

### CITY OF SANDUSKY BOARD OF ZONING APPEALS MEETING

#### July 20, 2017 4:30 p.m. 1ST FLOOR CONFERENCE ROOM, CITY BUILDING <u>AGENDA</u>

#### Review of minutes from the June 15, 2017 Meeting

#### Adjudication hearing to consider the following:

- 1. Sarah Porter, has submitted an application for a use variance to allow for a commercial use at the property located at 332 Lawrence Street.
- 2. Sandusky City Schools has filed an application for a 4'-6", a 10'-4", and a 50'-5" variance to the side yard to allow the construction of a two story elementary school at 2020 Hayes Avenue.

Next Meeting: August 23, 2017

Please notify staff at least 2 days in advance of the meeting if you cannot attend. Thank you.

#### Board of Zoning Appeals June 15 2017 Minutes

Chairman Feick called the meeting to order at 4:30 PM. The following members were present: Dr. Semans, Mr. Dan Delahunt and Chairman John Feick. Ms. Casey Sparks and Ms. Angela Byington represented the Planning Department; Mr. Trevor Hayberger represented the Law Department and Courtney Dunlap-Knoll, Clerk from Code Enforcement. Mr. Kevin Zeiher arrived before the agenda items were presented and Mr. Matthews arrived during the second agenda item.

Mr. Delahunt moved to approve the meeting minutes from the May 18, 2017 meeting as written. Dr. Semans seconded the motion. With no discussion, the motion carried unanimously.

Chairman Feick swore in audience members and staff that wished to speak on any of the applications on the agenda during the adjudication hearing.

Ms. Sparks reported that Kelly Dete has filed an application for a 5' variance to the front yard setback to allow the construction of a residential addition at **1915 Cedar Point Road**. The property is zoned as R1-75 which would require a 35' front yard setback. The applicant is proposing to raze the existing detached garage and build an attached garage. The applicant has indicated that the addition within the front yard will not extend past the existing front plain of the current residential structure. The current home has an existing residential setback of 30'. Other than the front setbacks, the proposed residential addition will meet all other required setbacks per Section 1129.14. Planning Staff would recommend approval of similar cases within this area and the applicant is proposing to uphold the character of the home and neighborhood by constructing the residential addition within the same plain of the existing single family dwelling.

Mr. Stephen Zigo, Norwalk, Ohio stated that he is the architect for the project stated that he had no additional comments.

Mr. Zeiher moved to approve the request and recommend that the 5' variance be conditioned that all building permits are obtained and that the residential addition does not exceed the required height of 30'. Dr. Semans seconded the motion. With no further discussion, the motion was approved unanimously (4/0).

Ms. Sparks reported that Duwayne Rapp has filed an application for a 10x8 shed in the rear yard of the property located at **430 Lawrence Street**. The property is zoned as R2F residential two family. The property is located on a corner lot as such the code would require the shed to be setback from the side street line not less than required for the adjacent main building plus five feet. The applicant has also proposed to locate the fence closer than 10' from the main structure. Staff recognizes that there is limited area for the proposed shed to meet the setback requirements due the size of the existing garage and the size of the rear lot. Planning staff also recognizes that the proposed garage meets the required lot coverage for the rear lot

and would not provide an impact to surrounding property owners. Staff would recommend approval of the variance with the condition that the shed receive a building permit.

Mr. Feick asked if anyone wished to speak in favor of the request. Mr. Duwayne Rapp, 904 Stone Street stated that he has been approving the property at Lawrence Street. He stated that this is a vinyl shed that would not be a permanent structure and no cement slab would be put in. He needs more room in his garage.

Mr. Delahunt asked which way the doors would open. Mr. Rapp stated that the doors would open toward the house.

Mr. Delahunt moved to approve the request. Mr. Zeiher seconded the motion. With no further questions, the motion was approved with a unanimous vote (5/0).

Ms. Sparks reported that James Matthews has filed an application for a 6' chain-link fence within the side yard and a 3' chain-link fence within the front yard on the lot adjacent to **1215 Ransom Street.** The property owner received the lot through the Land Bank in July 2013. The Zoning Code requires a 4' fence within the side yard and a 3' decorative fence within the front yard. The applicant has requested the 6' high fence within the side yard for screening purposes. Planning staff recognizes that the Board of Zoning Appeals has recommended approval of other 6' high fences within the side yard and the applicant is proposing to begin the 6' fence behind the front plain of the adjacent residential property; as such staff would recommend approval of the side yard fence. Planning staff would recommend denial of the non-decorative fence within the front yard as the code does require a uniform design amongst fences. Planning Staff does recognize that if a decorative fence is utilized within the front yard of the property, this would create a situation in which three different fencing types are on the property. As the Board is aware the code encourages a uniform design in fencing types.

Chairman Feick asked if Staff knew which property owner had a problem with the request. Ms. Sparks stated that it was the neighbor where they are putting the side yard fence.

Mr. Delahunt asked whether Staff recommended the Board approve the 3' decorative fence. Ms. Sparks stated that from a Staff perspective, they could not recommend approval of a nondecorative fence as it may set a standard against Zoning Code requirements. However, the request would create a uniform design in fencing types on this property, which is what the Zoning Code encourages. She stated that it would be up to the Board to approve or deny.

The Board discussed that the chain-link fencing in the front yard would be beneficial to the applicant as opposed to different types of fencing on one property. Mr. Feick stated that for the Boards purpose and moving forward, that he doesn't have a problem with approving a non-decorative fence but there has to be a rational reason. It was also noted that chain-link fencing can be made more decorative. Chairman Feick stated that this is a unique situation.

Dr. Semans made a motion to approve the variance for a 6' fence within the side yard. Mr. Zeiher seconded the motion. With no further discussion, the motion was approved with a 4/0 vote; Mr. Matthews abstained.

Dr. Semans moved to approve a 3' chain-link in the front yard to match the fence to be constructed in the side yard in order to keep uniformity in the fencing. Mr. Zeiher seconded the motion. With no further discussion, the motion was approved with a 4/0 vote; Mr. Matthews abstained.

Ms. Sparks announced that there is a Public Meeting next Thursday June 22, 2017 in the State Room, State Theatre on Columbus Avenue from 6:00pm – 8:00pm to discuss the Sandusky East Bay Plan.

The regularly scheduled meeting will be July 20, 2017. Mr. Feick notified Staff that he will not be in attendance for that meeting.

With no further business, the meeting was adjourned at 4:50pm.

APPROVED:

Debi Eversole, Clerk

John Feick, Chairman

CITY OF SANDUSKY, OHIO DEPARTMENT OF DEVELOPMENT DIVISION OF PLANNING

## BOARD OF ZONING APPEALS REPORT

### APPLICATION FOR USE VARIANCE TO ALLOW FOR COMMERICAL USE ON THE FIRST FLOOR AT 332 LAWRENCE STREET

Reference Number: BZA-20-17

Date of Report: July 13, 2017

Report Author: Casey Sparks, Chief Planner



### City of Sandusky, Ohio Board of Zoning Appeals Report

#### BACKGROUND INFORMATION

Sarah Porter, has submitted an application for a use variance to allow for a commercial use at the property located at 332 Lawrence Street. The following information is relevant to this application:

Applicant/		
Property Owner:	Sarah Porter	Street
	Sandusky, Ohio	44870
Site Location:	332 Lawrence S Sandusky, Ohic	Street 9 44870
Zoning:	"R2F" Two Fat	mily Residential
Existing Use:	Vacant	
Proposed Use:	Commercial Use on first floor and three units on second floor, the applicant h applied for a special residential permit through Planning Commission for the approval of the third unit	
Applicable Plans & I	Regulations:	City of Sandusky Zoning Code Section 111.06 Schedule of Permitted Building and Uses:
Variance Requested:	:	1) A variance to permit commercial on the first floor within the R2F Residential Two zoning district
Variance Proposed:		2) The applicant proposes commercial on first floor at 332 Lawrence Street.

#### SITE DESCRIPTION

The subject property is currently located within the "R2F" Two Family Residential District. The subject property is adjacent to single family residential district. The parcel of the subject property is pointed out:

#### 332 Lawrence Street







#### **DIVISION OF PLANNING COMMENTS**

The applicant has purchased 332 Lawrence Street and has requested a use variance to allow commercial on the first floor. The existing building has been vacant for two years, there was previously a commercial business and three units within this facility. The first floor is currently 714 square feet. There were previous correspondence with planning staff dated back to 1997 regarding the use of the building being utilized for first floor commercial use and three apartment units, however since it has been vacant for two years the applicant is required to seek a use variance for the proposed commercial use. The applicant has also applied to Planning Commission for a special residential occupancy permit to allow for the third unit. In the application, the applicant stated the following as to the necessity of the variance:

"I purchased this building for the purpose of renting or leasing out the space as an office. I was not aware that because of the building was vacant for the previous variances had lapsed. I am applying "in effect" have the previous variance reinstated".

It is important to note that staff was not able to locate any previous variance issued for the commercial use on this property, however as stated records show it was previously utilized as a commercial use on the first floor.

The Code states that no variance to the provision or requirements of the Zoning Code shall be granted by the Board unless the Board has determined that a practical difficulty does exist or will result from the literal enforcement of the Zoning Code. The factors to be considered and weighed by the Board in determining whether a property owner has proved practical difficulty include:

#### Section 1111.06(c)(1)

A.

Whether the variance is substantial; The variance sought in this case is not substantial, as the building layout appears to be set up for a commercial use on the first floor and was previously a commercial use. Staff has found files that indicate that an office use was present within the building in 1988 and the application states that this area was previously used for a tax preparer.

# B. Whether the essential character of the neighborhood would be substantially altered or whether adjoining property would suffer a substantial detriment as a result of the variance;

The immediate adjacent properties are zoned as R2F Two Family Residential, however an adjacent parcel is currently zoned as Local Business. The parking area is a factor that must be considered, the existing site utilizes on- street parking and there is currently no off-street parking available. The application indicates that the proposed uses for the site would be insurance office, attorney, accountant, etc. Section 1149.05 of the Planning & Zoning Code would require 3 parking spaces for this use, however the existing site is non-conforming as it does not provide any offstreet parking for either the apartment units or the businesses. Staff believes that these uses do not require a large amount of parking as such would not be a large impact to the adjoining property owners.

### C. Whether the variance would adversely affect the delivery of government services (i.e. water, sewer, garbage, fire, police or other);

The proposed use variance would not affect the delivery of government services, and would not impact a right-of-way, utility line or block access for emergency vehicles.

### D. Whether the property owner purchased the property with the knowledge of the zoning restriction;

The applicant has stated that she was not aware of the approval process. Since the property has been vacant for more than a year it would require a variance and a special residential permit for the commercial use and the third rental unit.

### E. Whether the property owner's predicament can be resolved through some method other than a variance;

A variance is the only way to resolve the owner's predicament and operate a commercial use on the first floor, however a residential occupation permit could be open to the renters within the building.

### F. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by the granting of the variance;

It is the opinion of the Planning staff that allowing a use variance for commercial on the first floor is in keeping with the spirit and intent of the Zoning Code as there was previously a business use located within this space and the layout of the building appears to be set up for commercial uses.

### G. Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without a variance; and

The applicant has indicated that the existing property would not be able to yield a reasonable rate of return if the use variance is not granted. The applicant assumed when purchasing the property that commercial use was permitted within this area.

### H. Whether the granting of the variance will be contrary to the general purpose, intent and objective of the Zoning Code or other adopted plans of the City.

It does appear that the proposed variance would be contrary to the general purpose, intent or objectives of the Zoning Code or the Comprehensive Plan. As stated the first floor area was previously utilized as a commercial use.

Other conditions that the Zoning Board of Appeals must determine have been met include the following:

#### Section 1111.06(c)(2):

A. That the variance requested arises from such a condition which is unique and which is not ordinarily found in the same zoning district and is created by the Zoning Code and not by an action or actions of the property owner or the applicant;

The site proposes a unique condition as the building had previously been a three unit apartment and a commercial use, however since it has sat vacant for more than one year formal variances and special residential occupancy permits are required through both the Board of Zoning Appeals and Planning Commission.

### B. That the granting of the variance will not adversely affect the rights of the adjacent property owners or residents;

In Planning Staff's opinion, permitting a use variance for this commercial use on first floor would not affect the rights of the adjacent property owners, as stated an office use would not require a large amount of parking as such on-street parking would not be detrimental to the surrounding area. That the strict application of the Zoning Code of which the variance requested will constitute unnecessary hardship upon the property owner or the applicant;

The applicant has communicated that without the use variance it would be difficult to recoup the investment in property, currently the property is only permitted to be used as a two family dwelling.

That the variance desired will not adversely affect the public health, safety, morals or general welfare; and

The proposed use variance would not appear to adversely affect the public health, safety, morals or general welfare of the neighborhood. The applicant has indicated that the use variance would assist him in bringing this home back to a condition that would benefit the neighborhood.

### C. That the granting of the variance desired will not be opposed to the general spirit and intent of the Zoning Ordinance.

Granting a use variance for one specific property does appear to be contrary to the general spirit, intent or objectives of the Zoning Code or the Comprehensive Plan.

#### CONCLUSION/RECOMMENDATION

Staff recognizes that the property is zoned as two family, however it has previously been utilized for commercial and a three family unit. Staff recognizes that all of the parking is on-street, however the proposed uses would not require a substantial amount of parking and the structure had previously been utilized for commercial and three apartment units. Staff would recommend approval of the use variance for commercial use on the first floor contingent on the commercial use being limited to one of the following uses: insurance office, attorney office, accountant office, or similar uses.



### CITY OF SANDUSKY PLANNING DIVISION APPLICATION FOR BOARD OF ZONING APPEALS APPROVAL

Variance to Regulations of the City of Sandusky Zoning Code				
APPLICANT/AGENT INFORMATION:				
Property Owner Name:	SARAH L. PORTER			
Property Owner Address:	326 Lawrence St.			
	Sandusky OH 44870			
Property Owner Telephone:	724-942-4640 Check if okav to Text			
Email	Sallykinsp@ all. com			
Contact Person:	Self			
Authorized Agent Name:	<i>V</i>			
Authorized Agent Address:				
Authorized Agent Telephone:	Check if okay to Text			
Email				
Contact Person:				
Meeting with Staff	self			
APPLICATION #BZA-001	UPDATED 07/02/14 Page 1 of 5			

LOCATION AND DESCRIPTION OF PROPERTY: (332 LI Municipal Street Address: 334 Lawrence office ad Legal Description of Property (check property deed for description): Being the West one-Kalf (2) of Lot. No. Twenty (20) on Cawrence tone-half South Fourteen (14) Or Source Street Permanent Parcel Number: 59-00158,000 59. Ward 4 Zoning District: **VARIANCE INFORMATION:** Section(s) of Zoning Code under which a variance is requested: 1111.06 Powers of the Board of Zone C-2 Other varian Variance(s) Requested (Proposed vs. Required): To use 714 sqft of existing first floor space in existing building for commercial office. isting building **APPLICATION #BZA-001** UPDATED 07/02/14 Page 2 of 5

**DETAILED SITE INFORMATION:** Land Area of Property: 8015 Ag ft (sq. ft. or acres) Total Building Coverage (of each existing building on property): Building #1: \_2563 (in sq. ft.) Building #2: \_N/A Building #3: N/A Additional: Total Building Coverage (as % of lot area): 32.%Proposed Building Height (for any new construction): N/ANumber of Dwelling Units (if applicable): potential for 3-seeking use permit Number of Accessory Buildings: **DESCRIPTION OF DEVELOPMENT PROPOSAL (Describe your development plans in as much** detail as possible): No visable development required. This variance is a request to use existing space in the biulding for a commercial office, such as insurance office, attorney, accountant, etc. This space was previously used by a tax preparer ) as a commercial office. UPDATED 07/02/14 **APPLICATION #BZA-001** Page 3 of 5

NECESSITY OF VARIANCE (Describe why not obtaining this variance would cause you hardship or practical difficulty and what unique circumstances have caused you to file for a variance): Depurchased this building for leasing out the space as an o that because the build ling was I evenus variance had lapsed. have the pre ale **APPLICATION AUTHORIZATION:** 

If this application is signed by an agent, authorization in writing from the legal owner is required. Where owner is a corporation, the signature of authorization should be by an officer of the corporation under corporate seal.

Signature of Owner or Agent

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of \_\_\_\_\_\_ (municipal street address of property, I hereby authorize \_\_\_\_\_\_ to act on my behalf during the Board of Zoning Appeals approval process.

Signature of Property Owner

Date

**APPLICATION #BZA-001** 

UPDATED 07/02/14 Page 4 of 5

#### REQUIRED SUBMITTALS:

10 copies of a site plan (drawn to scale and dimensioned) which shows the following items:

- a) Property boundary lines
- b) Building(s) location
- c) Driveway and parking area locations
- d) Location of fences, walls, retaining walls
- e) Proposed development (additions, fences, buildings, etc.)
- f) Location of other pertinent items (signs, outdoor storage areas, gasoline pump islands, etc.)

\$100.00 filing fee

### **APPLICATION MUST BE COMPLETELY FILLED OUT!**

NOTE: Applicants and/or their authorized agents are strongly encouraged to attend Board of Zoning Appeals meetings.

STAFF USE ONLY:

Date Application Accepted: \_\_\_\_\_Permit Number: \_\_\_\_\_

Date of Board of Zoning Appeals Meeting:

Board of Zoning Appeals File Number: \_\_\_\_\_

City Of Sandusky Planning Division 222 Meigs St. Sandusky, Ohio 44870 419.627.5873

APPLICATION #BZA-001

UPDATED 07/02/14 Page 5 of 5

SARAH PORTER SITE PLAN Scale: 1" = 20' 5 23° 38' 05" E 80.47' 41.25 迕 AWN LAWN 82.5 GARBAGE N DOR TOFF STREET CONC, WALK PARKING (CONC. ADAMS STREET 000 ,19.66 MALK TOOR existing 2 story building Doof CONCRETE ONC. WAL LAWN CONC. WALK Dook PLANTER N 23°38'05" W CONC, SIDEWALK LANN CONCINALK LAWN AREA 33.0 LAWRENCE STREET 66FT 41.25'

PREPARED: 6/15/17

LOT AREA: 8015 pg ft BLDG COVERAGE: 0 2563 pg ft FLOOR AREA: 4577, Agft. AREA OF ADDITION : BLDG HEIGHT: 2 stories + roof 25-28' LANDSCAPED AREA: 60 Aq ft. No, of Parking PLACES; 1

CITY OF SANDUSKY, OHIO DEPARTMENT OF DEVELOPMENT DIVISION OF PLANNING

## BOARD OF ZONING APPEALS REPORT

APPLICATION FOR VARIANCES TO THE SIDE YARD SETBACK TO ALLOW CONSTURCTION OF TWO STORY ELEMENTARY BUILDING AT 2020 HAYES AVENUE.

Reference Number: BZA-21-17

Date of Report: July 13, 2017

Report Author: Casey Sparks, Chief Planner



### City of Sandusky, Ohio Board of Zoning Appeals Report

#### BACKGROUND INFORMATION

Sandusky City Schools has filed an application for a 4'-6", a 10'-4", and a 50'-5" variance to the side yard to allow the construction of a two story elementary school at 2020 Hayes Avenue. There are three portions of the building along Buchanan Street which do not meet the required 75' side yard setback required for educational facilities located within the Public Facility zoning district. The following information is relevant to this application:

		SITE DESCRIPTION
Variance Requested:		1) Side yard variances requested: 4'-6", 10'-4", 50'-5" to the northern boundary (side yard) of the site
Applicable Plans & I	Regulations:	City of Sandusky Zoning Code Section 1123.04
Existing Use:	Vacant Lot	
Zoning:	"PF"/Public Fa	cility
Site Location:	2020 Hayes Ave	nue
Authorized Agent:	Lesko Associates, Inc. 27955 Clemens Road Westlake, Ohio 44145	
Applicant/ Owner:	Sandusky City School Districts 407 Decatur Street Sandusky, Ohio 44870	

The subject property is located at 2020 Hayes Avenue and is currently zoned as "PF" Public Facility and is adjacent to other properties zoned as Public Facility.

Pierce St St State Ree Johnson, St Knapp St S homas Noveliny St Grant St. -05671.000 57-69021.000 GIANT ST 4

2020 Hayes Avenue

Below is the zoning map and aerial image of the subject property is found below and the parcel of the subject property is pointed out:



#### DIVISION OF PLANNING COMMENTS

The applicant has to construct a two story elementary school at 2020 Hayes Avenue. Several portions of the building located along the northern property line do not meet the required side yard setback of 75'. The proposed layout of the building allows the street access along Hayes Avenue via a shared drive with the high school, buss traffic will be accessed from Buchanan Street. The proposed building is to be 145, 638 square feet and will serve grades 3-6.

In the application, the applicants state the following as to the necessity of the variance:

'This is a large building on a relatively small site. It is important to the design to tilt the axis of the northwest wing to create an interesting view from Hayes Street while creating a wide plaza."

The Code states that no variance to the provision or requirements of the Zoning Code shall be granted by the Board unless the Board has determined that a practical difficulty does exist or will result from the literal enforcement of the Zoning Code. The factors to be considered and weighed by the Board in determining whether a property owner has proved practical difficulty include: Section 1111.06(c)(1)

#### A. Whether the variance is substantial;

The variance sought in this case is not be substantial, staff recognizes that the existing setbacks for the public facility district are substantial for this type of use. This existing site is located adjacent to the existing high school and other properties zoned public facility, as such the building will not be an impact to the surrounding properties.

# B. Whether the essential character of the neighborhood would be substantially altered or whether adjoining property would suffer a substantial detriment as a result of the variance;

The essential character of the neighborhood would not be altered, as stated the property is surrounded by other properties zoned as public facility and public facility uses.

### C. Whether the variance would adversely affect the delivery of government services (i.e. water, sewer, garbage, fire, police or other);

The proposed variance would not affect the delivery of government services.

### D. Whether the property owner purchased the property with the knowledge of the zoning restriction;

The property owner was aware of the proposed zoning restrictions, however due to the size of the lot and the required design of the facility the variances were requested.

### E. Whether the property owner's predicament can be resolved through some method other than a variance;

The owner's predicament can only be resolved through a variance.

### F. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by the granting of the variance;

Staff believes that the spirit and intent of the zoning code would be observed with granting of the variances as the building is designed to assure safety of the students and to create a school campus environment.

### G. Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without a variance; and

In this instance, the property would not yield a reasonable return without the variance as it is surrounded by other school facilities and properties zoned as PF Public Facilities.

### H. Whether the granting of the variance will be contrary to the general purpose, intent and objective of the Zoning Code or other adopted plans of the City.

The proposed variance will not be contrary to the general purpose, intent and objective of the Zoning Code or other adopted plans of the City.

Other conditions that the Zoning Board of Appeals must determine have been met include the following:

#### Section 1111.06(c)(2):

A. That the variance requested arises from such a condition which is unique and which is not ordinarily found in the same zoning district and is created by the Zoning Code and not by an action or actions of the property owner or the applicant;

The variance requested does arise from a unique condition as the proposed building is larger to accommodate the use and the lot is relatively small. The applicant currently owns the parcel and is intending to create a campus environment for the students, as such this parcel was chosen for the development.

### B. That the granting of the variance will not adversely affect the rights of the adjacent property owners or residents;

In Planning Staff's opinion granting of the variance would not affect the rights of the adjacent property owners as the majority of the surrounding properties are utilized by other public facilities, i.e. the school and the hospital.

That the strict application of the Zoning Code of which the variance requested will constitute unnecessary hardship upon the property owner or the applicant;

Strict enforcement of the Code would require the applicant to place the building 75' from the side property line, as such the building design would need to be altered which would not accommodate the needs of the facility.

### That the variance desired will not adversely affect the public health, safety, morals or general welfare; and

The proposed variances would not appear to adversely affect the public health, safety, morals or general welfare of the neighborhood.

### C. That the granting of the variance desired will not be opposed to the general spirit and intent of the Zoning Ordinance.

The proposed variances will not oppose the general spirit and intent of the zoning ordinance.

#### CONCLUSION/RECOMMENDATION

In conclusion, planning staff recommends approval of the 4'-6", 10'-4", 50'-5" variances to the side yard for the construction of an elementary school at 2020 Hayes Avenue. Staff believes that the construction of the educational facility will greatly benefit the neighborhood and community.



### CITY OF SANDUSKY PLANNING DIVISION APPLICATION FOR BOARD OF ZONING APPEALS APPROVAL

Variance to Regulations of the City of Sandusky Zoning Code				
APPLICANT/AGENT INFORMATION:				
Property Owner Name:	SANDUSKY CITY SCHOOL DISTRICT			
Property Owner Address:	407 DECATUR ST.			
	SANDUSKY, OHIO 44870			
Property Owner Telephone:	(419) 626 - 6940 Check if okay to Text			
Email	ktoms@scs-k12.net			
Contact Person:	Kevin Toms, Director OF FACILITIES			
Authorized Agent Name:	LEGKO ASSOCIATES, INC.			
Authorized Agent Address:	27955 CLEMENS RD.			
	WESTLAKE, OH 44145			
Authorized Agent Telephone:	(440)- 835 · 0850			
Email	rblatchford Clesko-associates.com			
Contact Person:	Robert Blatchford.			
Meeting with Staff	· · · · · · · · · · · · · · · · · · ·			
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LOCATION AND DESCRIPTION OF PROPERTY:
Municipal Street Address: 2020 HAYES ST.
Legal Description of Property (check property deed for description): SEE_ATTACHED_LEGAL_DESCRIPTION
Permanent Parcel Number: 57-69021.000
Zoning District: PF
VARIANCE INFORMATION:
Section(s) of Zoning Code under which a variance is requested:
1123.04 YARD REGULATIONS
Variance(s) Requested (Proposed vs. Required):
THE 75' SET BACK CANNOT BE MAINTAINED FOR
THE ENTIRE NORTH BOUNDARY. ONE SMALL PORTION
EXTENDS 4-6" BEYOND THE SET BACK. ANOTHER
SMALL PORTION EXTENDS 10-4" BEYOND AND
ANOTHER PORTION EXTENDS TO 50' BEYOND.
APPLICATION #BZA-001 UPDATED 07/02/14 Page 2 of 5

DETAILED SITE INFORMATION:
Land Area of Property: 10.87 AC (sq. ft. or acres)
Total Building Coverage (of each existing building on property):         Building #1:       107,542         (in sq. ft.)       Building #2:         Building #3:       NA         Additional:       NA
Total Building Coverage (as % of lot area): <u>22.7</u>
Proposed Building Height (for any new construction): 35
Number of Dwelling Units (if applicable): <u>NA</u>
Number of Accessory Buildings: <u>NONE</u>
DESCRIPTION OF DEVELOPMENT PROPOSAL (Describe your development plans in as much detail as possible):
THIS IS A TWO STORY ELEMENTARY SCHOOL SERVING GRADES
3 THROUGH G. TOTAL BUILDING SFIS 145,638.
THE ONLY HAYES STREET ACCESS WILL BE THE
SHARED DRIVE WITH THE HIGH SCHOOL. BUS TRAFFIC
WILL A-COESS FROM BUCHANAN ST.
APPLICATION #BZA-001 UPDATED 07/02/14 Page 3 of 5

NECESSITY OF VARIANCE (Describe why not obtaining this variance would cause you hardship or practical difficulty and what unique circumstances have caused you to file for a variance): THIS IS A LARGE BUILDING ON A RELATIVELY SMALL				
SITE. IT IS IMPORTANT TO THE DESIGN TO TILT				
THE AXIS OF THE NORTHWEST WING TO CREATE AN				
INTERESTING VIEW FROM HAYES STREET WHILE				
CREATING A WIDE PLAZA.				
• .				
APPLICATION AUTHORIZATION:				
If this application is signed by an agent, authorization in writing from the legal owner is required. Where owner is a corporation, the signature of authorization should be by an officer of the corporation under corporate seal. $\frac{6/30/11}{Date}$ Signature of Owner or Agent				
PERMISSION TO ACT AS AUTHORIZED AGENT: As owner of <u>2020</u> HAYES ST (municipal street address of property, I hereby authorize <u>LESKO</u> <u>AGEOCIATES</u> to act on my behalf during the Board of Zoning Appeals approval process.				
Signature of Property Owner Date				
APPLICATION #BZA-001 UPDATED 07/02/14				

#### REQUIRED SUBMITTALS:

10 copies of a site plan (drawn to scale and dimensioned) which shows the following items:

- a) Property boundary lines
- b) Building(s) location
- c) Driveway and parking area locations
- d) Location of fences, walls, retaining walls
- e) Proposed development (additions, fences, buildings, etc.)
- f) Location of other pertinent items (signs, outdoor storage areas, gasoline pump islands, etc.)

\$100.00 filing fee

### **APPLICATION MUST BE COMPLETELY FILLED OUT!**

NOTE: Applicants and/or their authorized agents are strongly encouraged to attend Board of Zoning Appeals meetings.

STAFF USE ONLY:

Date Application Accepted: \_\_\_\_\_Permit Number: \_\_\_\_\_

Date of Board of Zoning Appeals Meeting:

Board of Zoning Appeals File Number:

City Of Sandusky Planning Division 222 Meigs St. Sandusky, Ohio 44870 419.627.5873

APPLICATION #BZA-001

UPDATED 07/02/14 Page 5 of 5

#### DESCRIPTION

The Galleon<sup>™</sup> LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated.

### McGRAW-EDISON®



Catalog #	Туре
Project	
Comments	Date
Prepared by	

#### SPECIFICATION FEATURES

#### Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, diecast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested. Optional toolless hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

#### Optics

Choice of 16 patented, highefficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 6000K CCT and 3000K CCT. For the ultimate level of spill light control, an optional house side shield accessory can

#### DIMENSIONS

#### POLE MOUNT

#### be field or factory installed. The house side shield is designed to seamlessly integrate with the SL2, SL3, SL4 or AFL optics.

#### Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. Standard with 0-10V dimming. Shipped standard with Cooper Lighting proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 530mA and 700mA drive currents.

#### Mounting

Extruded aluminum arm includes internal bolt guides allowing for

easy positioning of fixture during assembly. Designed for pole or wall mounting. When mounting two or more luminaires at 90° or 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table on page 3. Round pole top adapter included. For wall mounting, specify wall mount bracket option. 3G vibration rated.

#### Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

#### Warrantv

Five-year warranty.



### GLEON GALLEON LED

1-10 Light Squares Solid State LED

#### **AREA/SITE LUMINAIRE**



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### 6-3/16" [157mm]

DIMENSION D	ATA
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Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length <sup>1</sup>	Weight with Arm (ibs.)	EPA with Arm <sup>2</sup> (Sq. F1.)
1-4	15-1/2" (394mm)	7* (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10° (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7* (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7* (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

10-5/32" [256mm]

NOTES: 1 Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table. 2 EPA calculated with optional arm length.

### **Cooper Lighting**

by E.T.N

\*www.designlights.org

7/16

[61mm]



CERTIFICATION DATA UL/cUL Wet Location Listed

#### Electronic LED Driver >0.9 Power Factor <20% Total Harmonic Distortion 120V-277V 50/60Hz 347V & 480V 60Hz 40°C Min. Temperature 40°C Max. Temperature 50°C Max. Temperature (HA Option)



ISO 9001

#### OPTIC ORIENTATION



#### OPTICAL DISTRIBUTIONS



#### ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLEON-AE-01	7" Arm (Siandard)	7" Arm (Standard)
GLEON-AE-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-03	7" Arm (Standard)	7* Arm (Standard)
GLEON-AE-04	7" Arm (Standard)	7° Arm (Standard)
GLEON-AE-05	10" Extended Arm (Required)	7* Arm (Standard)
GLEON-AE-06	10" Extended Arm - (Required)	7" Arm (Standard)
GLEON-AE-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AE-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AE-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AE-10	16" Extended Arm (Required)	16" Extended Arm (Required)



**Cooper Lighting** by F:T-N

Eaton 1000 Eston Boulevard Cleveland, OH 44122 United States Eaton.com

Eaton's Cooper Lighting Business 1121 Highway 74 South Peachtree City, GA 30269 P: 770-486-4800 www.cooperlighting.com

Specifications and dimensions subject to change without notice.

#### NOMINAL POWER AND LUMENS (1A)

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Number o	f Light Squares	1	2	3	4	5	6	7	8	9	10
Drive Cur	rent	1A	1A	1A	1A	1A	1A	1A	. 1A	1A	1A
Nominal Power (Watts)		56	107	157	213	264	315	370	421	475	528
Input Curr	rent @ 120V (A)	0.47	0.90	1.31	1.79	2.21	2.64	3.09	3.51	3.96	4.41
Input Curr	ent @ 208V (A)	0.28	0.51	0.74	1.02	1,25	1.48	1.76	1.99	2.22	2.50
Input Curr	ent @ 240V (A)	0.25	0.45	0.65	0.90	1.10	1.30	1.55	1.75	1.95	2.20
Input Curr	ent @ 277V (A)	0.23	0.41	0.59	0.82	1.00	1.18	1.41	1.59	1.77	2.00
Optics											
	Lumens	5,272	10,303	15,373	20,313	25,168	30,118	35,618	40,357	45,018	49,842
12	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
700	Lumens	5,597	10,938	16,321	21,565	26,719	31,974	37,813	42,844	47,792	52,914
128	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	83-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G4	B4-U0-G5
ТЗ	Lumens	5,374	10,501	15,669	20,704	25,652	30,697	36,303	41,134	45,884	50,802
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3R	Lumens	5,493	10,735	16,017	21,164	26,222	31,379	37,110	42,048	46,904	51,930
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4FT	Lumens	5,405	10,562	15,760	20,824	25,801	30,875	36,514	41,372	46,150	51,096
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
7.00	Lumens	5,335	10,426	15,556	20,555	25,468	30,476	36,042	40,838	45,554	50,436
141	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens	5,263	10,285	15,347	20,278	25,124	30 <b>,</b> 066	35,556	40,288	44,940	49,756
SL2	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	<sup>.</sup> B4-U0-G5
	Lumens	5,373	10,500	15,667	20,701	25,649	30,693	36,298	41,128	45,878	50,794
SL3	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens	5,105	9,976	14,886	19,669	24,370	29,163	34,488	39,078	43,591	48,262
5L4	BUG Rating	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
ENO.	Lumens	5,542	10,830	16,160	21,352	26,455	· 31,658	37,439	42,421	47,320	52,392
SNQ	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4
6140	Lumens	5,644	11,029	16,457	21,745	26,942	32,241	38,128	43,202	48,191	53,356
SMQ	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
EW/0	Lumens	5,659	11,059	16,501	21,803	27,014	32,327	38,230	43,317	48,320	53,498
5000	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens	4,722	9,227	13,767	18,191	22,539	26,971	31,897	36,141	40,315	44,635
SLUSLK.	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
DIA/	Lumens	5,492	10,732	16,014	21,159	26,216	31,372	37,101	42,038	46,893	51,918
F144	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
451	Lumens	5,512	10,771	16,072	21,236	26,311	31,486	37,236	42,191	47,063	52,107
AFL	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4

\* Nominal data for 4000K CCT.

Cooper Lighting

Eaton 1000 Eaton Boulevard Cleveland, OH 44122 United States Eaton.com Eaton's Cooper Lighting Business 1121 Highway 74 South Peachtree City, GA 30269 P: 770-486-4800 www.cooperlighting.com

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#### NOMINAL POWER AND LUMENS (700MA)

Number o	f Light Squares	1	2	3	4	5	6	. 7	8	9	10
Drive Cur	rent	700mA	700mA	700mA							
Nominal F	ower (Watts)	38	72	105	138	176	210	243	276	314	348
Input Cun	rent @ 120V (A)	0.32	0.59	0.86	1.14	1.45	1.72	2	2.28	2.58	2.86
Input Cur	rent @ 208V (A)	0.21	0.36	0.51	0.67	0.87	1.02	1.18	1.34	1,53	1.69
Input Cun	rent @ 240V (A)	0.19	0.32	0.45	0.59	0.77	0.90	1.04	1.18	1.35	1.49
Input Curr	rent @ 277V (A)	0.20	0.29	0.40	0.51	0.69	0.80	0.91	1.02	1.20	1.31
Optics											
T2	Lumens	3,854	7,531	11,237	14,847	18,395	22,013	26,033	29,497	32,904	36,430
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2+U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
	Lumens	4,091	7,995	11,929	15,762	19,529	23,370	27,638	31,316	34,932	38,676
T2R	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0+G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
	Lumens	3,928	7,676	11,453	15,133	18,750	22,437	26,534	30,065	33,537	37,132
Т3	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
	Lumens	4,015	7,846	11,707	15,469	19,166	22,936	27,124	30,733	34,283	37,957
T3R	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens	3,951	7,720	11,519	15,221	18,858	22,567	26,688	30,240	33,732	37,347
T4FT	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens	3,900	7,620	11,370	15,024	18,615	22,276	26,343	29,849	33,296	36,864
T4W	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
SL2	Lumens	3,847	7,518	11,217	14,821	18,364	21,975	25,988	29,447	32,847	36,368
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
<u>c1</u> 2	Lumens	3,927	7,675	11,451	15,131	18,747	22,434	26,531	30,061	33,533	37,126
SL3	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens	3,731	7,292	10,880	14,376	17,812	21,315	25,208	28,562	31,861	35,275
SL4	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5
	Lumens	4;051	7,916	11,811	15,606	19,336	23,139	27,365	31,006	34,587	38,294
5NQ	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3
-	Lumens	4,125	8,062	12,029	15,894	19,692	23,565	27,869	31,577	35,224	38,999
5MQ .	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens	4,136	8,083	12,061	15,936	19,745	23,628	27,943	31,661	35,318	39,103
5WQ	BUG Rating	B3-U0-G1	83-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	' B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens	3,451	6,744	10,063	13,296	16,474	19,714	23,314	26,416	29,467	32,625
SLUSLK	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	82-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens	4,014	7,844	11,704	15,465	19,162	22,930	27,118	30,726	34,274	37,948
BW	BUG Rating	B2+U0-G1	83-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
AE1	Lumens	4,029	7,873	11,747	15,522	19,231	23,014	27,216	30,838	34,399	38,086
AFL	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

\* Nominal data for 4000K CCT.

Cooper Lighting

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#### NOMINAL POWER AND LUMENS (530MA)

Number of	Light Squares	1	2	3	4	5	6	7	8	9	10
Drive Curr	ent	530mA	530mA								
Nominal P	ower (Watts)	30	54	80	105	130	159	184	209	234	259
Input Curr	ent @ 120V (A)	0.25	0.45	0.66	0.86	1.07	1.32	1.52	1.72	1.93	2.14
Input Curr	ent @ 208V (A)	0.17	0.28	0.39	0.51	0.63	0.78	0.9	1.02	1.14	1.26
Input Curr	ent @ 240V (A)	0.17	0.25	0.35	0.45	0.55	0.70	0.80	0.90	1.00	1.10
Input Curr	ent @ 277V (A)	0.19	0.24	0.32	0.40	0.49	0.64	0.72	0.80	0.89	0.98
Optics											
TO	Lumens	3,079	6,017	8,978	11,862	14,697	17,588	20,800	23,567	26,289	29,106
12	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4
	Lumens	3,269	6,388	9,531	12,593	15,603	18,672	22,082	25,020	27,909	30,900
1211	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4
70	Lumens	3,138	6,133	9,150	12,091	14,980	17,926	21,200	·24,021	26,795	29,667
13	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
	Lumens	3,208	6,269	9,354	12,359	15,313	18,325	21,671	24,555	27,390	30,326
тэн	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
T4FT	Lumens	3,156	6,168	9,203	12,161	15,067	18,030	21,323	24,160	26,950	29,839
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
TAN	Lumens	3,116	6,088	9,084	12,004	14,872	17,797	21,047	23,848	26,602	29,453
141	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
61.0	Lumens	3,074	6,006	8,962	11,842	14,672	17,558	20,764	23,527	26,244	29,056
5L2	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
61.2	Lumens	3,138	6,132	9,149	12,089	14,978	17,924	21,197	24,018	26,791	29,662
SL3	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
	Lumens	2,981	5,826	8,693	11,486	14,231	17,030	20,140	22,820	25,456	28,184
SL3 SL4 5NQ	BUG Rating	B0-U0-G1	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5
ENO	Lumens	3,236	6,324	9,437	12,469	15,449	18,487	21,863	24,773	27,634	30,595
SNQ	BUG Rating	B1-U0-G0	B2-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2
5140	Lumens	3,296	6,441	. 9,610	12,698	15,733	18,828	22,266	25,229	28,142	31,158
SIMU	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3
EWO	Lumens	3,305	6,458	9,636	12,732	15,775	18,878	22,325	25,296	28,217	31,241
2000	BUG Rating	82-U0-G1	B3-U0-G2	84-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	_B5-U0-G4	B5-U0-G4
	Lumens	2,757	5,388	8,040	10,623	13,162	15,751	18,627	21,105	23,543	26,066
3LD3LH	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4
DW/	Lumens	3,207	6,267	9,351	12,356	15,309	18,320	21,666	24,549	27,384	30,319
1744	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	85-U0-G3
AE1	Lumens	3,219	6,290	9,385	12,401	15,365	18,387	21,745	24,638	27,484	30,429
AFL.	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3

Nominal data for 4000K CCT.

#### LUMEN MULTIPLIER

#### LUMEN MAINTENANCE

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Theoretical L70 (Hours)
25°C	> 94%	> 350,000
40°C	> 93%	> 250,000
50°C*	> 90%	> 170,000
refer t		500 b

50°C lumen maintenance data applies to 530mA and 700mA drive currents.

## Cooper Lighting

Eaton 1000 Eaton Boulevard Cleveland, OH 44122 United States Eaton.com Eaton's Cooper Lighting Business 1121 Highway 74 South Peachtree City, GA 30269 P: 770-486-4800 www.cooperlighting.com

Specifications and dimensions subject to change without notice.

#### ORDERING INFORMATION

CLEON AF DALLED FI TO CM 300

Product Family 1	Light Engine	Number of Light Squares?	Lamp Type	Voltage	Distributio	n	Color	Mounting
GLEON=Galleon	AE=1A Drive Current	01=1 02=2 03=3 04=4 05=5 06=6 07=7 08=8 09=9 10=10	LED=Solid State Light Emitting Diodes	E1=120-277V 347=347V <sup>3</sup> 480=480V <sup>3,4</sup>	T2=Type II T2=Type II T3=Type II T3=Type II T4FT=Type T4W=Type SNQ=Type SWQ=Type SU2=Type I SL3=Type I SL4=Type I SLL=90° Sp SLR=90° Sp RW=Rectan AFL=Auton	II Roadway III Roadway IV Forward Throw IV Wide V Narrow V Square Medium V Square Medium V Square Wide I w/Spill Control II w/Spill Control II w/Spill Control II w/Spill Control II w/Spill Control II gular Urght Eliminator Right ugular Wide Type I ostive Frontline	AP=Grey BZ=Bronze BK=Black Oadway DP=Dark Platinum Fonward Throw GM=Graphite Metallic Wide WH=White larrow Square Medium Square Mide (Spill Control /Spill Control /Spill Control /Spill Control Jight Eliminator Left Light Eliminator Left Light Eliminator Left Light Eliminator Right lar Wide Type I ve Frontline	
Options (Add as S	uffix)					Accessories (Order Sepa	rately)	
2L=Two Circuits <sup>24</sup> 1030=70 CRI 3000K 3030=80 CRI 3000K 1050=70 CRI 5000K 1060=70 CRI 6000K 300=570 CRI 6000K 300=570 CRI 5000K 400=570 CRI 5000K 400=570 CRI 5000K 400=570 CRI 5000K 400=570 CRI 5000K 400=570 CRI 500 400=570 CRI 500	(* (* (* Factory Set to 53) Factory Set to 70 (* Factory Set to 70 0,277 or 347V. Mu 08, 240 or 480V. N tocontrol (120, 21 I wistlock Photoco (* Photocontrol Re- bient * ** on Sensor for Din on Sensor for Din on Sensor for Din on Sensor for Din Sensor for Din Sensor for ON/OFF I Motion Sensor, vel Motion Sensor, vel Motion Sensor, vel Motion Sensor, 1 Motion Sensor	0mA " 0mA " 10mA " 10mA " 10mA " 10mB 20mB 20mB 20mB 20mB 20mB 20mB 20mB 2	Aaximum 8' Mounting '- 20' Mounting Heigh '- 20' Mounting Heigh 1' - 40' Mounting Heigh 21' - 40' Mounting Height 1' - 10' Mounting Height Wounting Height '''. ''' Mounting Height '''. ''' 0' Mounting Height '''. ''' 0' Mounting Height ''' 1'' - 16' Mounting Height r 16' - 40' Mounting Height	Height <sup>13,</sup> 14, 15, 16, 1 t <sup>13,</sup> 14, 15, 16, 17 ht <sup>13,</sup> 14, 15, 16, 18 ight (Wide Rang <sup>14</sup> 13, 14, 15, 16, 24, 21 13, 14, 15, 16, 17 , 16, 18 15, 16, 19 15, 16, 19 15, 16, 19 21 21 21 21 21 21 21 21 21 21 21 21 21	7 ej 13, 14, 15, 16, 20 15, 16, 20	OA/RA1016=NEMA Phot OA/RA102=NEMA Phot OA/RA103=Photocontro OA/RA1013=Photocontro OA/RA1013=Photocontro OA/RA1013=Photocontro MA1036-XX=Single Teno MA1037-XX=3@120° Tend MA1037-XX=3@120° Tend MA1137-XX=3@90° Tend MA1137-XX=3@90° Tend MA1137-XX=3@90° Tend MA1032-XX=3@120° Tend MA1032-XX=3@120° Tend MA1032-XX=3@120° Tend MA1032-XX=3@90° Tend MA1032-XX=3@90° Tend MA1135-XX=3@90° Tend MA1135-XX=3@10° Tend MA1	ocontrol Multi-Tap - 105-2 ocontrol - 480V ocontrol - 347V Il Shorting Cap control - 347V Il Shorting Cap control dule Replacement in Adapter for 2-3/8° 0.D. on Adapter for 3-1/2° 0.D. n Adapt	Tenon Tenon Tenon Tenon Tenon Tenon Tenon Tenon Tenon Tenon Tenon Tenon Squares Squares Squares Squares
esignLights Consortiu tandard 4000K CCT are equires the use of a st ot recommended for lay be required when actory installed.	um <sup>a</sup> Qualified, Refer t nd minimum 70 CRI. Lep down transforme use with ungrounded two or more luminal	o www.designlights.or r when combined with I, delta configured syst res are oriented on a 9	rg Qualified Products List u MS/DIM, MS/X or DIMRF; Ierns, 0° or 120° drilling pattern, f	nder Family Models Refer to arm mount	i for details. ing requirement	table.		
L is not available with xtures per pole at 90° of lot available with Lum Extended lead times ap	MS, MS/X or MS/DIA or 120*. Refer to arm aWatt wireless senso ply. Use dedicated IE	f at 347V or 460V. 2L in mounting requirement ors. S files for 3000K and 6	n AE-02 through AE-04 requ nt table. 1000K when performing lav	ires a larger housin outs, These files are	g, normaliy use a published on t	d for AE-05 or AE-06. Extended a	rm option may be required wi	en mounting two or more

#### **Cooper Lighting** by E:T.N

Eaton's Cooper Lighting Business 1121 Highway 74 South Peachtree City, GA 30269 P: 770-485-4800 www.cooperlighting.com

Specifications and dimensions subject to change without notice.

# **NEW 3-6 BUILDING** 2020 HAYES AVENUE, SANDUSKY OHIO 44870

FOR THE SANDUSKY SCHOOL DISTRICT SANDUSKY, OHIO 44870

# SUBMISSION TO PLANNING COMMISSION





# SION JUNE 30, 2017

### **PROJECT DESCRIPTION**

THE 10.9 ACRE SITE AT 2020 HAYES STREET WILL BE THE NEW ELEMENTARY SCHOOL FOR \_\_\_\_\_\_ CHILDREN AND \_\_\_\_\_\_ STAFF STARTING IN SEPTEMBER OF 2019. THIS WILL BE A TWO STORY MASONRY STRUCTURE. THE HAYES FRONTAGE WILL FEATURE A LARGE GATED PLAZA.

THE SITE IS BOUNDED BY HAYES STREET ON THE WEST, BUCHANAN STREET ON THE NORTH, RESIDENTIAL ON THE EAST AND SANDUSKY HIGH SCHOOL ON THE SOUTH. THERE WILL BE ONE ACCESS POINT FROM HAYES STREET. THE NORTH ACCESS DRIVE TO THE HIGH SCHOOL WILL REMAIN AND ALSO SERVE THE NEW ELEMENTARY. THIS DRIVE WILL BE ONE-WAY INGRESS FROM HAYES. THERE WILL BE 3 ACCESS DRIVES ON BUCHANAN STREET. THE FIRST DRIVE FROM HAYES WILL BE INGRESS ONLY AND WILL BE THE PRIMARY BUS ACCESS. THE SECOND DRIVE WILL BE EGRESS ONLY GIVING BUSSES QUICK ACCESS TO THE PUBLIC ROADS, OR IF NEEDED, VEHICLES CAN ACCESS ON-SITE DRIVES AND CONNECT TO THE HIGH SCHOOL. THE THIRD ACCESS DRIVE ON BUCHANAN PROVIDES IN AND OUT ACCESS TO THE ENTIRE COMBINED SCHOOL SITE.

#### TITLE SHEET SURVEY (1 OF 2)

**DRAWING LIST** 

1.001 SURVEY (2 OF 2) 1.002 SITE DEMOLITION PLAN

- 1.003 SITE LAYOUT PLAN
- 1.004 GRADING PLAN

TS.000

1.000

- 1.005 DRAINAGE PLAN
- 1.006 SITE UTILITY PLAN 1.007 LANDSCAPE AND BUFFERING PLAN
- 1.200 SITE DETAILS
- 2.006 FIRST FLOOR COMPOSITE PLAN
- 2.007 SECOND FLOOR COMPOSITE PLAN 2.014 ROOF PLAN
- 2.100 EXTERIOR ELEVATIONS
- 2.101 EXTERIOR ELEVATIONS 2.104 EXTERIOR 3D VIEWS
- 6.000 SITE LIGHTING PLAN

NOTE: THIS SET IS PRINTED AT HALF SIZE; FULL SHEET SIZE IS 36" x 48". PLEASE REFER TO GRAPHIC SCALES. NEW 3-6 BUILDING AT HAYES AVI SANDUSKY SCHOOL DISTRIC 2020 HAYES AVENUE, SANDUSKY, OHIO 448: LESKO • ASSOCIATES • ARCHITECTS PLANN

> SEYED M AYAT D 10729

SEYED M. AYAT LICENSE #10729 EXP. DATE 12/31/2017

ROBERT V.

BLATCHFORD JR.

9091

Stered Archite

ROBERT W. BLATCHFORD J LICENSE #9091 EXP. DATE 12/31/2017

BID PACKAGES

PLANNING

COMMISSION

TITLE SHEET

SHEET NO.

TS

JOB NO.

1601-05



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	LEG	END		1601-0
	SET 5/8" IRON PIN W/CAP	-	MAIL BOX	
	ESA LLC	OMH	MANHOLE GENERAL	
⊕ SBM	SITE BENCHMARK	6	MONITORING WELL	
SCP	CONTROL POINT	pt.	POWER POLE	
0	MONUMENT - IP IN	図	POST INDICATOR VALVE	
50	MONUMENT BOX FOUND	S	SANITARY MANHOLE	14
M	HOLLOW PIPE FOUND	+ PO	SIGN	
0	IRON PIN FOUND	0°0	SUIL BURING	
	PK NAIL FOUND	O	SPRINKLER HEAD	
~	RAILROAD SPIKE FOUND	۳	STEEL POST	
CTurie.	HUB FOUND	6	STORM MANMOLE	
	ANCHOR POLE	II.	TRANSFORMER	
	AIR CONDITION UNIT	30	TELEPHONE MANHOLE	
Ē	BOLLARD	TFI	TELEPHONE PEDESTAL	
0	BUSH	'n	TELEPHONE POLE	
17	CABLE PEDESTAL	38	TRAFFIC CONTROL MANHOLE	
1D	CATCH BASIN ROUND	P	TRAFFIC SIGNAL POLE	
	CATCH BASIN SQUARE	Pl	TREE STUMP	
CO O	CLEANOUT	®	WATER MANHOLE	
ß	COMMUNICATIONS MARKER	Æ	WATER METER	
ox"	CONIFER TREE / (INCH)	N	WATER VALVE	
=	CURB INLET	01	WOOD POST	
Or.	DECIDUOUS TREE/ (INCH)	R	RECORDED	
=	DOUBLE CURB INLET	М	MEASURED	
63	DOWNSPOUT	. the	Culture .	
T.	ELECTRIC BOX	XXXXX	SPOT ELEVATION	
T	ELECTRIC MANHOLE	Sec.	EXISTING	
0	ELECTRIC MARKER	X tor	TOP/CURB	
6	ELECTRIC METER		EVICTUR CONTOUR	
1771	ELECTRIC OUTLET	XXX	EXISTING CONTOUR	
(F)	ELECTRIC PEDESTAL	- UE	UNDERGROUND ELECTRIC	
9	FIBER OPTIC MARKER	UC	UNDERGROUND CABLE	
**	FIRE HYDRANT	x	FENCE LINE	
per la	FLAG POLE	- s	SANITARY SEWER LINE	
D	FLOOD LIGHT	ST	STORM SEWER LINE	
â	GAS MARKER	G	GAS LINE	
	GAS METER	— w —	WATER LINE	
X	GAS VALVE	- OHE	OVERHEAD UTIL.WRES	N
	GUY WRE	— ut —	UNDERGROUND TELEPHONE	ILd
1	LIGHT POLE	- FO	UNDERGROUND FIBER OPTIC	R R
-				DES
				BY
				NON
				DAT
				2

PREPARED BY:

Engineers, Surveyors & Associates, LLC 5353 Secor Rd., Toledo, Ohio, 43623 Phone (49) 475-9445

esa



JOB NO.



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![](_page_45_Figure_0.jpeg)

![](_page_46_Figure_0.jpeg)

![](_page_46_Figure_8.jpeg)

![](_page_46_Figure_9.jpeg)

2.014

![](_page_47_Figure_0.jpeg)

![](_page_48_Figure_0.jpeg)

![](_page_49_Picture_0.jpeg)

0	10 <sup>101010101010101010101010101010101010</sup>	NEW 2 / RUUDING AT HAVES AVENUS	DRAWN BY	REVISIONS		
ON PL		SANDUSKY CITY SCHOOLS		NO. DATE BY	DESCRIPSTION	
MNN	AVA AVA DATE T	2020 HAYES AVENUE, SANDUSKY, OHIO 44870	CHECKED BY:			
VING	RD LIKE CONTRACT OF CONTRACT O	LESKO ASSOCIATES INC. ARCHITECTS CLEVELAND, OH 44145 PLANNERS	DATE: JUNE 30, 2017			

![](_page_50_Figure_0.jpeg)

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