



Grove City Planning Commission

CERTIFICATE OF APPROPRIATENESS

Received By:
Grove City Development
Date: 10/19/2021

Please provide the requested information and submit to:

DEVELOPMENT DEPARTMENT
4035 BROADWAY
GROVE CITY, OHIO 43123
614-277-3004

grovecityohio.gov/development

TYPE OF REQUEST

<input checked="" type="checkbox"/> HPA New Construction and Renovations (See page 4 of 8)	<input type="checkbox"/> COA Appeal (See page 5 of 8)	<input type="checkbox"/> HPA Sign Appeal (See page 6 of 8)	<input type="checkbox"/> HPA Portable Sign Approval (See page 7 of 8)
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PROJECT / PROPERTY INFORMATION

PROJECT NAME: JP Morgan Chase Rooftop Solar Panel Installation

PROJECT LOCATION: 2161 Stringtown Road, Grove City, Ohio 43123
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: _____ **ACREAGE AFFECTED BY THIS APPLICATION:** _____

EXISTING ZONING: C2 - Retail Commercial **EXISTING LAND USE:** Commercial / Bank

PROPOSED ZONING: C2 - Retail Commercial **PROPOSED LAND USE:** Commercial / Bank

PROPERTY OWNER INFORMATION

Note: Property ownership information should reflect how the property is held in accordance with the Franklin County Auditor's Office.

<u>JP Morgan Chase</u>	<u>2161 Stringtown Road</u>	<u>Grove City, Ohio 43123</u>
<small>Name</small>	<small>Address</small>	<small>City, State, Zip</small>
<u>(614) 248-7624</u>	-	<u>charles.j.smith@jpmchase.com</u>
<small>Phone</small>	<small>Fax</small>	<small>Email</small>

APPLICANT INFORMATION

Note: The applicant is the person(s) or entity seeking approval of this application.

<u>Richard J. Swabb</u>	<u>Service & Special Projects Administrator</u>	<u>Chapel Electric Co., LLC</u>
<small>Name</small>	<small>Title</small>	<small>Company / Organization</small>
<u>1985 Founders Drive</u>	<u>Dayton, Ohio 45420</u>	
<small>Address</small>	<small>City, State, Zip</small>	
<u>(937) 640-5952</u>	-	<u>Ricky.Swabb@chapel.com</u>
<small>Phone</small>	<small>Fax</small>	<small>Email</small>

AUTHORIZED REPRESENTATIVE Check box if same as Applicant:

Note: The authorized representative is the person(s) or entity representing the applicant. As the authorized representative, you must have the legal authority to speak, represent and make commitments on behalf of the applicant. The City does not take any responsibility for the lack of communication between the authorized representative, applicant or related parties.

<u>Richard J. Swabb</u>	<u>Service & Special Projects Administrator</u>	<u>Chapel Electric Co., LLC</u>
<small>Name</small>	<small>Title</small>	<small>Company / Organization</small>
<u>1985 Founders Drive</u>	<u>Dayton, Ohio 45420</u>	
<small>Address</small>	<small>City, State, Zip</small>	
<u>(937) 640-5952</u>	-	<u>Ricky.Swabb@chapel.com</u>
<small>Phone</small>	<small>Fax</small>	<small>Email</small>

Relationship to the Applicant: (e.g. legal counsel, engineer, architect, land planner, contractor, etc.) _____

PROPERTY OWNER AUTHORIZATION OF APPLICANT SUBMITTAL AND SITE VISIT(S)

I _____, the current property owner hereby authorize the applicant ATTACHED AS LOA to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

Additionally, as the current property owner, knowing that site visits to the property may be necessary, I hereby authorize City representatives to enter, photograph and post notices on the property described in this application.

Signature of Current Property Owner: _____ Date: _____

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this _____ day of _____, 20____.

Official Seal and Signature of Notary Public

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

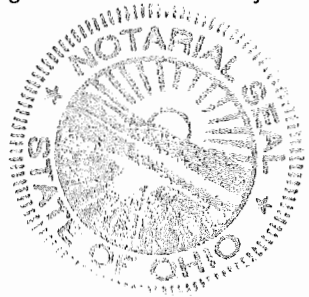
I RICHARD JOSEPH SWABR, the applicant or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of Applicant or Authorized Representative: [Signature] Date: 19 October 2021
STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 19th day of October, 2021.

[Signature]
Official Seal and Signature of Notary Public
Judy C. Arnold, Notary Public
In and for the State of Ohio
My Commission Expires 10-29-2022



FOR OFFICE USE ONLY		
DATE RECEIVED: 10/19/2021	RECEIVED BY: H. White	PAYMENT AMOUNT:
TENTATIVE PC MEETING DATE: 11/02/2021	PC RECOMMENDATION:	CHECK NUMBER:
PROJECT ID NUMBER 202110190061		

REVIEW FEES

INSTRUCTIONS: All blanks/boxes must be completed or checked in order for the application submittal to be considered complete. The submittal shall include the required number of copies (properly folded and collated) and contain all required supplementary documentation. Submitted materials shall be accurate, measurable and shall address all required checklist items contained within the attached supplemental requirements.

Application Processing Fee: \$ 50.00
Total Submittal Fee: \$ 50.00

GROVECITY2050 GUIDING PRINCIPLES

In January 2018, the City of Grove City adopted the GroveCity2050 Community Plan to update the City's plans and policies to proactively shape where and how the community will grow. The Plan contains specific goals, objectives and actions to guide development in Grove City as well as five (5) guiding principles. All applications submitted for Planning Commission will be reviewed based on the following principles:

1. The City's small-town character shall be preserved while continuing to bring additional employment opportunities, residents and amenities to the community.
2. Quality design shall be emphasized for all uses to create an attractive and distinctive public and private realm.
3. Places shall be connected to improve the function of the street network and create safe opportunities to walk, bike and access public transportation throughout the community.
4. Future development shall preserve, protect and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space and emphasizing historic preservation.
5. Development shall provide the City with a net fiscal benefit.





HISTORICAL PRESERVATION AREA (HPA) New Construction and Renovations

PLEASE CONTACT STAFF FOR A LINK TO SUBMIT THE FOLLOWING ELECTRONIC FILES FOR INITIAL STAFF REVIEW:

- One signed and notarized application
- Appropriate fee (\$50) – **Please note cash, checks or credit card payments will be accepted. For credit card payments call 614-277-3004.**
- A narrative describing the nature of the project as well as how the proposed development relates to existing and future land use in the surrounding area in terms of character, street design, trail connectivity, open space and other improvements
- A metes and bounds legal description and survey of the property, stamped by a certified surveyor
- Scaled site/staking plans showing all applicable information
- The proposed landscaping
- Color building elevations
- A materials detail sheet listing material, manufacturer and color for all proposed exterior materials matching color on HPA color palette

NOTE: One (1) paper copy (8 1/2 x 11) of all final materials being presented to Planning Commission will be required, as well as one 24 x 36 copy of all plan sheets, if applicable.

For additional information, contact the Grove City Development Department at 614-277-3004 or visit the Development Department website at www.grovecityohio.gov/development.