & Follow-up Care".

Design and provide a landscape irrigation plan, and submit to Architect prior to installation.

Locate and verify the existence of all utilities prior to starting any work, and protect underground utilities from any damage.

Locate planting beds and tree locations per plan.

Remove and dispose of weeds, or other materials in planting beds that could interfere with plant growth and health. No plant shall be put into the ground before rough grading has been finished and approved by the project Architect or equal.

Place a four-inch layer of well-composted leaf mold in all planting beds, and thoroughly rototill into existing soil before planting. After planting, all plants shall bear the same relationship to the finished grade as the plant's original grade before digging.

Grade plant beds to ensure positive drainage away from plantings and building foundations.

Place a two-inch layer of shredded hardwood bark mulch cover in all planting beds, and in a four-foot diameter circle around trees in turf areas.

Seed or sod turf areas with a drought tolerant Turf Type Tall Fescue seed blend at the rate of 5 pounds per 1000 square feet and apply a fiber or straw mulch with starter fertilizer.

Provide a one-year guarantee on woody plants, and a 90-day guarantee on herbaceous plants. Any plant that dies or does not thrive shall be replaced during the guarantee period.

Supply written instructions to owner for maintaining plants in a healthy condition.

SITE INFORMATION USED TO DETERMINE REQUIRED LANDSCAPING:
VEHICULAR USE AREAS ADJACENT TO PUBLIC STREETS OR PRIVATE ROADWAY=374 L.F.
STREET FRONTAGE=849 L.F.

LANDSCAPE LEGEND

PROPOSED DECIDUOUS TREE

PROPOSED SHRUB BED

PROPOSED PERENNIAL FLOWER BED

PROPOSED ANNUAL FLOWER BED

MULCHED LANDSCAPE BED DIMENSIONS - 7' WIDTH FROM SIDEWALK EDGE X 127 LINEAR FEET.
 R=540.96'
 L=314.08'
 Lch=N28°40'24"W
 Lch Dist=309.69'
 Δ=33°15'58"

MULCHED LANDSCAPE BED DIMENSIONS - 7' WIDTH FROM SIDEWALK EDGE X 144 LINEAR FEET.
 R=275.00'
 L=111.67'
 Lch=N28°55'33"W
 Lch Dist=110.90'
 Δ=23°15'55"

PLANTING SCHEDULE

TREES	Quantity	Symbol	Botanical Name	Common Name	Size	Condition
	3	AAB	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	2" caliper	B&B
	2	ASG	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2" caliper	B&B
	3	ASW	Acer saccharum 'Wright Brothers'	Wright Brothers Sugar Maple	2" caliper	B&B
	3	PCS	Pyrus calleryana 'Cleveland Select'	Cleveland Select Pear	2" caliper	B&B
	3	QR	Quercus rubra	Red Oak	2" caliper	B&B
	6	UF	Ulmus americana 'Frontier'	Frontier Elm	2" caliper	B&B
SHRUBS	12	BGG	Buxus 'Green Gem'	Green Gem Boxwood	15"	B&B
	22	BGV	Buxus 'Green Velvet'	Green Velvet Boxwood	18"	B&B
	21	EAO	Euonymus alatus 'Obovat'	Little Moses Compact Burningbush	18"	B&B
	2	SMP	Syringa meyeri 'Palibin'	Dwarf Korean Lilac (Tree form)	48"	B&B
	43	TMD	Taxus media 'Densiformis'	Dense Yew (non-fruiting variety)	24"	B&B
PERENNIALS	70	GG	Geranium x 'Gerwal'	Rozanne Cranebill	#2 container 18" on center	
	25	HRR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#2 container 24" on center	
	200	NT	Narcissus 'Tete a Tete'	Dwarf Daffodil	Top size bulb, inscplant among HHR (fall planted)	
	4	PH	Pennisetum alopecuroides 'Hamelyn'	Dwarf Fountain Grass	#3 container	
ANNUAL FLOWER DISPLAY	200	TPBF	Tagetes patens 'Bonanza Flame' series	Annual Marigold	1 qt. pots 12" on center (spring planted)	
	200	VWH	Viola x Wittrockiana 'Happy Face' series	Annual Pansy	1 qt. pots 12" on center (fall planted)	



LANDSCAPE PLAN FOR PRIMROSE SCHOOL OF MARYSVILLE
 1500 COBBLESTONE WAY
 CITY OF MARYSVILLE
 UNION COUNTY, OHIO 43040

LANDSCAPE PLAN BY:
PAMELA K. WHITE, OHIO PROFESSIONAL LANDSCAPE ARCHITECT #460
 3325 Sunny Crest Lane
 Kettering, OH 45419
 937-830-2770 pamelakw@gmail.com

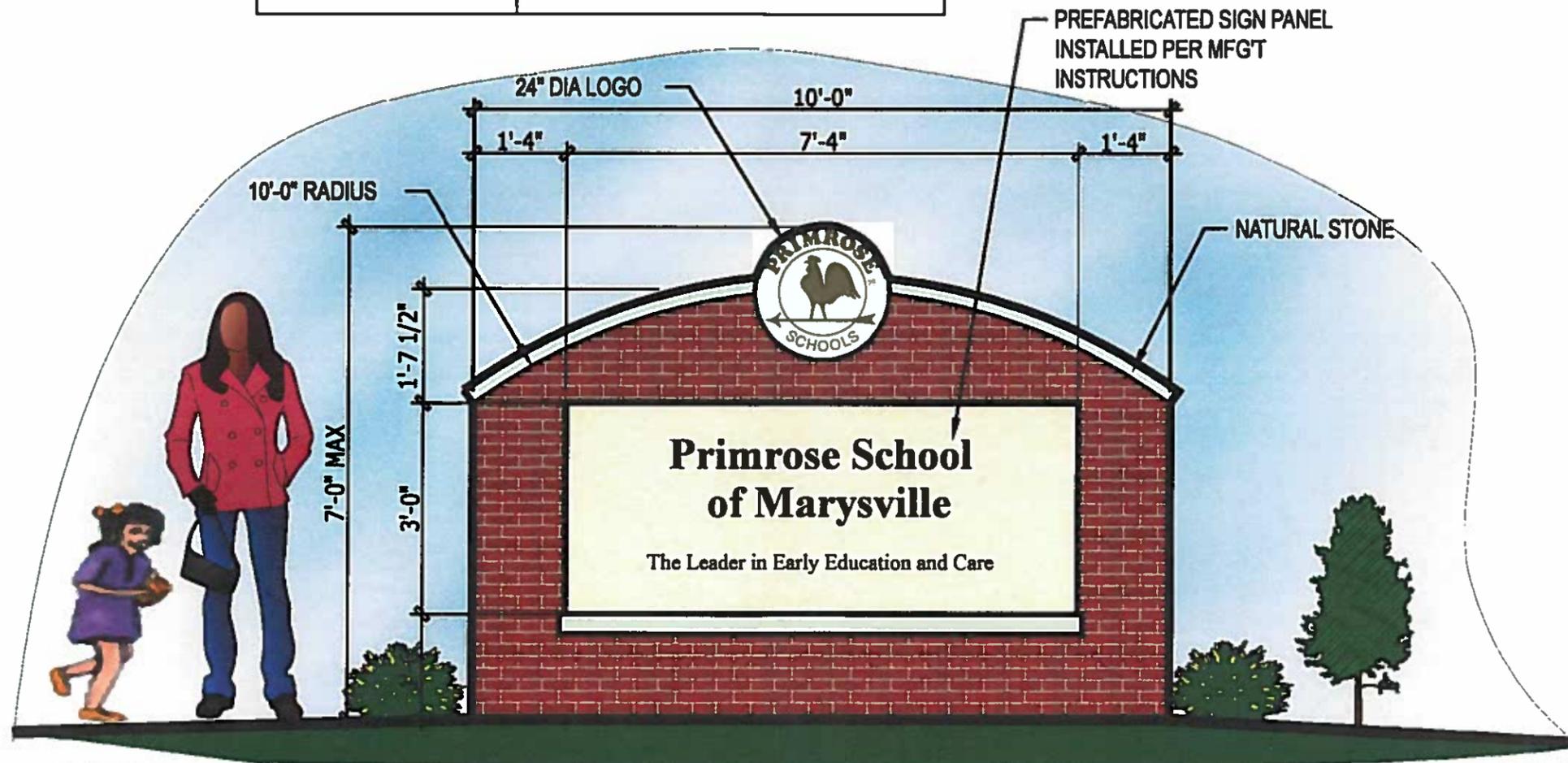
PRIMROSE SCHOOLS
 3660 COCKSCREST ROAD
 AKRON, OH 44319
 TEL: 714-509-4100
 FAX: 714-514-0710

Community Civil Engineers, LLC
 2440 DAYTON XENIA ROAD, SUITE B
 BEAVERCREEK, OHIO 45434
 TEL: 937-490-8480 FAX: 937-428-9796

DESIGN DATE: 06/24/2016
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 18 733

SIGN SPECIFICATIONS:	
LOGO	24" DIAMETER, SANDBLASTED - TATE OLIVE ON BEIGE BACKGROUND
LETTERS	DARK BRONZE 5" HIGH, STYLE: TIMES BOLD
STRIP LETTERS ("THE LEADER IN...")	25" HIGH, STYLE: TIMES BOLD DARK BRONZE LETTERS
BACK GROUND	BEIGE PAINTED METAL
BRICK SPECIFICATIONS	SAME AS BUILDING

SIGN AREAS (ONE SIDE)
SIGNAGE (COPY AREA)= 2'-8"X7'-4"=19 S.F.
LOGO - 24" DIA = 3.14 S.F.
OVERALL STRUCTURE= 22.14 SFX2 = 44.28 SF



SKETCH NO: SK-1	
PROJECT NO: 16015	RELEASE NO.: 01
SHEET NO:	DATE: 08-22-2016

MONUMENT SIGN RENDERING



PRIMROSE SCHOOL
1600 COBBLESTONE WAY
MARYSVILLE, OH 43040



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Beavercreek, Ohio 45434
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