

LETTER OF AUTHORIZATION

APPLICATION FOR DEVELOPMENT/CONSTRUCTION PERMITS

The undersigned, JP Morgan Chase Bank National Association, owner/representative of the below described property, does hereby authorize Chapel Electric Co LLC (Contractor), and its employees, agents and contractors, solely for the purpose of filing and completing any forms or applications for land use and construction permitting processes that are necessary to allow installation of roof-top solar including panels and related equipment on the property as required for the solar installation. I understand that the application may be modified or approved with conditions and that those conditions or modifications must be completed prior to the issuance of any construction permits. Chapel Electric Co LLC will be responsible for all fees incurred in securing any required approvals.

Site Name	Street Address	City	County	State
Akron Square (514005)	1615 South Arlington St	Akron	Summit County	OH
Aurora (514027)	250 West Garfield Road	Aurora	Portage County	OH
Beachwood (514032)	22801 Chagrin Boulevard	Beachwood	Cuyahoga County	OH
Fairfield Commons (514033)	2687 Fairfield Commons	Beavercreek	Greene County	OH
Blue Ash (155472)	9019 Plainfield Rd	Cincinnati	Hamilton County	OH
Brunswick (514049)	3191 Center Rd	Brunswick Canal	Medina County	OH
Waterloo Crossing (517856)	6314 Gender Road	Winchester	Franklin County	OH
Canfield (514054)	34 North Broad Street	Canfield	Mahoning County	OH
Circleville (514086)	100 East Main Street	Circleville Cleveland	Pickaway County	OH
Cedar Fairmount (514095)	12388 Cedar Road	Heights	Cuyahoga County	OH
Polaris (512639)	1121 Polaris Parkway	Columbus	Franklin County	OH
Easton Town Center (156597)	4000 Morse Crossing	Columbus	Franklin County	OH
New Albany (156494)	5455 W New Albany Road	New Albany	Franklin County	OH
Gahanna North (514939)	5055 North Hamilton Road	Gahanna	Franklin County	OH
Hilliard Rome and Trabue (157898)	1600 Hilliard Rome Road	Hilliard	Franklin County Tuscarawas	OH
Dover Main (514200)	301 West Third Street	Dover	County	OH
Avery Rd (514205)	6271 Perimeter Drive	Dublin	Franklin County	OH
Findlay North (514226)	1971 Broad Avenue	Findlay	Hancock County	OH
Gahanna (514107)	130 North Hamilton Road	Gahanna	Franklin County Washington	OH
Pike and Acme (514298)	10 Acme Street	Marietta	County	OH
Marysville (514307)	406 W 5th St	Marysville	Union County	OH
Manchester (514012)	5638 Manchester Road	Akron	Summit County	OH
Piqua (514368)	401 Spring Street	Piqua	Miami County	OH
Powell North (156595)	7451 Sawmill Pkwy	Powell	Delaware County	OH
Powell Rd (512697)	4066 Powell Rd	Powell	Delaware County	OH
Broad and Waggoner (150506)	8139 E Broad Street	Reynoldsburg	Franklin County	OH

West Sidney (514399)	2030 Michigan Street	Sidney	Shelby County	OH
Stow (514409)	4499 Kent Road	Stow	Summit County	OH
Deerfield Symmes (150109)	3965 Us Rt 22-3 W	Loveland	Warren County	OH
Grove City (514242)	2161 Stringtown Road	Grove City	Franklin County	OH
	204 Niles Cortland Road			
Howland (514432)	Northeast	Warren	Trumbull County	OH
Mulberry Milford (516898)	1086 State Route 28	Milford	Clermont County	OH
Lewis Center (512696)	8681 Columbus Pike	Lewis Center	Delaware County	OH
			Montgomery	
Sugarcreek (510273)	6460 Wilmington Pike	Dayton	County	OH
Kenwood (514079)	7269 Kenwood Road	Cincinnati	Hamilton County	OH
Eastgate Wyler Park (514085)	867 Wyler Park Drive	Cincinnati	Clermont County	OH
Evendale (150402)	2521 Cunningham Drive	Evendale	Hamilton County	OH
Pickerington North (150117)	7915 Refugee Rd NW	Pickerington	Fairfield County	OH
Princeton Glendale (150407)	8100 Market Place Drive	West Chester	Butler County	OH
Cincinnati Dayton Rd (150405)	8115 Highland Pointe Dr	West Chester	Butler County	OH
West Chester (510274)	7722 Cox Ln	West Chester	Butler County	OH
Canton 30th St (514058)	1431 30Th St Nw	Canton	Stark County	OH
Cable Rd (514270)	750 North Cable Road	Lima	Allen County	OH

Signature and title of Owner:

Owner's Name (print): JP Morgan Chase Bank National Association

Signature: Tyler Deaton

Name: Tyler Deaton

Title: Vice President

Date: 4/5/2021

I. PROPOSAL SUMMARY INFORMATION

DATE: Wednesday, 16 July 2021

APPLICANT:

Ricky Swabb
Chapel Electric Co., LLC
1985 Founders Drive
Dayton, Ohio 45420

Telephone: 937-640-5952
Email: ricky.swabb@chapel.com

PROPERTY OWNER: JP Morgan Chase NA

REQUEST: Certificate of Appropriateness

PARCEL NUMBER: 040-007495

LEGAL DISCRIPTION: Stringtown Road Entry 8231 1.189 Acres

LOCATION: 2161 Stringtown Road

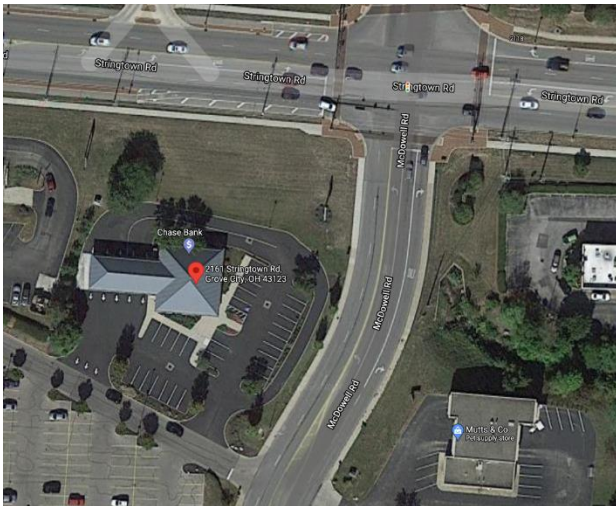
ZONING: C2 – Retail Commercial

II. PROJECT DESCRIPTION

Chapel Electric Co., LLC is requesting approval to obtain the applicable permits required to install, maintain, and operate (54) Mission Solar Modules on West, North and South planes of the pitched standing seam metal roof. The solar installation will also include (1) Utility Disconnect Switch, (1) Transformer, (1) Metering and Surge protection cabinet, (1) inverter fused disconnect switch and (1) inverter mounted on the side of the North side of the building.

Chapel Electric has been installing solar panels since 2009, and complete approximately four (4) commercial solar projects a year. The foreman on this project is a NABCEP (North American Board of Certified Energy Practitioners) Certified Solar Installer, and has performed the majority of Chapel’s solar panel installations over the last twelve (12) years. During the construction process Chapel expects to have 4-6 workers on site each day, and expects construction to be complete within 1-2 weeks of the start date.

Surrounding Area- The proposed rooftop solar installation will be located on an existing bank roof-top. There no buildings or additional structures proposed with this solar installation. The parcel is located on the Southwest corner of the Stringtown and McDowell intersection, both 4-lane roads. The parcel is zoned for commercial and is surrounded on 4 sides by other commercial businesses. The commercial building on the Northeast corner of this intersection (Walgreens) has solar panels on their roof as well.



Aerial view of the property and the Stringtown and McDowell intersection



Proposed Work Location

Section of the Grove City zoning map along showing the proposed work location

Images of the Building and Renderings



View from the Southeast corner of the parking lot looking North



View from the McDowell Road (East) edge of the property looking West



Top-Down rendering of the proposed project. Note there are no solar panels on the North-facing side of the roof.



South-angled top-down rendering of the proposed project.

Materials & Colors- The proposed installation has been designed to blend with the design aesthetic of the existing commercial bank building. The solar panels will be flush mounted to the roof and will not exceed the overall height of the building. The proposed solar panels are black with light gray racking. The solar panels have an anti-reflective coating to reduce glare. The side mounted building equipment will be placed near existing side mounted building equipment and be buffered by existing landscaping.



Sample photo of a completed JP Morgan Chase solar project



Sample photo of a completed JP Morgan Chase solar project

III. APPLICABLE SECTIONS OF THE TOWN ZONING ORDINANCE

The following sections of Zoning Ordinances are applicable to this application:

Grove City 2050 Community Plan Guiding Principals

- 1. The City's small-town character shall be preserved while continuing to bring additional employment opportunities, residents and amenities to the community.**

The proposed solar installation will preserve the small town character of Grove City by decreasing reliance on out of town energy sources.

- 2. Quality design shall be emphasized for all uses to create an attractive and distinctive public and private realm**

The solar installation has been designed to maximize solar exposure while minimizing aesthetic impact. The nature of solar power and design of this slanted roof does not allow for panels to be fully screened. The panels are visible but will not stand out.

- 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.**

The proposed solar installation will have no impact on existing street or sidewalks.

- 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.**

The addition of solar to an existing roof-top both preserves open spaces and encourages sustainable practices. The Grove City 2050 Community Plan Objective LU6.1 specifically encourages incorporating sustainability practices into the zoning code and has an accompanying photo of solar panels on a pitched roof. The addition of solar to this site will conform with the spirit and intent of the 2050 Community Plan.

- 5. Development shall provide the City with a net fiscal benefit.**

The proposed solar installation will not provide the City with a direct fiscal benefit but it will allow decreased reliance on out of town energy sources.

The addition of solar to an existing roof-top both preserves open spaces and encourages sustainable practices. The Grove City 2050 Community Plan Objective LU6.1 specifically encourages incorporating sustainability practices into the zoning code and has an accompanying photo of solar panels on a pitched roof. The addition of solar to this site will conform with the spirit and intent of the 2050 Community Plan.

1143.03 CRITERIA FOR EVALUATION.

In considering the appropriateness of any proposed change to the exterior surface of structures in the areas regulated, the Chief Building and Zoning Official, or Planning Commission and Council in the case of appeal, as established in 1143.05(b), shall consider the following:

- (a) The distinguishing qualities or character of the area in which the proposed change is located shall not be diminished. Changes should be harmonious with or a betterment of the qualities and character of the surrounding properties. Changes, which result in the removal or alteration of any material or distinctive architectural features, shall be discouraged.**

The character of the area is commercial development with a wide variety of building types. The addition of solar panels to the existing roof will enhance the character of the area by encouraging sustainable practices. The solar panels have an anti-reflective coating so that glare will not impact the surrounding properties.

- (b) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site should be treated with sensitivity.**

The solar panel installation will not impact any distinctive stylistic features or skilled craftsmanship work.

- (c) Every reasonable effort shall be made to protect and preserve archaeological resources on or adjacent to the property.**

The proposed installation is on a commercially zoned street, and not located in a historic district. There are no known archaeological resources on the property or any adjacent properties.

- (d) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy architectural or cultural material, and such design is compatible with size, scale, color, material and character of the property, neighborhood or environment.**

The alteration of adding contemporary solar panels to an existing roof will not impact architectural or cultural material. The solar panels will not increase the size or scale of the existing building. The color and material are neutral colors that are compatible with the existing building and character of the commercial zoning on the street.

(e) Compliance with any other Regulated District established in the Codified Ordinances for the City.

Grove City does not have zoning code specifically for roof-top solar. The panels will not exceed the height of the building and will comply with the 20' height limit in a C-3 zone.