NOTICE OF PUBLIC MEETING
CITY OF BEXLEY
PLANNING COMMISSION

(Please note the change of venue from the typical Planning Commission meeting location)

The Bexley Planning Commission will hold a Special Public Meeting on the following application on **Monday, October 28, 2013** at **6:00 p.m.**, **at the Bexley Public Library Auditorium, 2411 E. 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 No:	13-0017
APPLICANT:	Tim Mehan –Peking Dynasty
OWNER:	Ji Liu
LOCATION:	2210 E. Livingston Ave.

REQUEST: **The applicant is seeking Environmental Review and approval to allow an addition to the east side of the existing restaurant building at this location and site improvements. The site improvements include landscaping, relocating a dumpster and restriping the parking lot. The applicant is also seeking a variance from Bexley Code Section 1252.03(l), which requires a 25' rear yard setback, to allow the addition to be located 8' from the rear (north) property line.**

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: 10.18.13

CITY OF BEXLEY

Review Application for:

PLANNING COMMISSION
CITY COUNCIL
TREE & PUBLIC GARDEN COMMISSION
2013

APPLICATION TO APPEAR BEFORE:

_____**CITY COUNCIL** ✓ **PLANNING COMMISSION** **Date:** 10-7-2013

_____ 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 _____

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

2. **APPLICATION SUBMITTED FOR PROPERTY LOCATED:** 2210 E. Livingston AVE
   NAME OF BUSINESS: L.L. Yong Ji INC/

3. **NAME OF APPLICANT:** Ji Liu / Tim Mehan 614-579-1776
   Address 2210 E. Livingston AVE
   Telephone Number 614 440 1115 E-mail: _____

4. **NAME OF OWNER:** Ji Liu
   Address _____
   Telephone Number _____ E-mail: _____

5. **Narrative description of project / request. (Attach additional sheets, if necessary).**
   SEE ATTACHED

6. **If this application involves a Variance, please explain why the Variance is necessary. (Attach additional sheets, if necessary).**
   REAR SETBACK

7. **Anticipated project schedule (please specify): start date** ASAP

8. **what is the linear width of your tenant space?** 16'
9. **What is the valuation on the project?** 80,000.00

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: _____ **DATE:** 10/7/13
(Signature)

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:	
Valuation of Project	Fee
_____ $0 - $5,000	**$100.00**
_____ $5,001 - $25,000	**$200.00**
_____ $25,001 - $75,000	**$250.00**
✓ $75,001- $200,000	**$350.00**
_____ $200,001 - $750,000	**$600.00**
_____ Over $750,001	**$1,000.00**
_____Variance,	
_____Fences and walls:	**$65.00**
_____ Special Permit, Conditional Uses and All others:	**$90.00**

(Re-submittal fee **$50)**

Fee: Due: $ 350.00

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.

Narritive

The proposed project consists of a single story addition to an existing restaurant. Originally built to comply with the City of Bexley Livingston avenue plan.

The property is zoned as CS Commercial Service and the current use of the building is A2 Restaurant use.

The addition proposed is a 940 square foot Type 3B unprotected construction consisting of energy efficent Insulated Concrete Form bearing walls, with stucco exterior finish and a rubber membrane roof on steel joists. Finishes for the addition are proposed to match the existing building.

- Stucco color is called Buckskin and will match existing
- Window is a "Storefront" type insulated clear glass to match existing
- Metal Coping will match existing size and color.
- Decorative Columns and Tile Roof, will match the existing window and door treatments.

Some modifications are proposed for the site plan including a new landscaped strip 48" in width along Livingston Ave. similar to the Sheridan Ave. landscape strip installed with existing construction.

- Landscape details are noted on Site Drawing
- Planting islands will be added along Livingston Ave as noted on drawing.

The dumpster would be relocated to the west side of the building with a new concrete block enclosure with wood doors and finished to match the existing building. (This is the original dumpster location)

This expansion will allow Peking Dynasty to better serve the neighborhoods it now serves without putting a burden on services provided by the City. The project is expected to require additional employees to service those expected to utilize the new accommodations. There are not enough facilities to service the demand for this type of facility in Bexley. Peking will help to meet this need.

Clarence E. Mingo, II
Franklin County Auditor

Property Report

Generated on 10/07/13 at 08:58:44 PM

Parcel ID	Map Routing No	Card No	Location
020-004497-00	020-L078 -029-00	1	2210 E LIVINGSTON AV

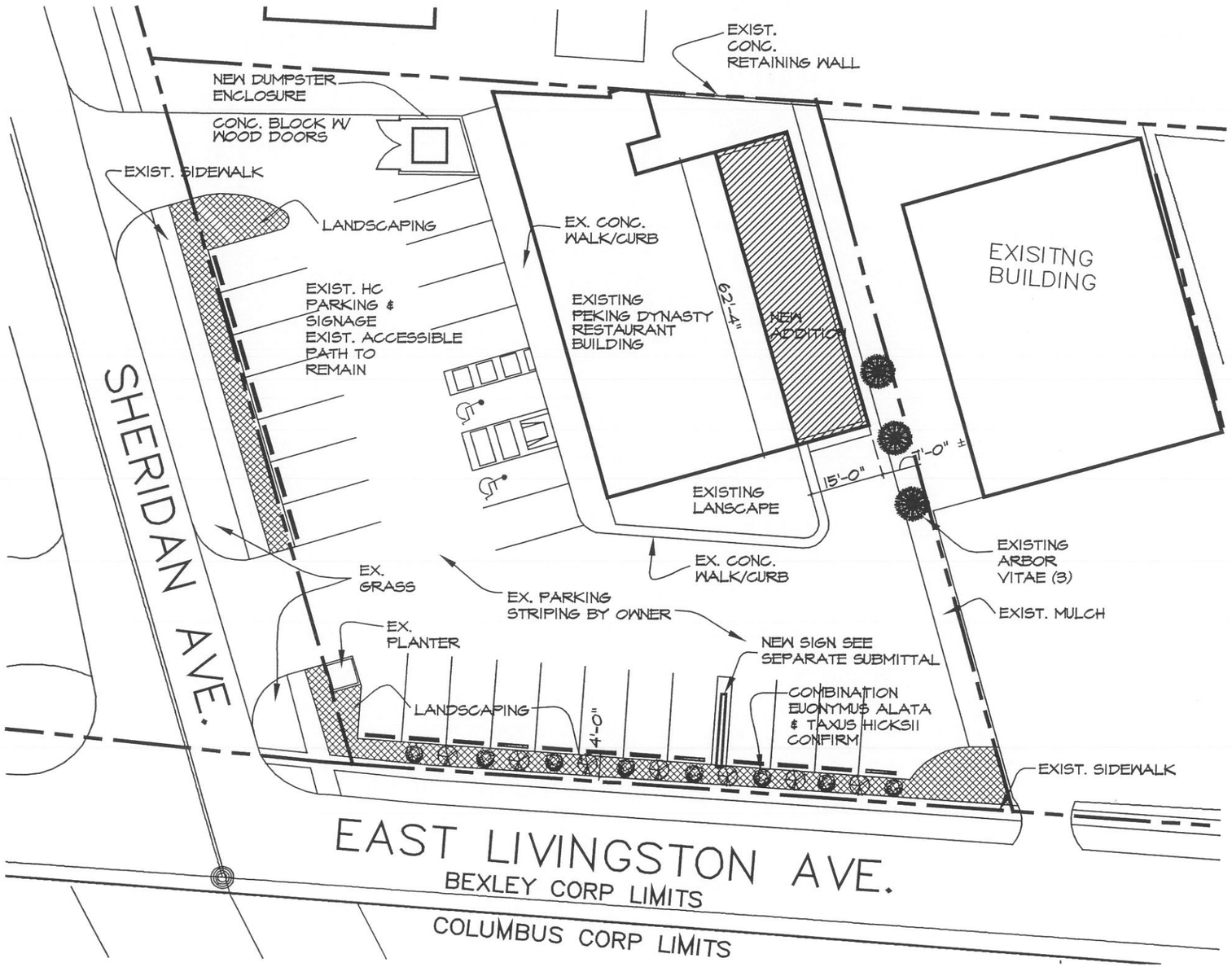
GIS

Disclaimer

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

LUCKY LOTTERY



PRELIMINARY SITE PLAN

1/32" = 1'-0"

PAUL F. WOODRUFF
ARCHITECT

1545 Refugee Road
Pickerington
Ohio 43147

TEL 614.577.9601
FAX 614.577.9601

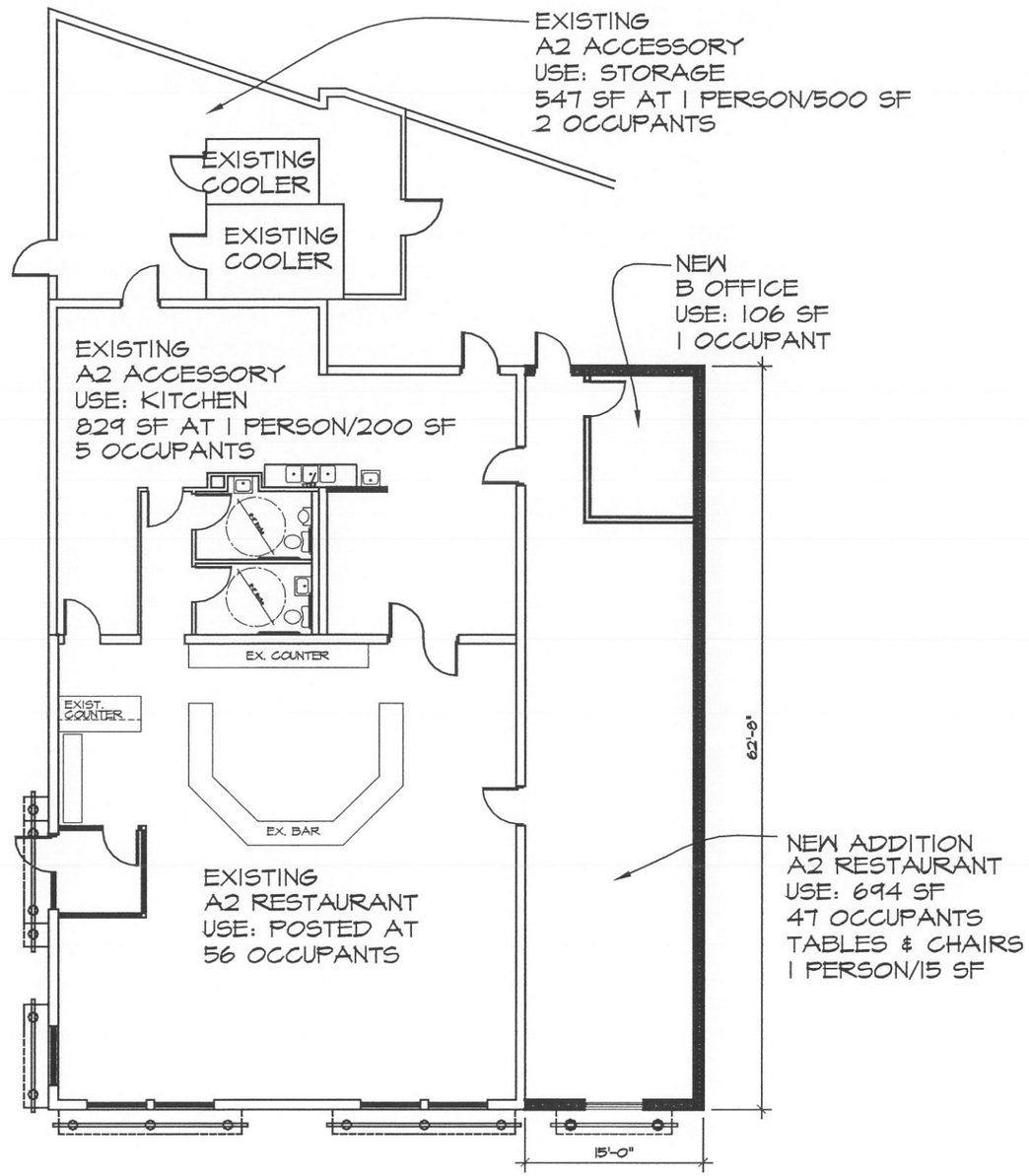
PRELIMINARY SITE PLAN

2210 E. LIVINGSTON
COLUMBUS, OHIO

7 OCT 2013

Sheet No.

1



PRELIMINARY FLOOR PLAN

1/16" = 1'-0"

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PRELIMINARY FLOOR PLAN

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Sheet No.

2

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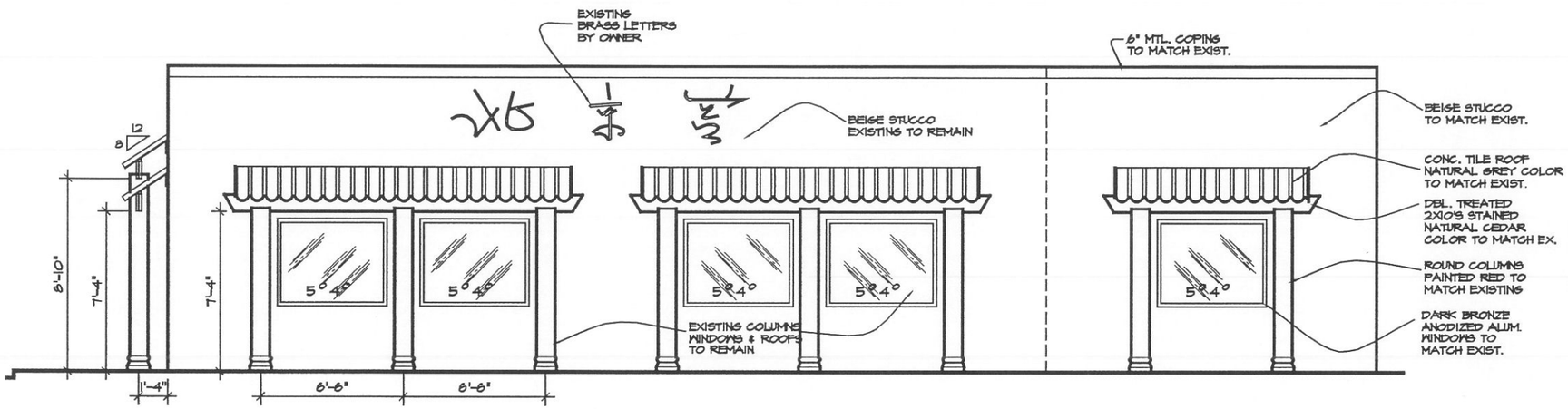


FRONT ELEVATION

1/8" = 1'-0"

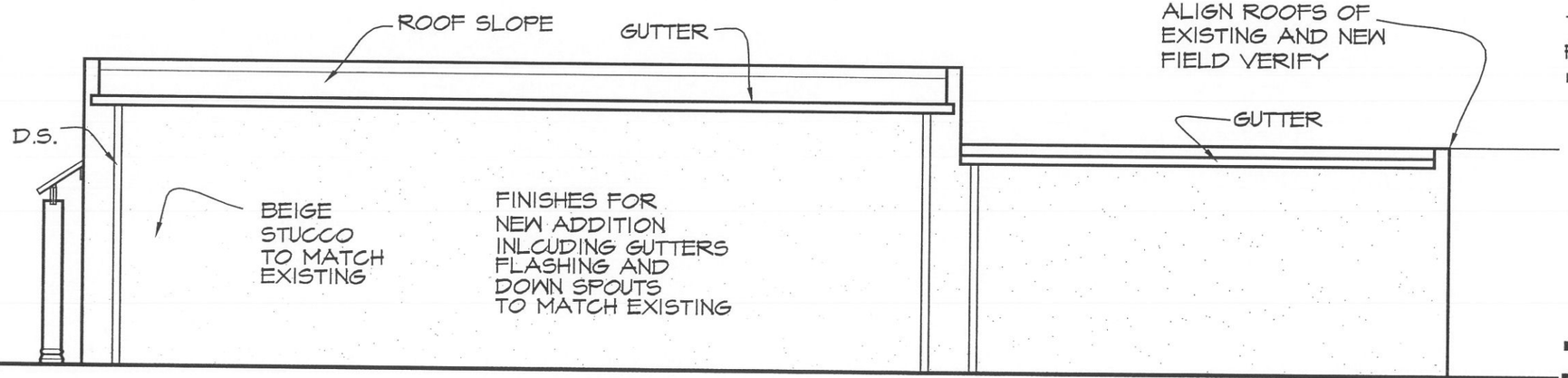
PRELIMINARY ELEVATION

2210 E. LIVINGSTON
COLUMBUS, OHIO

7 OCT 2013

Sheet No.

3



EAST ELEVATION

1/8" = 1'-0"

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PREIMINARY
ELEVATION

2210 E. LIVINGSTON
COLUMBUS, OHIO

7 OCT 2013

Sheet No.

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