

**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, June 3rd, 2013** 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.

APPLICATION: 13-0005  
APPLICANT: Tenant: Fatih Gunal – Café Istanbul of Bexley  
John Monebrake – Advanced Awning  
LAND OWNER: Mattlin Holdings LLC  
LOCATION: 2455 E. Main St.

**REQUEST: The applicant is seeking Architectural Review and approval to allow a canopy proposed over the existing patio at the front (north side) of the Café Istanbul Restaurant. The applicant is also seeking approval to add a 46” x 7” “Café Istanbul” Logo, on the front of the proposed canopy.**

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: 5.24.13

# CITY OF BEXLEY



Review Application for:  
**PLANNING COMMISSION  
CITY COUNCIL  
TREE & PUBLIC GARDEN COMMISSION  
2013**

# 20130005 PC

APPLICATION TO APPEAR BEFORE:

       CITY COUNCIL             PLANNING COMMISSION

Date: May 13, 2013

       TREE & PUBLIC GARDEN COMMISSION (Recommendation )

1. This application is submitted for: (please check)

A. ( ) Rezoning                      ( ) Lot Split                      ( ) Plat Approval                      ( ) Special Permit  
( ) Variance                      ( ) Conditional Use                      (  ) Other Design Review

B. ( ) Exterior Design Review to include:                      ( ) Building Plans                      ( ) Site Development  
(  ) Signage                      ( ) Fence                      (  ) Other canopy

2. APPLICATION SUBMITTED FOR PROPERTY LOCATED: 2455 E. Main St.  
NAME OF BUSINESS: Cafe Istanbul Bexley

3. NAME OF APPLICANT: John Monebrake - Cafe Istanbul Bexley  
Address \_\_\_\_\_  
Telephone Number 614 707 7477 E-mail: \_\_\_\_\_

4. NAME OF OWNER: Fatih Gunal  
Address \_\_\_\_\_  
Telephone Number \_\_\_\_\_ E-mail: fatih-gunal@yahoo.com

5. Narrative description of project / request. (Attach additional sheets, if necessary).  
To add a canopy over existing patio.  
27' x 33'

6. If this application involves a Variance, please explain why the Variance is necessary. (Attach additional sheets, if necessary).  
N/A

7. Anticipated project schedule (please specify): start date as soon as possible



8. what is the linear width of your tenant space? \_\_\_\_\_  
 9. What is the valuation on the project? \_\_\_\_\_

In order to properly complete the application, the Commission requires that (12 copies) of all supporting material be submitted at the time the application is filed. **Failure to comply with this provision will result in having your application withheld from the agenda and returned to the applicant. This is a rule of the Commission and no exceptions will be made.**

Be advised, if the Commission decides it needs the services of an independent expert (e.g., architect; landscape architect; planner; civil, environmental or traffic engineer; legal counsel, etc.) to assist it, it shall designate the person to be consulted and the cost thereof shall be paid by the Applicant in addition to the above filing fees.

APPLICANT: [Signature]  
 (Signature)

DATE: 05/17/2013

**FEES: Payment of applicable fees:**

- \_\_\_\_ Requests for amendment to previously approved PUR or PUC plans **\$300.00**
- \_\_\_\_ Split of lot or existing parcel. **\$250.00**
- \_\_\_\_ Replatting or new plat. **\$250.00**
- \_\_\_\_ Rezoning: 1 acre (or part thereof) **\$250.00** each additional acre (or part thereof) additional **\$60.00** **total = \$ \_\_\_\_\_**
- \_\_\_\_ Sign Review and Environmental Review are based on the value of project:

*[Handwritten mark]*

<u>Valuation of Project</u>	<u>Fee</u>
____ \$0 - \$5,000	<b>\$100.00</b>
<input checked="" type="checkbox"/> \$5,001 - \$25,000	<b>\$200.00</b>
____ \$25,001 - \$75,000	<b>\$250.00</b>
____ \$75,001 - \$200,000	<b>\$350.00</b>
____ \$200,001 - \$750,000	<b>\$600.00</b>
____ Over \$750,001	<b>\$1,000.00</b>
____ Variance,	
____ Fences and walls:	<b>\$65.00</b>
____ Special Permit, Conditional Uses and All others:	<b>\$90.00</b>

(Re-submittal fee **\$50**)  
**Fee: Due: \$ 200.00**

Artistic improvements such as sculpture, murals and mobiles shall be exempt from an application fee. However, prior to installation of artistic improvements, an application shall be filed for review and approval by the Commission.

**Appeals Procedures**

Bexley Code Section 1222.04(c) provides for appeal of the decisions of the Planning Commission to Bexley City Council. Appeals must be in writing and filed with the Clerk of Council within (14) fourteen days after the decision of the Commission is rendered. The decision of City Council is final.

**\*NOTE :** The appeals procedure is applicable to Environmental Review only, and not to statutory decisions such as platting, lot splits or zoning resolutions.



6255 Corporate Center Drive  
Dublin, Ohio 43016

Commercial Real Estate Services  
Condominium Management

Phone: (614) 799-9800  
Fax: (614) 799-8338

May 2, 2013

City of Bexley  
Attn: Kathy Rose, Building Department  
2242 E. Main St.  
Bexley, OH 43209

Re: Café Istanbul, 2455 E. Main St., Bexley, OH 43209

Dear Kathy,

As agent for the owner, Mattlin Holdings, LLC, I would like to approve the attached Exhibit A which shows the canopy system in which Fatih Gunal, owner of Café Istanbul, wishes to install at the above location. Please send me a copy of the final approval document with plans so we may have them for our file. Thank you.

If you have any questions or comments, please contact me at 614-799-9800 Ext. 27.

Sincerely,

Mattlin Holdings, LLC by its Agent,  
The Case Bowen Company

By:   
Robert B. Bowen, President

Cc: Fatih Gunal, Owner  
Café Istanbul  
2455 E. Main St.  
Bexley, OH 43209

EXISTING

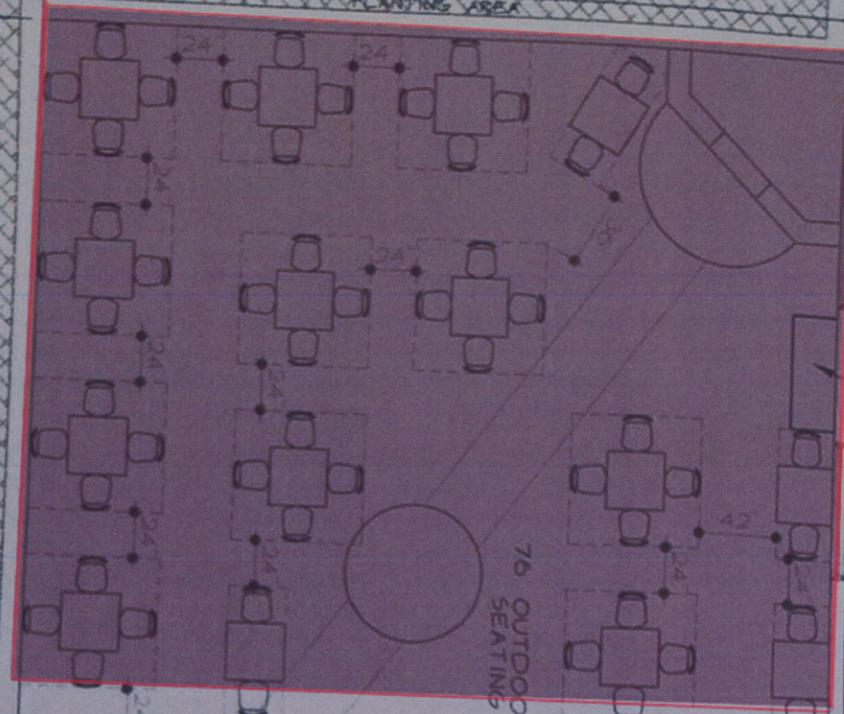
# PROPOSED CANOPY (SEE RENDERINGS)

INDOOR SEATING  
49

STATION

41'-0"

35'-0"  
PLANTING AREA



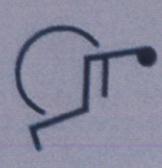
PLANTING AREA

91'-0"

NEW SIDEWALK  
TO MATCH THE  
EXISTING ONE

NEW  
SIDEWALK

NEW  
SIDEWALK



RAMP  
UP

12'-0"

4'-0"

19'-0"

0'-0"

3'-0"

5'-0"

9'-0"

9'-0"



“Cafe Istanbul” Graphics - Approx - 46” wide x 7” tall

