# NOTICE OF PUBLIC MEETING
# CITY OF BEXLEY
# PLANNING COMMISSION

The Bexley Planning Commission will hold a Special Public Meeting on the following application on **Monday, October 22nd, 2012** at **6:00 p.m.**, in the City Council Chambers, Bexley Municipal Building, 2242 East Main Street.

SPECIAL NOTE TO THE APPLICANT: Number 6 of the Rules and Regulations of the Planning Commission reads: The applicant or an authorized representative shall attend the meeting. The Commission may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance.

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|---|---|
| APPLICATION No: | 12-0010 |
| APPLICANT: | John M. McKay AIA |
| OWNER: | Anna Krupovlyanskaya |
| LOCATION: | 2521/2525 E. Main Street |

**REQUEST:** **The applicant is seeking a parking variance and a proposed valet parking program, to allow an upscale restaurant on the first floor and a specialty dinner theatre/small banquet hall on the second floor, with a mezzanine level for private dinner parties and meetings at this location. The Applicant is also seeking preliminary review of exterior changes to the building at this location. Please Note: This application was tabled at the July 23rd Planning Commission meeting.**

A copy of the application is available for review in the Building Department office during the hours of 8:00 a.m. to 4:00 p.m. Monday thru Friday. If you have any questions, please call the Bexley Building Department at 559-4240.

*If you need any accommodation or assistance in order to attend the meeting, please contact the City of Bexley at 559-4240 at least 48 hours before the scheduled meeting.*
Mailed by: 10-15-12

ARCHITECTS & PLANNERS, LLC

October 9, 2012

Ms Kathy Rose
Building Department Manager/Zoning Officer
The City of Bexley
2242 East Main Street
Bexley, Ohio 43209

Re: 2525 East Main Street
Parking Proposal

Dear Ms. Rose:

Please find enclosed supplemental information supporting our client's valet parking program for the proposed restaurant at 2525 East Main Street. Our package comprises letters of agreement from the adjacent school, Huntington Bank, Chase Bank and a satellite location on Broad Street, allowing us to use their parking. Also an enlarged area plan showing the location of those parking lots, site plan of the immediate area around the subject building with proposed streetscape and parking at the front and rear of the building, streetscape section, and proposed schematic front elevation of the renovated building.

If you require additional information or clarification please contact me. Thank you for your time and assistance.

Yours Truly
John M. McKay AIA

Ml Architects and Planners LLC

Enclosed:
12 copies Enlarged area plan
12 copies Building site plan
12 copies Streetscape section
12 copies Proposed elevation
12 copies Commitment letters

SOLUTIONS BY DESIGN

1200 Chambers Road • Suite 301• Columbus, Ohio 43212 • phone: 614-487-8077 • fax: 614-487-8066

**PROPOSED ELEVATION FOR RESTAURANT AT 2525 E. MAIN ST. 10/9/12**

CHASE

September 24, 2012

To: City of Bexley Building Department

2242 E. Main St

Bexley, OH 43209

P: 614-559-4240

F: 614-559-4241

This letter is written to inform that Bexley Premier Inc located at 2525 E. Main St, Bexley, OH 43209 and JP Morgan Chase Bank located at 2660 E. Main St, Bexley, OH 43209 have come to the agreement that Chase's management agrees that valet company will use the Chase Bank parking space after the bank's business hours to park the Bexley Premier's consumers' cars. All these arrangements have been made in order to ensure an approval for Bexley Premier's parking variance request. We are aware that Bexley Premier Inc is a restaurant and banquet hall business.

Please feel free to call should you have any questions.

Laura Joseph

Vice President

Branch Manager

614-238-0043

CHASE

**J.R. Winchester**
Vice President
Branch Manager
3200 East Broad St
Columbus, OH 43209

To: City of Bexley Building Department
2242 East Main St.
Bexley, Ohio 43209
P: 614-559-4240
F: 614-559-4241

This letter is written to inform that Bexley Premier Inc located at 2525 East Main St, Bexley, OH 43209 and JP Morgan Chase Bank located at 3200 East Broad Street, Columbus, OH 43209 have come to the agreement that Chase's management agrees that valet company will use the Chase Bank parking space after bank's business hours to park the Bexley Premier's consumers' cars. All these arrangements have been made in order to ensure an approval for Bexley Premier's parking variance request. We are aware that Bexley Premier Inc is a restaurant and banquet hall business.

Please, feel free to call, if you have any questions.

J.R. Winchester

J.R. Winchester

Vice President
Branch Manager
614-248-2462

Anna Krupoulyanskaya
Bexley Premier Inc.

Gmail

Ryan Gale <gale.556@gmail.com>

# FW: Valet Parking // Montrose Elementary

8 messages

**Quint Gage** <Quint.Gage@bexleyschools.org> Mon, Sep 10, 2012 at 4:19 PM
To: "gale.556@gmail.com" <gale.556@gmail.com>

**From:** John Eikenberry
**Sent:** Thursday, August 30, 2012 4:59 PM
**To:** rgale@premiervalet.com; Quint Gage
**Subject:** Valet Parking // Montrose Elementary

Good Afternoon Mr. Gale,

Dr. Gage shared with me that you stopped by and spoke with him recently at Montrose Elementary.

As the school is a Public institution, so is the parking lot during some "after school hours". Guests at Piada routinely park in the Montrose parking lot on the weekends, as do students and parents who visit our playground and ball diamond each day. In fact, the lot was completely full last night as parents and teachers parked their vehicles for our "Curriculum Night". The lot is open to all of the Public after hours until sunset, which is closing time for the lot, playground, ball field, and the Terry Black Outdoor Learning Center.

Thanks,

John Eikenberry

Business Office Manager

Bexley City School District

Ph: 614-231-7611 ext. 5206

Fx: 614-231-8448

**Ryan Gale** <gale.556@gmail.com> Mon, Sep 10, 2012 at 4:26 PM

Independent Home Care West Inc. Independent Home Care West Inc. <ihcarewest@gmail.com>

# Fwd: Parking

1 message

**Ryan Gale**< gale.556@gmail.com> Tue, Sep 25, 2012 at 10:20 PM
To: "Independent Home Care West Inc. Independent Home Care West Inc." <ihcarewest@gmail.com>

We got huntington!!
--------- Forwarded message ---------
From: **Mike Fosnaught** <Mike.Fosnaught@huntington.com>
Date: Tue, Sep 25, 2012 at 4:51 PM
Subject: Parking
To: "gale556@gmail.com" <gale556@gmail.com>

**The parking lot for Huntington Bank at 2631 E. Main St Bexley Ohio 43209 is available for public parking Monday - Friday after 7:00 PM, Saturday after 3:00 PM, and Sunday all day. The parking is limited to only marked spaces and parking in the Drive Thru or ATM lanes is prohibited. During our normal business hours the parking is limited to ONLY Huntington Bank Customers and employees. This is a non-binding agreement and may be terminated at any time by Huntington Bank.**

**Thanks**

**Mike**

Mike Fosnaught
Banking Office Manager
NMLS ID: 622099

The Huntington National Bank

**Bexley Office**

CB561
2631 East Main Street

Bexley, Ohio 43209
614-480-0577 Direct

614-480-0027 Office

614-237-3537 Fax