



City Center Childcare

3721 Broadway

Grove City, OH 43123

Subject: Special Use Permit Application

September 1, 2014

To: Kimberly Shields, AICP Planning/GIS Specialist

Development Department (Kimberly Shilelds, 614-277-3007)

1. In accordance with Section 1135.09(B)(12) the application should provide information to demonstrate:

A. The purpose use is in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the district.

Response: The proposed use will be an asset to the community of Grove City, OH. This childcare center will provide a educational, loving and nuturing environment for the children. The center will also provide breakfast, lunch

and a snack for the children. The center will also have teachers that are knowledgeable regarding the welfare and safety of the children in their care. The center will provide employment for atleast 10-12 people in this area.

B. The proposed use shall not adversely affect the use of the adjacent property.

Response: City Center Child Care will not adversely affect the use of the adjacent property which is currently vacant. The childcare center will hopefully decrease the possiblility of vandalism, theft and solicensing in the area.

C. The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood.

Response: City Center Child Care will encourage parental and family engagement in the community.

2. Dimensions of the proposed outdoor play area should be clearly noted on plans, as well as the proposed future area of expansion.

Response: The outdoor play area will be located to the adjacent back side of the building. The play area will be enclosed with a fence that meets the Grove City plans and review requirements.

3. Details should be submitted for the outdoor play area, including general play features to be located with the play area of expansion.

Response: The outdoor play area will be a fenced in area, which will accomodate no more than 15-20 children during the scheduled outdoor play time.

4. Self-closing gate should be installed for exiting the propsed fenced play area, with its location marked on plans.

Response: We will install a self closing gate for the proposed play area.

5. The number of staff and children anticipated on the site at one time should be noted.

children between the ages of 6 weeks -12 years of age.

11. 2. OFC (ii)903.26 Group 1. An Automatic sprinkler system shall be provided throughout building with a group 1 fire area.

Response: Center City Child Care will apply for the "E" occupancy with less than 100 children in our center. We will not be required to have a automatic sprinkler system per OBC 903.2.3 Group E, section 2 exception. Every classroom has atleast one exterior exit door at ground level. The upstairs will not be utilized for the childcare center.

12.3 OFC (ii) 907.2.6.2 Group 1-2 An automatic smoke detection system shall be installed in spaces permitted to be open to the corridors by section 407.2 of building code. (No floor plan submitted).

Response: The building occupancy classification will be Group "E" and will be equipped with a manual fire alarm system to comply with OBC section 907.2.3.

I would really a phone call if you have any concerns regarding this proposal summary and application. Thanks so much for all your assistance.

Mrs. Debbie Staples (614-668-6992)

City Center Childcare
3721 Broadway
Grove City, Ohio



Summary for Proposed Use of 3721 Broadway

We are seeking a special use permit for 3721 Broadway to implement this building into a childcare center. The following is a brief summary regarding the proposed usage of the building located at 3721 Broadway, Grove City OH.

We would like to provide childcare service for approximately 80 children. The infant ratio is 1:5, toddler ratio is 1:7, preschool ratio is 1:14 and the school age ratio is 1:18 based on the Ohio Department of Job and Family Services square foot regulations per child.

Hour of Operation will be from: 6:00 a.m. to 6:00 p.m. Monday through Friday.

We will also offer after school care for families.

Employment opportunities will consist of 8-12 employees.

We are planning on fencing in the backspace located near the already existing garages. If we add the fence to the grassy area we will make sure it meets the Grove City and the Ohio Department of Job and Family Services requirements.

We will be seeking our professional license to operate our childcare center from the Ohio Department of Job and Family Services. We will also make sure all the rules and regulations regarding the children in our care are being implemented daily.

The children will be provided transportation from their parents, guardians, school bus if applicable, and by staff. All adults are required to swipe their children in and out of the center daily. At no time will a child be unsupervised in the childcare center or in the parking lot.

Ohio Department of Job and Family Services require monthly fire and tornado drills for the children enrolled in our center. We will document all drills and they will be on file upon request of any state representative.

If you have any concerns please contact Mrs. Deborah Staples: Child Care Consultant at 614-668-6992 or you may contact Mr. Collin Staples 614-625-7032. Thanks for all your support regarding this childcare proposal.

AMENDED SPECIAL USE PERMIT

The purpose of requesting an amendment to the previously approved Special Use Permit for a day care center on the subject property is to re-align the parking in the rear of the building to include eight (8) spaces in the rear and two (2) spaces to be located in the garage.

We are further converting two (2) parking spaces to the north into an outdoor play area.



Certificate of Occupancy

Office of the Building Official

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NOV 12 2015
GC PLANNING COMMISSION

Property Address:
3721 BROADWAY Lot #:3

Approved As:
Alteration

Stipulations, Conditions, Variances:

This Certificate represents an approval that is valid only when the building and its facilities are used as stated and is conditional upon all building systems being maintained and tested in accordance with the applicable Ohio Board of Building Standards rules and applicable equipment or system schedules.

This Certifies conformance with Chapters 3781. and 3791. Of the Revised Code and the applicable provisions of the rules of the Ohio Board of Building Standards.

Use Groups:	Occupancy Description:
Primary: E	E Educational
Accessory:	
Accessory:	
Mixed Uses:	

Attached Floor Plan dated (2015) indicates how areas are approved and the design occupancy loads.

Construction Type: Type V-B (Unprotected)

Plan Approval Application #: PR20150000070

Fire Sprinkler Systems

Required: No

Approved pursuant to the following editions of:
OBC 2011 and referenced standards

System Type:	Location:
Hazard Classification:	
Storage Height:	
Aisle Width:	
Sprinkler System Demand @ base of riser:	
Standpipe System Demand @ base of riser:	

This approval is limited to the following portion of the building:

The balance of the building is approved pursuant to the following dated C of O's:



 Building Official:

Date:

07/13/2015

Revised
9/24/15

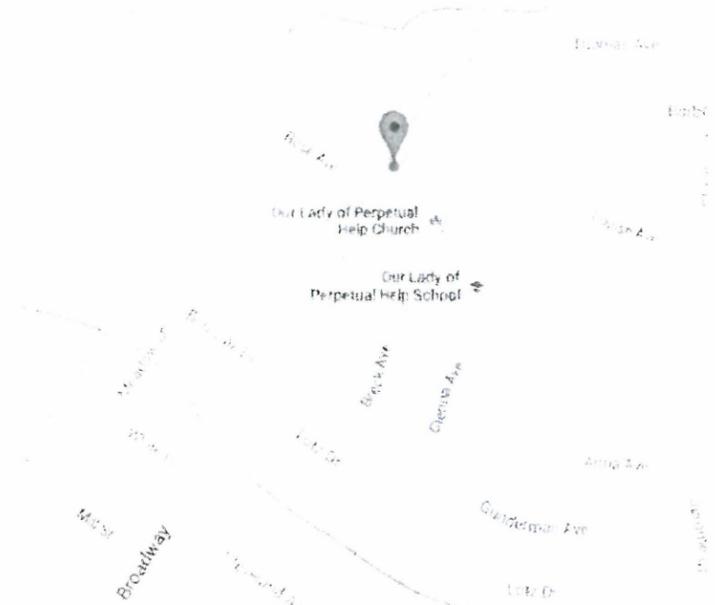
Revised
10/30/15

NEW TENANT OCCUPANCY CITY CENTER CHILDCARE

at 3721 BROADWAY
GROVE CITY, OHIO 43123

GENERAL SCOPE OF WORK

1. EXISTING SPACE WAS USED BY TWO DIFFERENT BUSINESSES NAMELY PIZZA PARLOR & GENERAL STORE (FIRE PLACE SALES).
2. DAYCARE DROP OFF SHALL BE IN THE BACK DOOR.
3. EXISTING SPACE SHALL BE PROTECTED AS IS WITHOUT ANY CHANGE EXCEPT THE FOLLOWING:
 - PAINT WALLS AND REPAIR DAMAGED DRYWALL (IF ANY).
 - INSTALL GRAB BARS FOR HANDICAPPED RESTROOM.
 - REPLACE EXISTING OUTLETS AT REACH OF CHILDREN (BELOW 48") FOR ALL FIRST FLOOR CLASSROOM WITH TEMPER RESISTANT RECEPTACLES PER NEC REQUIREMENTS.



LOCATION MAP

PROJECT INFORMATION

PROJECT ADDRESS: 3721 - 3719 BROADWAY
COLUMBUS OH 43204

PARCEL ID #S: 040-000722 & 040-000706

LAND AREA: 10,320 Sq.Ft.

CURRENT ZONING: COMMERCIAL

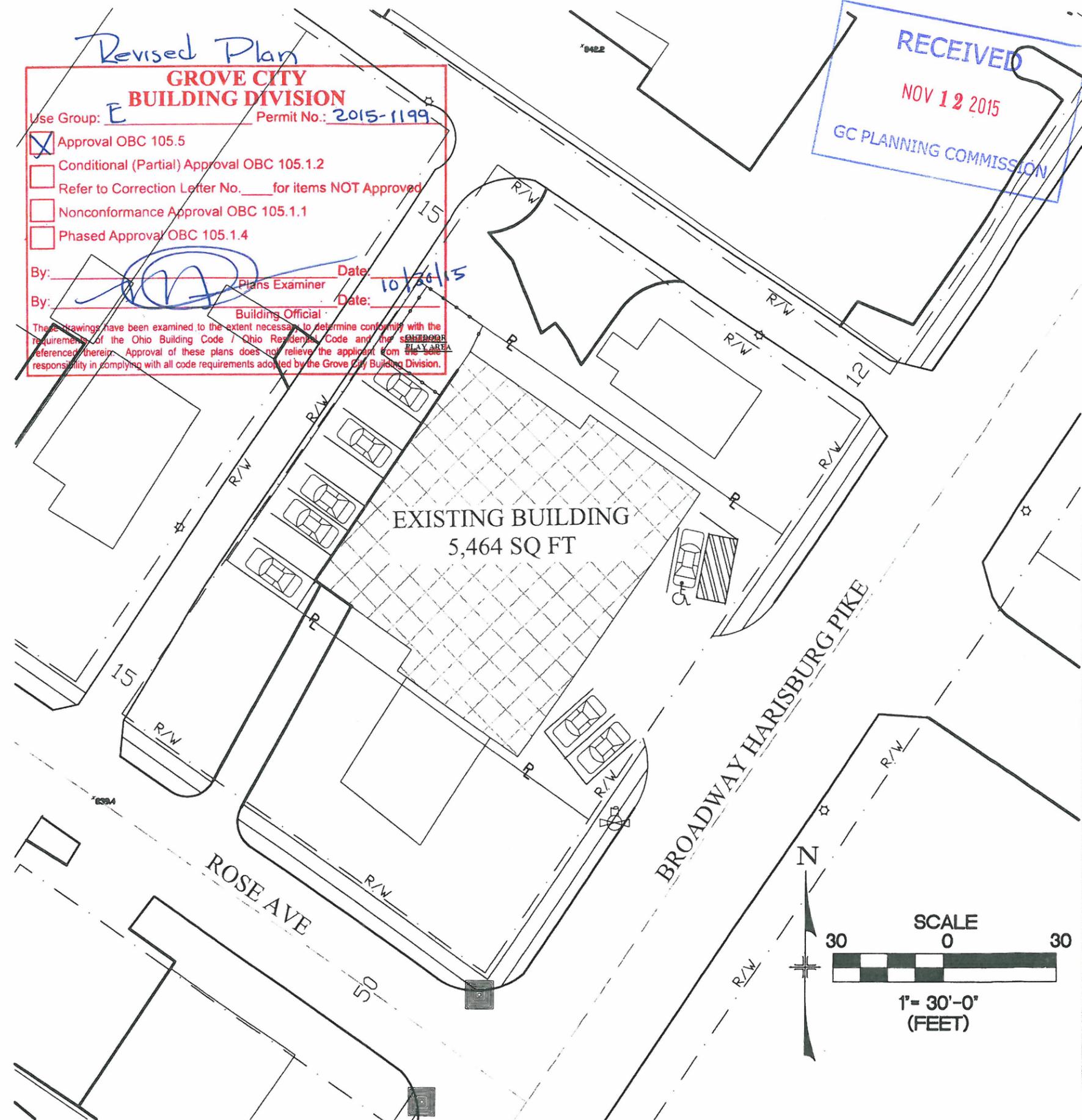
TENANT AREA: 5,464 Sq.Ft.

EXIST. USE: RESTAURANT & RETAIL

PROPOSED. USE : DAYCARE CENTER

EXIST. PARKING: 13 SPACES (W/ ONE H.C. SPACE)

REQUIRED PARKING : 10 SPACES NO CHANGE



Revised Plan

GROVE CITY BUILDING DIVISION

Use Group: E Permit No.: 2015-1199

Approval OBC 105.5

Conditional (Partial) Approval OBC 105.1.2

Refer to Correction Letter No. ___ for items NOT Approved

Nonconformance Approval OBC 105.1.1

Phased Approval OBC 105.1.4

By: [Signature] Date: 10/20/15

By: [Signature] Date: 10/20/15

Plans Examiner

Building Official

These drawings have been examined to the extent necessary to determine conformity with the requirements of the Ohio Building Code / Ohio Residential Code and the standards referenced therein. Approval of these plans does not relieve the applicant from the sole responsibility in complying with all code requirements adopted by the Grove City Building Division.

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GC PLANNING COMMISSION

NOTES:

REVISIONS:

No.	Revision/Issue	Date

FIRM NAME AND ADDRESS:
IEC INC. ARCHITECTURAL • ENGINEERING • PLANNING
INNOVATIVE ENGINEERING GROUP INC.
1901 E. DUBLIN GRANVILLE RD., SUITE 304 COLUMBUS, OH 43229
TEL: (614) 885-2888 E-MAIL: IAN@IECINC.COM

OWNER'S NAME: **OSMAN**

PROJECT NAME: **TENANT SPACE FOR CITY CENTER CHILDCARE**

LOCATION: **3721 BROADWAY ST. GROVE CITY, OH 43123**

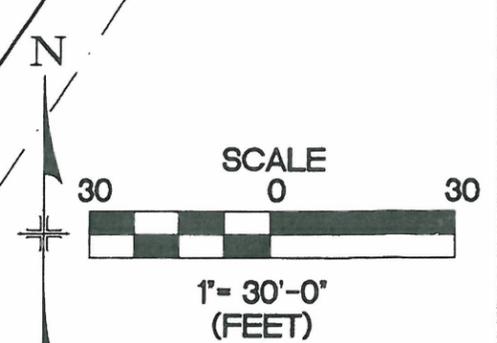
SHEET TITLE: **TITLE, SITE PLAN & SCOPE OF WORK**



BID DOC. NO.

DATE: DEC. 2014 SHEET NO. 1/2

SCALE: AS NOTED



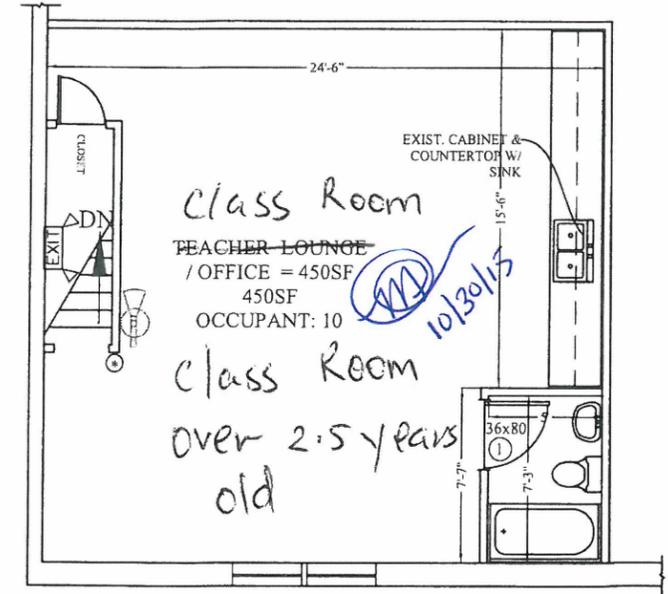
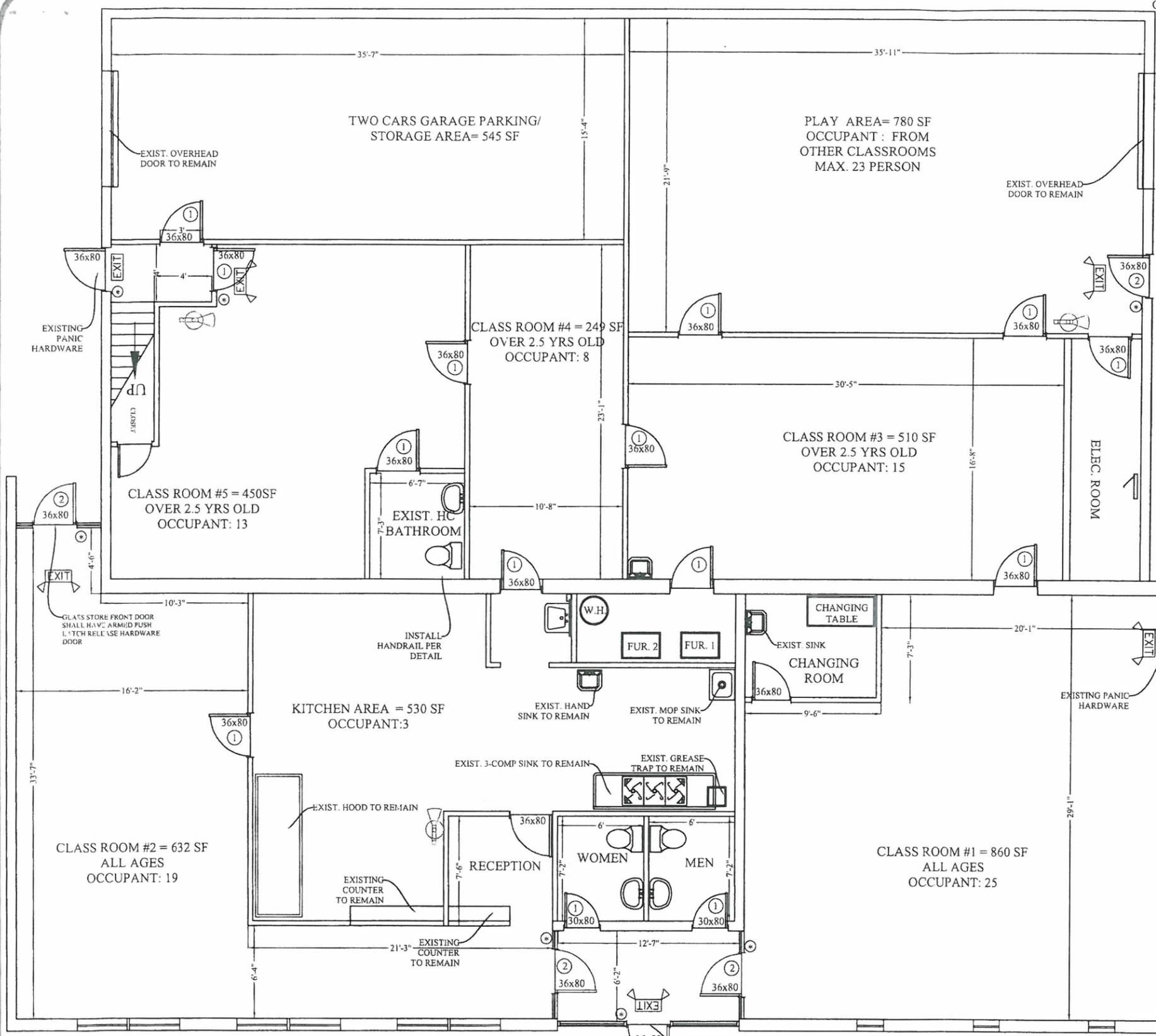
OCCUPANCY CLASSIFICATION	FLOOR AREA (SF)	AREA AIR RATE (Ra) CFM/FT ²	DEFAULT OCCUPANTS NO. /1,000 FT ²	PEOPLE AIR RATE (Rp) CFM/PERSON	BREATH ZONE O.A. RATE (CFM)	ZONE EFFECTIVE (E.)	SUBTOTAL ZONE O.A. RATE (CFM)
CLASSROOM #1	860	0.18	25	10	369	0.8	462 ^
CLASSROOM #2	632	0.18	25	10	263	0.8	329 ^
CLASSROOM #3	520	0.18	25	10	220	0.8	278 ^
CLASSROOM #4	249	0.18	25	10	94.6	0.8	118 ^
CLASSROOM #5	450	0.18	25	10	193	0.8	240 ^
KITCHEN	530	0.12	25	7.5	163	0.8	204 ^
PLAY AREA	780	.06	35	10	320	1	320 *
OFFICE	450	.06	5	10	50	0.8	62 ^
EX. BATHROOMS (HC AND MAIN) EXHAUST AIR RATE (Rp) CFM/FT ²							210 ^

* NATURAL VENTILATION THROUGH GARAGE DOOR ADEQUATE
 ^ TOTAL OF 1903 CFM REQUIRED SHALL BE SUPPLIED ABOVE FURNACE ROOM FROM EXISTING TWO 12" DUCTWORKS THROUGH THE ROOF ASSEMBLY.

DOOR HARDWARE

DOOR ID	HARDWARE LOCK
1	PRIVACY LEVER TYPE
2	INTERIOR PUSH BAR W/ CLOSURE & H.C. THRESHOLD
3	PANIC HARDWARE W/ CLOSURE & H.C. THRESHOLD

* TACTILE EXIST SIGN PER 1011.3



SITE INFORMATION AND DATA

ADDRESS: 3721-3719 BROADWAY ST.
 PARCEL ID#: 040-000722 & 040-000706
 EXIST. ZONE: COMMERCIAL
 GOVERNING CODE: 2011 OBC
 EXIST. USE GROUP: "B" & "A3" USE
 NEW USE GROUP: "E" Daycare USE
 CONST. TYPE: 5B EXIST. NO CHANGE
 NO. STORY: 1 STORY W/ MEZZANINE
 FLOOR AREA: 5,464 SF
 TOTAL OCCUPANT: 116 PERSONS

NOTES:

REVISIONS:

No.	Revision/Issue	Date
1	COR. LTR #2	4-12-15

FIRM NAME AND ADDRESS:
IEC INC.
 ARCHITECTURAL ENGINEERING & PLANNING
 INNOVATIVE ENGINEERING GROUP INC.
 1901 E. DUBLIN GRANVILLE RD. SUITE 304 COLUMBUS, OH 43229
 TEL: (614) 888-2535 FAX: (614) 888-2588
 E-MAIL: MANAGER@IEC.COM

OWNER'S NAME:
OSMAN

PROJECT NAME:
 TENANT SPACE FOR
 CITY CENTER CHILDCARE

LOCATION:
 3721 BROADWAY ST.
 GROVE CITY, OH 43123

SHEET TITLE:
 BLDG FLOOR PLAN



BID DOC. NO.

DATE: DEC. 2014

SHEET NO. 2/2

SCALE: AS NOTED

Ohio

Department of Job and Family Services

John R. Kasich, Governor
Cynthia Callender Dungey, Director



September 28, 2015

Mohamud Osman, Owner
City Center Childcare LLC
3721 Broadway
Grove City, OH 43123
Application Number: 800910

Dear Mr. Osman:

As you are aware, an onsite assessment of your proposed child care center was performed on 9/21/15. During that time, it was determined that there is no onsite outdoor play space available for use by the children. The requirements in Ohio Administrative Code (OAC) 5101:2-14 (A) state that: "The center shall provide outdoor play each day in suitable weather for any toddler, preschool child, and school child in attendance for more than four consecutive daylight hours. Any center or program providing child care after school for more than two hours shall provide an opportunity for outdoor play each day in suitable weather." (OAC) 5101:2-12-14(C) (1) and (2) state that the onsite play space must: "provide at least sixty square feet of usable space per child using the area at one time," and be "well defined by a fence that is safe and in good repair or a natural of other barrier."

(OAC) 5101:2-12-14(D) says that a center may be exempt from having an onsite play area if the following requirements are met: "The facility has an indoor recreation area that has a minimum of one thousand one hundred forty square feet of indoor space..." and a "safe park or play area regularly available, scheduled for daily use in suitable weather and approved by the department. Access to this area must be safe and convenient..."

Since there is no park or play space in close enough proximity to be approved by the department, you must have adequate, safe onsite outdoor play space in order to be licensed. We have explored a number of possible options on your property, and the only feasible solution we have currently identified is to fence in two parking spaces at the north rear of the building. This would provide 456.5 square feet, which would allow use by 7 children at a time. Groups of children would have to be scheduled to ensure all children have use of the space on a daily basis.

30 East Broad Street
Columbus, Ohio 43215
jfs.ohio.gov

An Equal Opportunity Employer and Service Provider

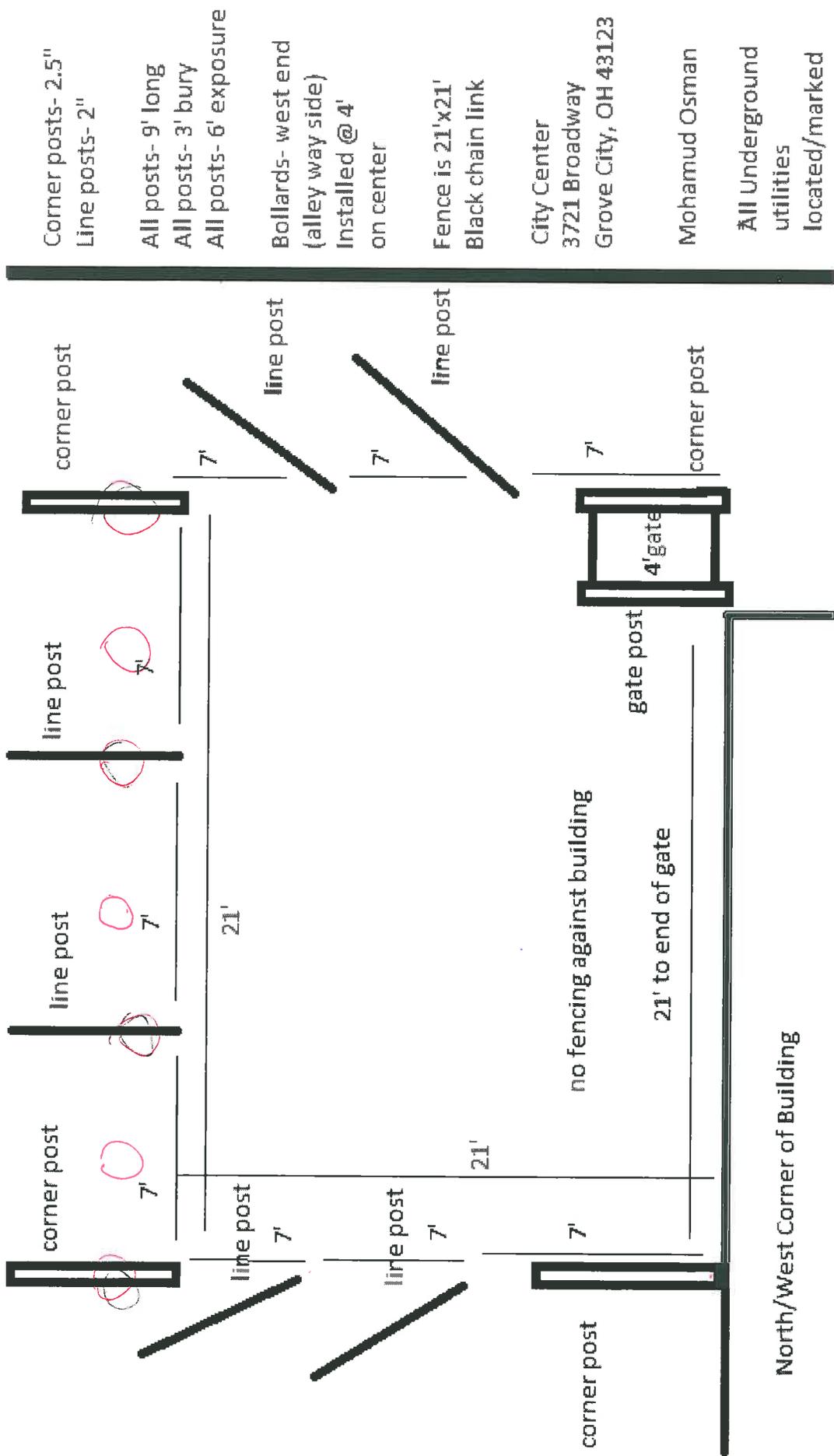
If you have additional questions or need more clarification, you may reach me at (614) 752-1478 or by email at kimberly.sutermaster@jfs.ohio.gov.

Sincerely,

Kim Sutermaster
Digitally signed by Kim Sutermaster
DN: cn=Kim Sutermaster, o, ou,
email=kimberly.sutermaster@jfs.ohio.gov, c=US
Date: 2015.09.28 11:51:36 -0400'

Kim Sutermaster, Child Care Licensing Specialist
Bureau of Child Care Licensing and Monitoring
Office of Family Assistance

Cc: Susanne Zimmerer, Licensing Supervisor
Jeff Van Deusen, Bureau Chief
File



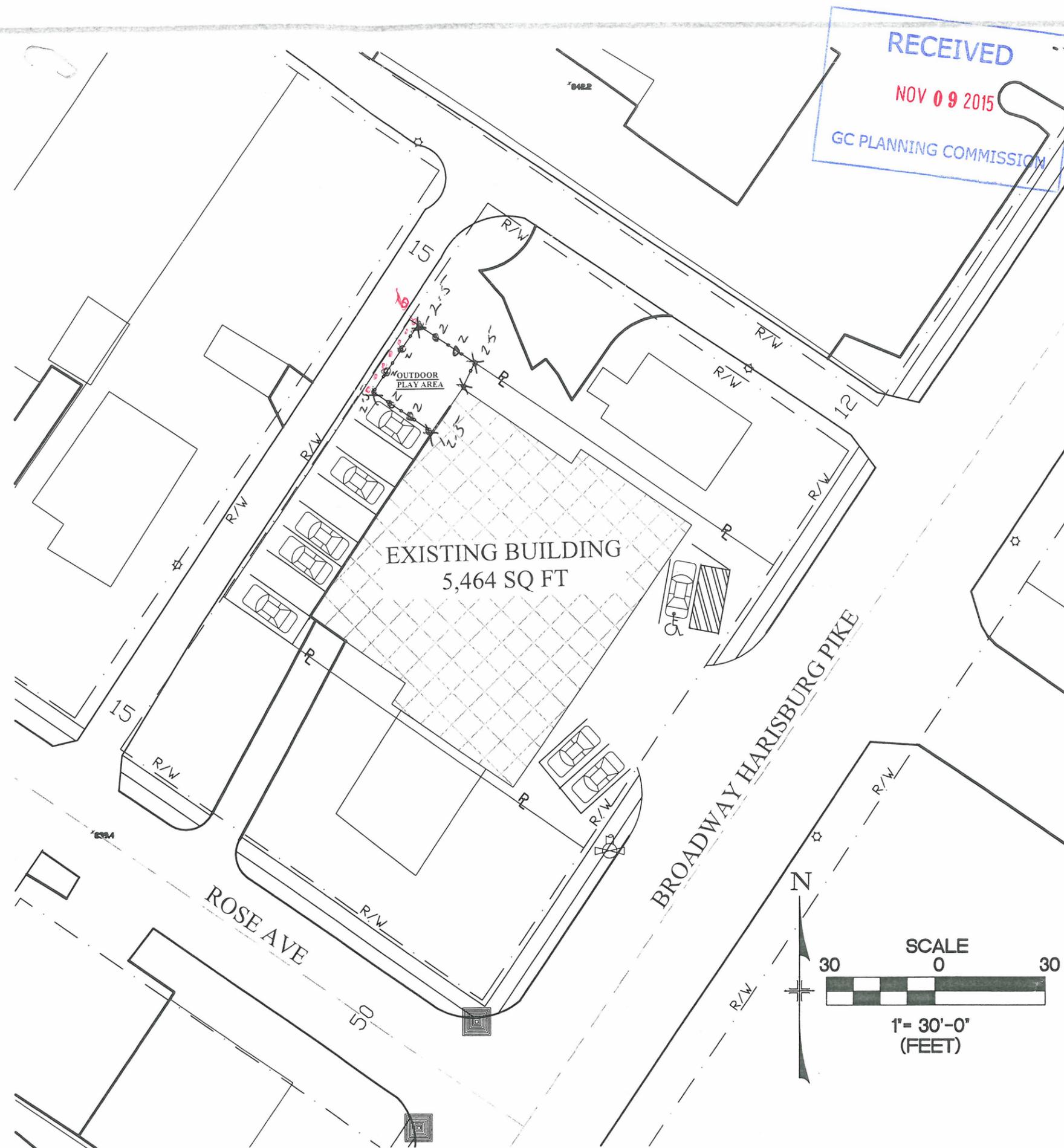
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REG INC. ARCHITECTURAL, ENGINEERING, & PLANNING
 INNOVATIVE ENGINEERING GROUP INC.
 1901 E. DUBLIN GRANVILLE RD., SUITE 304 COLUMBUS, OH 43228
 TEL: (614) 888-2535 FAX: (614) 888-2588
 E-MAIL: MAIN@REGI.COM

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