

**FISHER ARCH+CRAFT**  
DESIGNER | ARCHITECT | CRAFTSMAN

**June 01, 2021**

**Kendra Spergel  
Development Department  
The City of Grove City, Ohio  
4035 Broadway  
Grove City, OH 43123**

Dear Kendra,

This letter, drawings and supporting documents are in response to the comments and recommendations provided for the following project:

Commercial Storefront Remodel  
4302-4318 Broadway  
Grove City, OH 43123  
App #: 202105180035

ITEM ONE & Two: Additional concrete planter bollards have been provided in the revised design to reduce the clear spacing to a maximum four feet. The additional concrete planters will provide more protection to the seating area as well as additional planting to the hardscaped site. The additional planting may also aid in noise reduction. See *drawing sheet A02 & A03*.

ITEM THREE: Basis of design images have been provided for proposed outdoor furniture to be provided by owner or tenant. See *page 5 of the Special Use Permit Application Document Submission*.

ITEM FOUR:

- A. The building owner (Matt Gleim) has agreed to enforce a curfew for the patio of 10:00 pm on Sundays through Thursdays; 12:00 am on Fridays & Saturdays.
- B. Due to the limited square footage of the patio, it is believed that the amount of noise produced from this area will be within a reasonable volume. However, the proposed curfew and additional plantings should assist in the control of noise that exceeds an acceptable volume.
- C. The lighting proposed in this design is limited to fixtures directed at building signage and down lighting mounted to the underside of the awning at eight feet above sidewalk level. No new light fixtures are proposed for the patio. It is the responsibility of the tenant occupying the patio to provide lighting. Any lighting

provided must be soft, decorative patio lighting such as edison bulb string lights and table top battery powered lamps, only to be on during hours of operation.

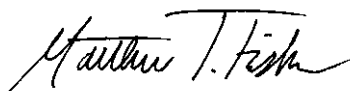
D. The proposed patio and facade renovations draw inspiration from other properties and businesses along Broadway. The addition of landscaping to the site also aids in harmonizing with the Broadway community by providing an element on the site that was previously lacking. With the location of this site at the south end of the historic district, the patio provides a restful destination for pedestrian traffic coming from other commercial and retail businesses along Broadway.

E. The only potential neighboring properties that will be impacted by the patio will be the residential properties to the south east, opposite the boulevard. These residences are shielded from the project by an six foot tall solid wooden fence and large mature trees. These existing conditions restrict visibility and noise to and from the proposed patio.

F. The proposed parking layout with the addition of the patio still directs traffic on and off the property through the two existing curb cuts along Broadway. The new counterclockwise one way traffic direction removes the existing confusion and safety issues on the property. The existing condition of using the boulevard along the southeast property line for parking traffic to wrap around the building is still in use but is not a means of a primary entrance or exit from the property.

Thank you for your time and consideration for this project. We look forward to working with you to create a positive impact on the Grove City community.

Sincerely,



Matthew T. Fisher  
Architect



Matt Gleim  
Owner

# **COMMERCIAL STOREFRONT REMODEL**

**4302 - 4318 BROADWAY,  
GROVE CITY, OH 43123**

GROVE CITY OHIO  
PLANNING COMMISSION  
SPECIAL USE PERMIT APPLICATION  
FOR OUTDOOR SEATING

Revised: May 31, 2021

OWNER:  
MATTHEW & ALEXANDRA GLEIM

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## **PROJECT NARRATIVE**

This existing three unit commercial retail building is located along Broadway, south of the Grove City Town Center and the Historic Preservation Area. The scope of work is limited to site work and the street front facade (north elevation). The proposed scope includes the demolition of the existing shingled awning and stone veneer, installation of the proposed new exterior materials, a new concrete patio and the repaving and restriping of the existing parking lot.

### *Site:*

The trapezoidal shaped site is accessed by two curb cuts along Broadway, a single and double car width alley access along the back of the property. Due to the odd shape of the site and location of the building, the existing parking is arranged with both one way and two way aisles that are single and double loaded with angled and perpendicular parking. The proposed design introduces a uniform one way travel counterclockwise around the building in order to create efficiency and safety by removing the two way traffic at the two single wide pinch points on the property. The one way traffic still utilizes the curb cuts along Broadway as the primary entrance and exit for vehicular traffic. The boulevard along the south east property line is only to be used for parking traffic to wrap around the building. Angled parking is also used throughout to maximize the number of spaces while also including a handicap parking space and a van accessible parking space along the front of the building. The existing dumpster locations and drop off area are to remain along the back of the building accessed by the alley. A new concrete patio space is being added and will be enclosed with aluminum fencing separated by concrete planter bollards to both protect the patio from vehicles while also introducing plant life to the mostly hardscaped site.

### *Facade Renovation:*

The proposed design of the street front elevation introduces new materials and color scheme to the property, however these materials and color scheme are not new to other properties and storefronts along Broadway. Due to the limited width of the existing sidewalk in front of the building, a thin brick veneer system along with board and batten siding are being proposed in order to limit the projection from the existing structure. Faux thin brick pilasters are used to visually separate the retail units while also providing some depth to the facade. New standing seam metal awnings with a more shallow slope than the existing awning are proposed along each retail unit that will also provide sidewalk lighting mounted underneath. New building signage will be added above each unit awning and will be illuminated with gooseneck wall sconce fixtures that will be similar to signage and building lighting at other properties along Broadway.

## **MATERIAL SELECTIONS**

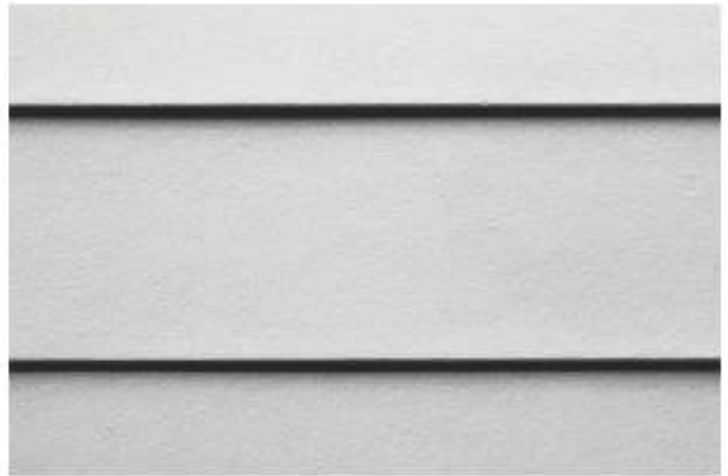
### **THIN BRICK VENEER**

Manufacturer: Glen-Gery  
Product: Black Pearl Wirecut  
Color: Black, G302  
Finish: Wirecut  
Size: 2 ¼" x 7 ⅝" x 1"



### **BOARD SIDING**

Manufacturer: JamesHardie  
Product: HARDIEPANEL Vertical Siding  
Color: Arctic White  
Finish: Smooth



### **BATTEN SIDING**

Manufacturer: JamesHardie  
Product: HARDIETRIM BOARDS  
Color: Arctic White  
Finish: Smooth  
Width: 2 ½"

### **GOOSENECK LIGHT FIXTURE**

*Basis of Design*

Supplier: Sign Bracket Store  
Product: Gooseneck RLM Light  
w/ 10" Angled Shade

Color: Black

Length: 18 ½" x 10"



SKU#0: SL8-AE21-ANG810

**STANDING SEAM METAL AWNING**

*Basis of Design*

Manufacturer: Architectural Fabrication

Product: Standing Seam Awning

Deck Color: Acrylic-coated Galvalume

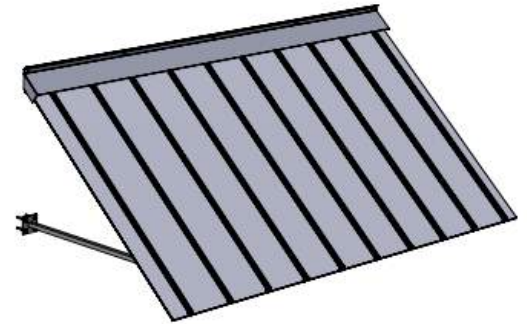
Frame Color: Anodized Silver



Anodized Silver  
NATURAL  
METAL FINISH



Acrylic-Coated  
Galvalume



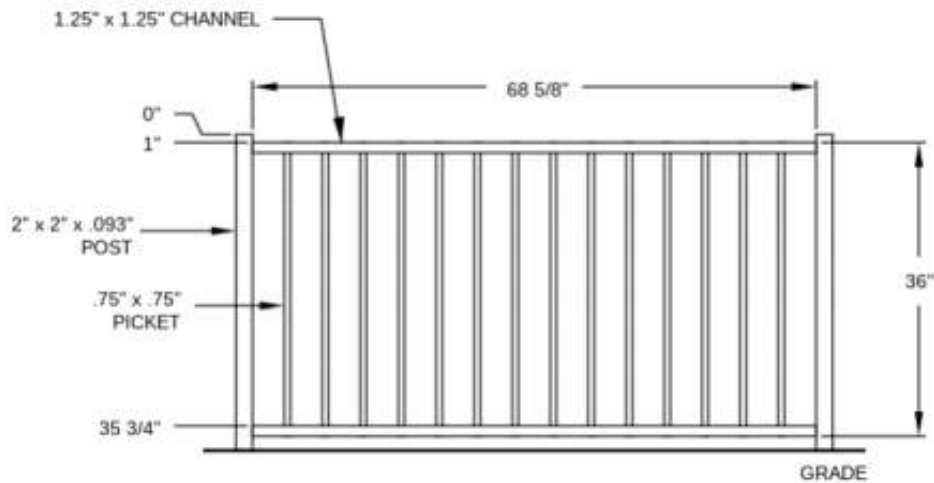
**ALUMINUM PATIO FENCING**

*Basis of Design*

Manufacturer: Peerless Fence Group

Product: Aluminum Fencing

Color: Black



Black

**CONCRETE PLANTER**

*Basis of Design*

Manufacturer: Wausau Tile

Product: Planter TF4100

Color: Natural

Size: 30" Dia. x 30" H



### PATIO TABLES

*Basis of Design*

Manufacturer: Woodard

Product: Wrought Iron Mesh Wide Round Tables

Color: Smooth or Textured Black

Size: 30" Dia., 36" Dia., 42" Dia., 48" Dia.



### PATIO CHAIRS

*Basis of Design*

Manufacturer: Woodard

Product: Wrought Iron Stackable Dining Arm Chair

Color: Smooth or Textured Black



### PATIO UMBRELLA

*Basis of Design*

Manufacturer: Telescope Casual Furniture

Product: Commercial Market Octagonal Umbrella

Color: Solid color w/ no advertising



**EXISTING CONDITION PHOTOS**









## LOCAL DESIGN INFLUENCE

Grove City Brewing Company & The Farm Table on 62  
[3946 & 3952 Broadway, Grove City, OH 43123]

- Color scheme
- Patio fencing
- Signage
- Signage Lighting



Visit Grove City & The Garden Bar Cafe  
[3995 & 3989 Broadway, Grove City, OH 43123]

- Brick Color
- Brick + Siding
- Brick Pilasters
- Signage Lighting

