

# *Design Collective Incorporated*

A corporation for  
interior environmental  
design and graphics

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September 8, 2011

Kyle Rauch, AICP  
Planning and Development Officer  
**Development Department, City of Grove City**  
4035 Broadway  
Grove City, Ohio 43123

Re: City Barbeque - Special Use Permit Narrative

Dear Kyle,

City Barbeque Inc. is proposing to construct and operate a restaurant at 2261 Stringtown Road. As part of this operation they are proposing to construct a patio area with outdoor seating as described in the attached plans and documents. The outdoor seating will be used by City Barbeque customers for the consumption of food and beverages. The patio will be used during regular business hours which are proposed to be 10:30 AM – 10:00 PM daily.

The customers using this patio will have access to the restroom facilities that are to be provided for the restaurant. The total occupancy of the business including the patio seating is calculated to be 163 while the code capacity of the restrooms provided will be for 300 persons.

The patio area is to be constructed with materials and landscaping that is in harmony with the surrounding building and district. The components of construction will meet with all applicable standards and codes. There will be seating located under the existing covered walkway as well as a newly proposed covered area that will be constructed of a concrete slab on grade, wood post and beam framing and roofed with standing seam metal. There will be rustic wood railing surrounding the seating area accented with wood wine barrel planters. A 3'-6" walk is to be maintained between the parking lot and the existing covered area to allow for pedestrian traffic. Please refer to the attached plans and details.

The patio space will be equipped with a series of outdoor ceiling mounted audio speakers for the purpose of providing ambient background music to the outdoor seating. The volume of the music will be kept low and so as to not interfere with the surrounding businesses.

Kyle Rauch

Re: City Barbeque - Special Use Permit Narrative

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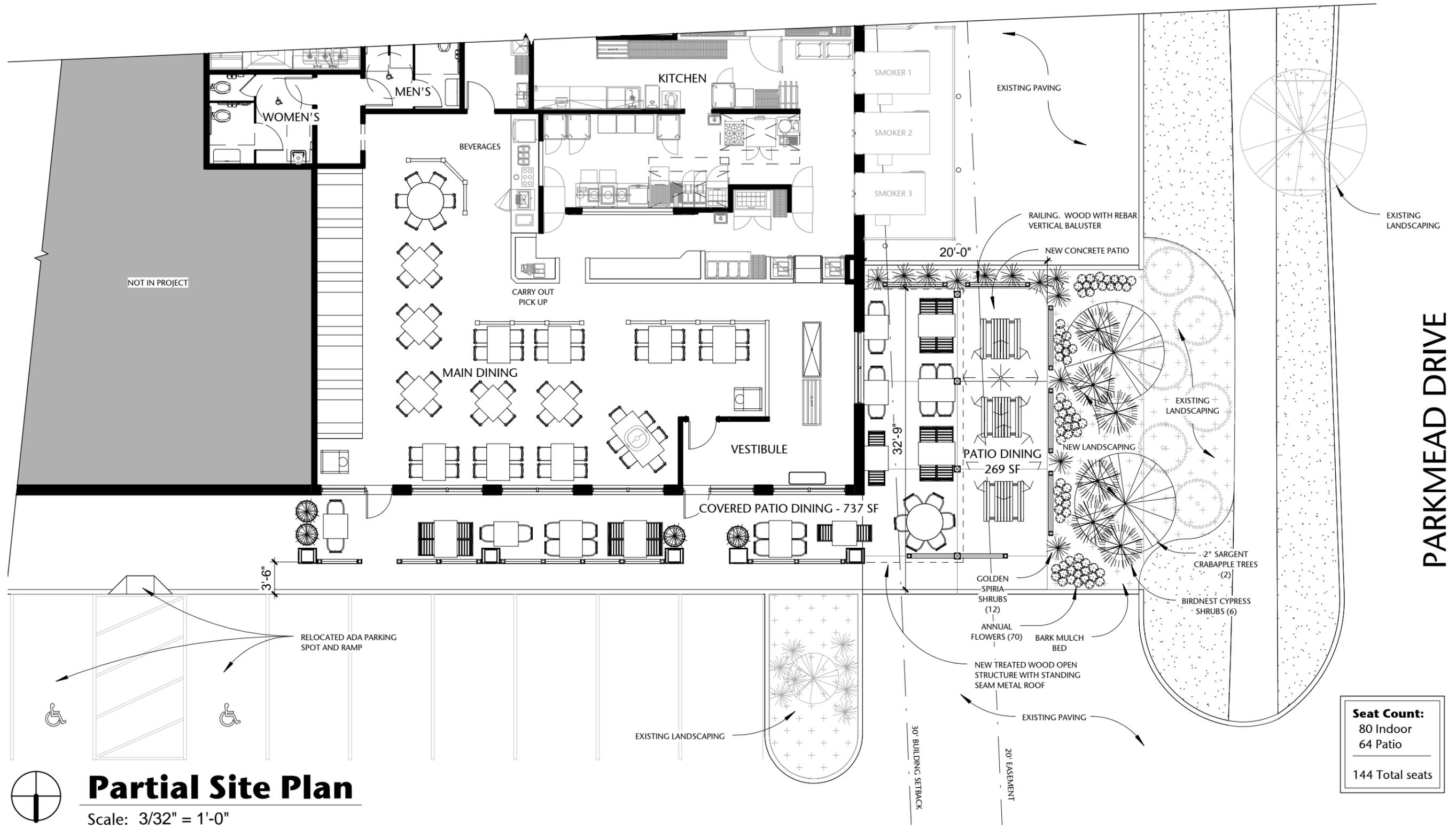
There will be no adverse effects to the adjacent property or the health, safety, morals or welfare of persons residing or working in the neighborhood as a result of its use. There will be no special services required for the use of this patio space in addition to those already provided by the city for the associated businesses.

Sincerely,

Greg Bills, Architect

Encl.: 11"x17" Drawings – Sheets numbered S1 & S2

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<b>Seat Count:</b>
80 Indoor
64 Patio
<b>144 Total seats</b>

**Partial Site Plan**  
Scale: 3/32" = 1'-0"

**Special Use Permit Plan**

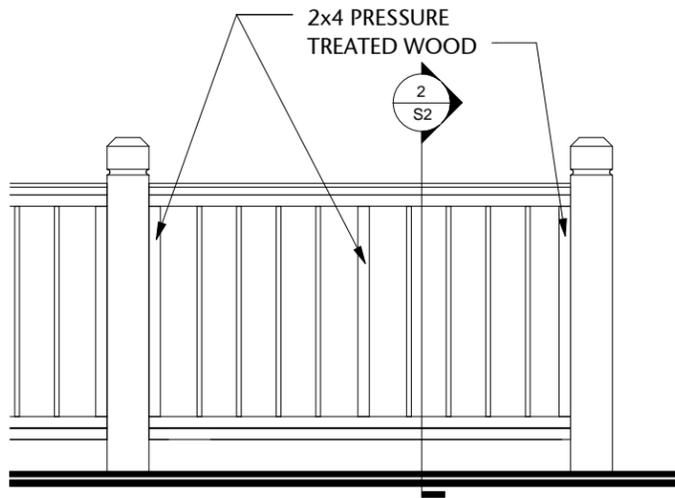
**S1**

City Barbeque, Inc.  
**City Barbeque**  
Grove City, Ohio

Sheet Issue Date: 9/8/2011

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### PATIO CHAIRS

PT-01



AMERICAN TRADING COMPANY  
Nassau arm chair

PT-02



AMERICAN TRADING COMPANY  
Curacao arm chair

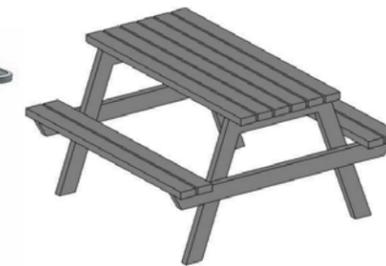
### PATIO TABLES

PT-03 (30"x48")  
PT-04 (32"x32")  
PT-05 (48" dia)



WOODARD FURNITURE  
Mesh Top Welded/  
Deluxe Mesh Top RTA  
Black Powdercoat finish

PT-06 (52"L)



TREATED PINE LUMBER PICNIC TABLE

### PATIO UMBRELLA

PT-07



9' market umbrella &  
stand; w/ Sunbrella  
Jockey Red 4603 fabric

### PLANTER

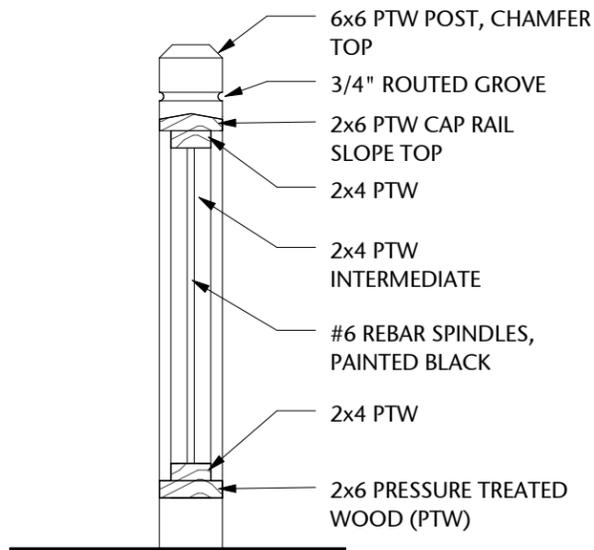
PT-08



Half wine barrel planter, typical;  
dark stained finish; panit metal  
bands black; polyurthane finish coat

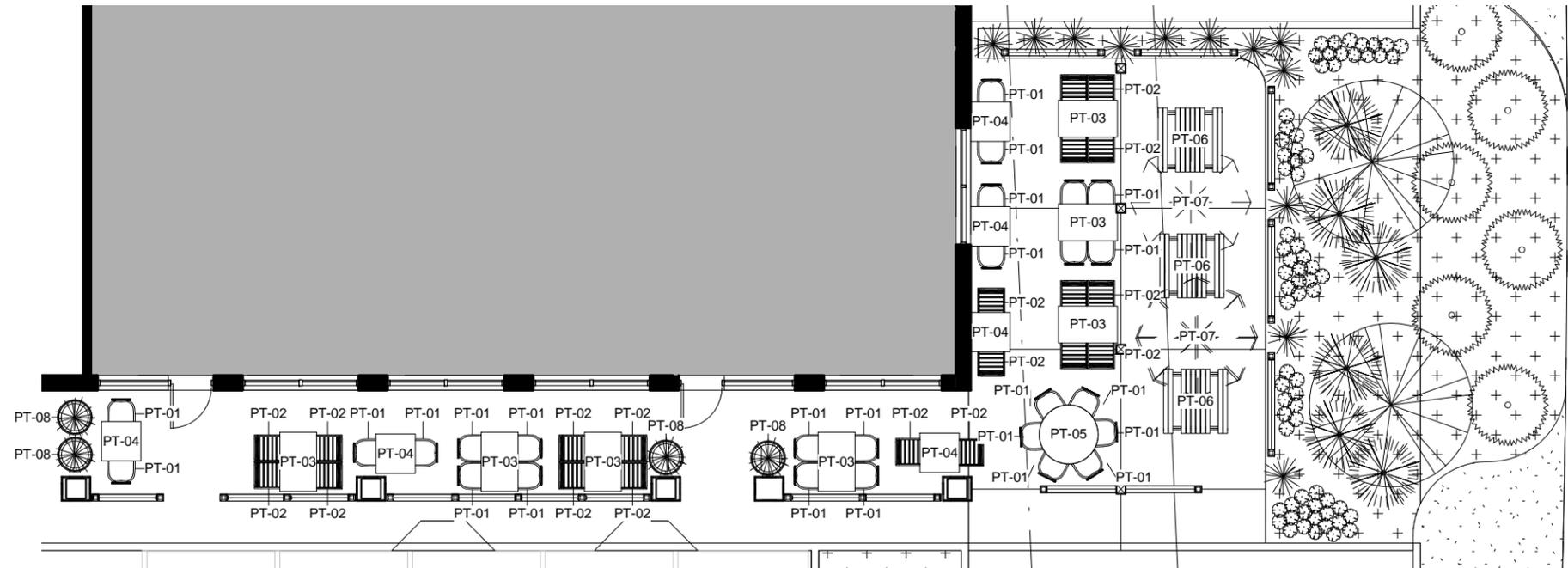
## 1 Elevation - Typ Patio Fence

Scale: 1/2" = 1'-0"



## 2 Section - Patio Fence

Scale: 3/4" = 1'-0"



## Furniture Plan

Scale: 3/32" = 1'-0"

Special Use Permit Details

S2