

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

The Bexley Planning Commission will hold a Public Meeting on the following application on **Monday, November 25th, 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 No: 13-0019
APPLICANT: Mark Ours, On Architects – Bexley Animal Hospital
OWNER: GDK Holdings, LLC
LOCATION: 500 N. Cassady Avenue

REQUEST: The applicant is seeking Environmental Review and approval of proposed elevation and material changes to the building at this location. The changes include a new front façade and 2nd floor railing. The applicant is also seeking sign review for a new wall sign to indicate the new tenant at this location “Bexley Animal Hospital”.

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 11.17.2013

CITY OF BEXLEY



Review Application for:

PLANNING COMMISSION CITY COUNCIL TREE & PUBLIC GARDEN COMMISSION

2013

20130019

APPLICATION TO APPEAR BEFORE:

 CITY COUNCIL X PLANNING COMMISSION Date: 11/9/13
 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 EXTERIOR IMPROVEMENTS
- B. Exterior Design Review to include: Building Plans Site Development
 Signage Fence Other _____

2. APPLICATION SUBMITTED FOR PROPERTY LOCATED: _____
NAME OF BUSINESS: 500 N. CASSADY AVE.

3. NAME OF APPLICANT: ON ARCHITECTS
Address 174 THURMAN AVE. COLUMBUS OH 43206
Telephone Number 614-515-5186 E-mail: MARK@ON-ARCHITECTS.COM

4. NAME OF OWNER: GDK HOLDINGS, LLC
Address 250 N. REMINGTON RD. BEXLEY OH 43209
Telephone Number 614-560-3577 E-mail: _____

5. Narrative description of project / request. (Attach additional sheets, if necessary).
EXTERIOR IMPROVEMENTS TO THE PROPERTY

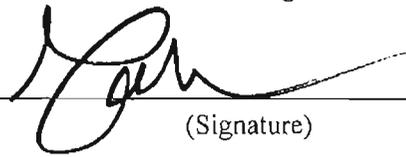
6. If this application involves a Variance, please explain why the Variance is necessary. (Attach additional sheets, if necessary).

7. Anticipated project schedule (please specify): start date 12/1/13

8. what is the linear width of your tenant space? 28'-9"
 9. What is the valuation on the project? \$50,000 EXTERIOR IMPROVEMENTS

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) DATE: 11/4/13

FEES: Payment of applicable fees:

<input type="checkbox"/>	Requests for amendment to previously approved PUR or PUC plans	\$300.00
<input type="checkbox"/>	Split of lot or existing parcel.	\$250.00
<input type="checkbox"/>	Replatting or new plat.	\$250.00
<input type="checkbox"/>	Rezoning: 1 acre (or part thereof) \$250.00 each additional acre (or part thereof) additional \$60.00	total = \$ _____
<input type="checkbox"/>	Sign Review and Environmental Review are based on the value of project:	
	<u>Valuation of Project</u>	<u>Fee</u>
<input type="checkbox"/>	\$0 - \$5,000	\$100.00
<input type="checkbox"/>	\$5,001 - \$25,000	\$200.00
<input checked="" type="checkbox"/>	\$25,001 - \$75,000	\$250.00
<input type="checkbox"/>	\$75,001 - \$200,000	\$350.00
<input type="checkbox"/>	\$200,001 - \$750,000	\$600.00
<input type="checkbox"/>	Over \$750,001	\$1,000.00
<input type="checkbox"/>	Variance,	
<input type="checkbox"/>	Fences and walls:	\$65.00
<input type="checkbox"/>	Special Permit, Conditional Uses and All others:	\$90.00

(Re-submittal fee \$50)

Fee: Due: \$ 250

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.

GDK Holdings, LLC
250 North Remington Road
Bexley, Ohio 43209
614-560-3577

November 4, 2013

City of Bexley
ATTN: Building and Zoning Department
2242 East Main Street
Bexley, OH 43209

RE: 500 North Cassady, Bexley, Ohio 43209

To Whom It May Concern:

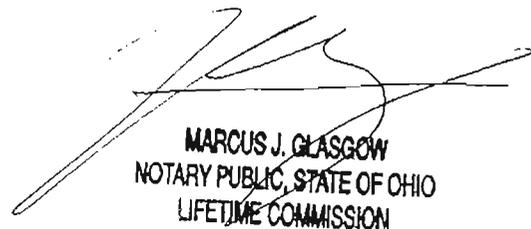
As an authorized member of GDK Holdings, LLC, this letter is to inform you that Mark Ours, On Architects LLC, is authorized to represent GDK Holdings, LLC, with regard to design requests associated with the property at 500 North Cassady, Bexley, Ohio 43209.

If you have any questions, please do not hesitate contacting me at 614-560-3577.

Cordially,



Mitchell Mathews, Member
GDK Holdings, LLC



MARCUS J. GLASGOW
NOTARY PUBLIC, STATE OF OHIO
LIFETIME COMMISSION

November 4, 2013

Ms. Kathy Rose
City of Bexley
Building Department
2242 E. Main Street
Bexley, Ohio 43209
Ph: 614.559.4240

RE: Project Description for 500 N. Casady Ave.

Dear Ms. Rose,

Please see below for the project description of our project at 500 N. Cassady Ave.

The existing two story building contains a vacant 1,500 sf first floor shell and 4 second floor apartments. The building shares a parti wall with the existing Bexley Natural Market to the north. The owners wish to develop the first floor shell space into an animal clinic and make cosmetic improvements to the west and south elevations of the property by replacing the existing storefront with new, replacing the existing second floor guardrail with a new code-compliant guardrail, covering the second floor stone panels with stained cedar slats, installing a new business sign, and painting all exposed metal to match the new exterior finishes.

Best Regards,



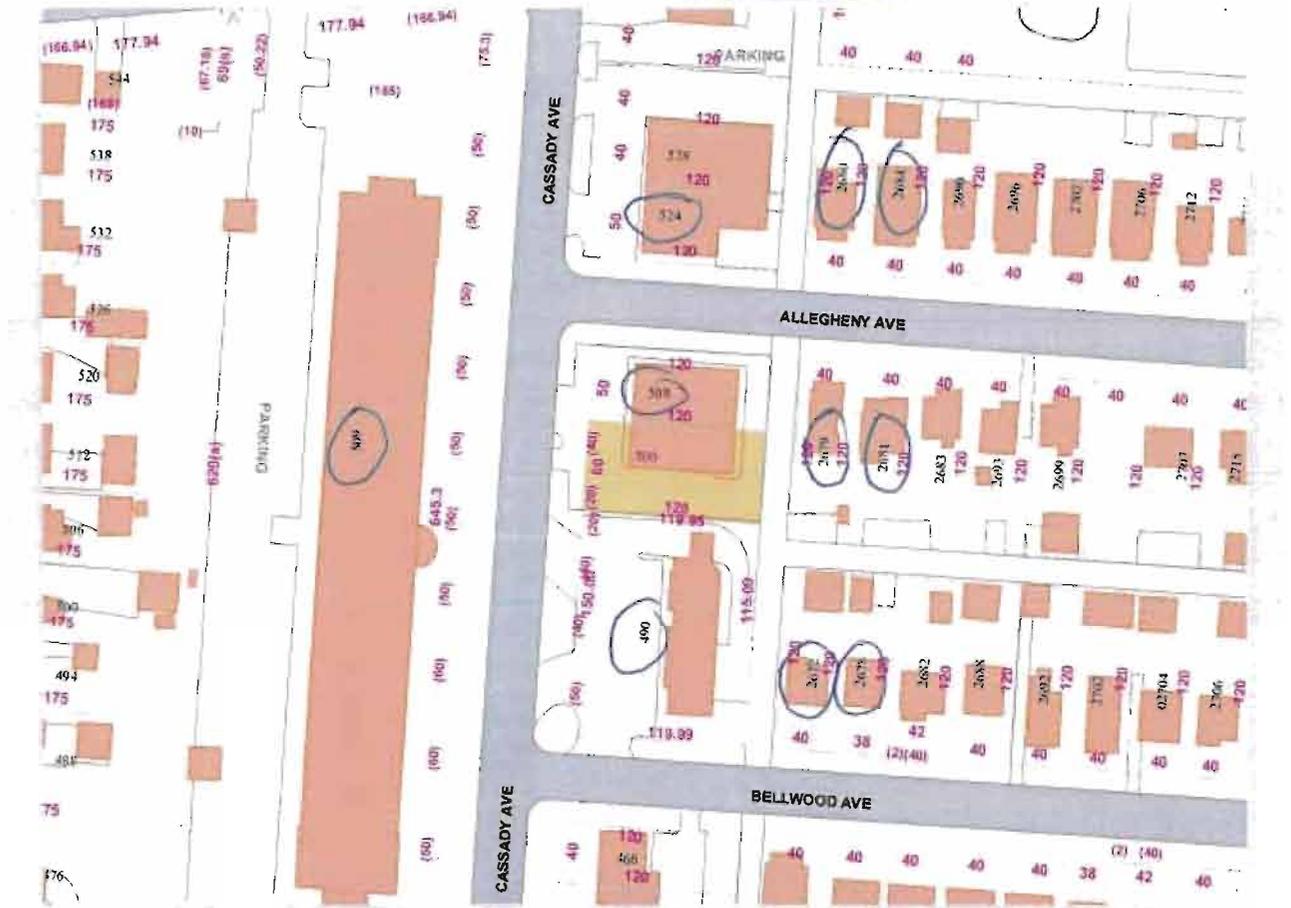
Mark Ours
Principal | Registered Architect

Property Report

Generated on 11/13/13 at 10:10:59 AM

Parcel ID: **020-000485-00** Map Routing No: **020-N019 -096-00** Card No: **1** Location: **500 N CASSADY AV**

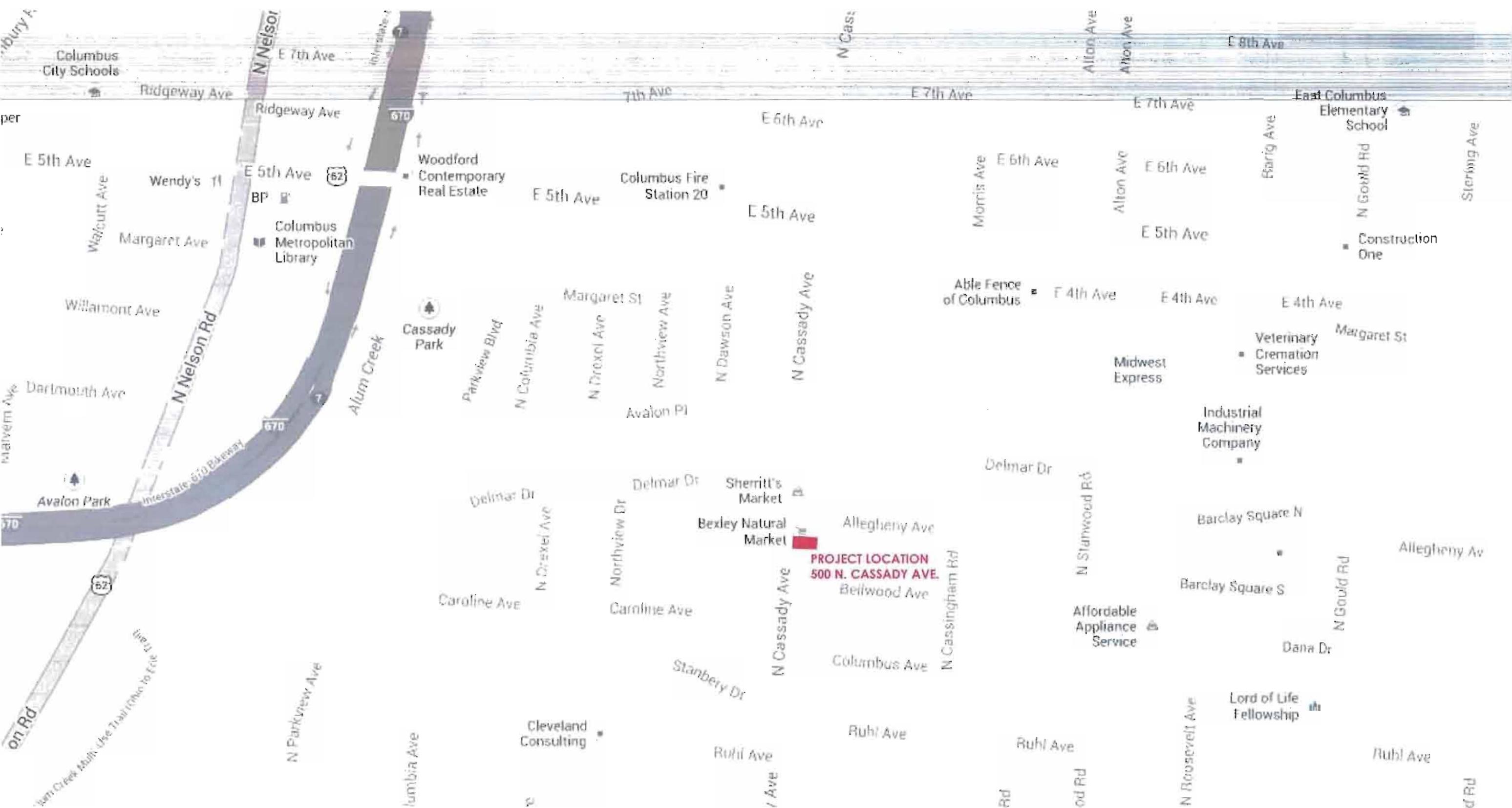
gis



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.

- ON Architects
174 Thurman Ave
Cols. OH 43206
- GDK Holdings, LLC
250 N. Remington
Bexley, OH 43209



VICINITY MAP

BEXLEY ANIMAL HOSPITAL
 500 NORTH CASSADY AVENUE - BEXLEY, OHIO
 © 2013 COPYRIGHT - ON ARCHITECTS LLC ALL RIGHTS RESERVED



EXISTING ELEVATION ALONG CASSADY AVE.



EXISTING GUARDRAIL TO BE REPLACED DUE TO POOR CONDITION

BRICK TO REMAIN

STAIR TO REMAIN. PAINT TO MATCH NEW FINISHES

STOREFRONT TO BE REPLACED

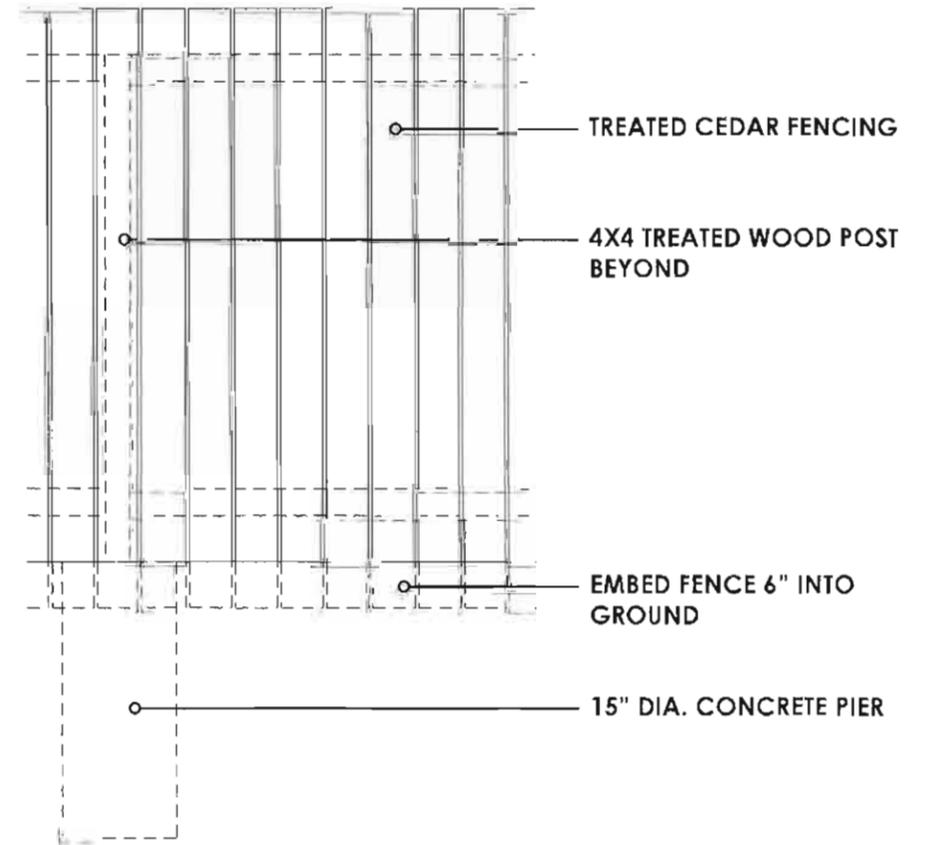
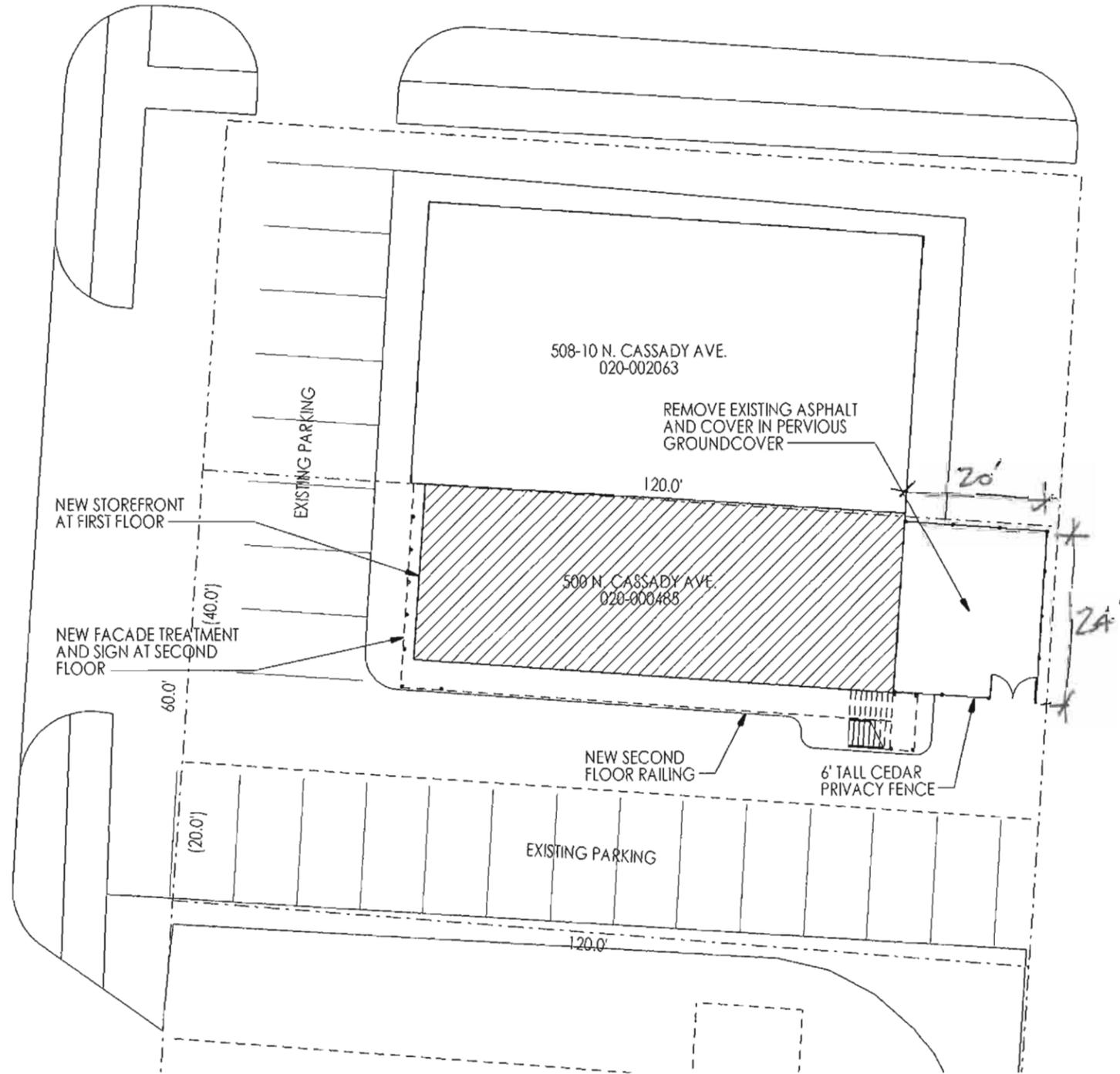
NON ADA COMPLIANT DOOR TO BE REPLACED WITH SINGLE 3'-0" WIDE DOOR

STEEL COLUMNS TO REMAIN AND BE PAINTED TO MATCH NEW FINISHES

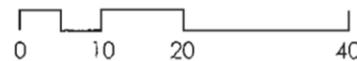
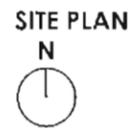
EXISTING CONDITIONS

ALLEGHENY AVE.

N. CASSADY AVE.



PRIVACY FENCE ELEVATION
1/2" = 1'-0"



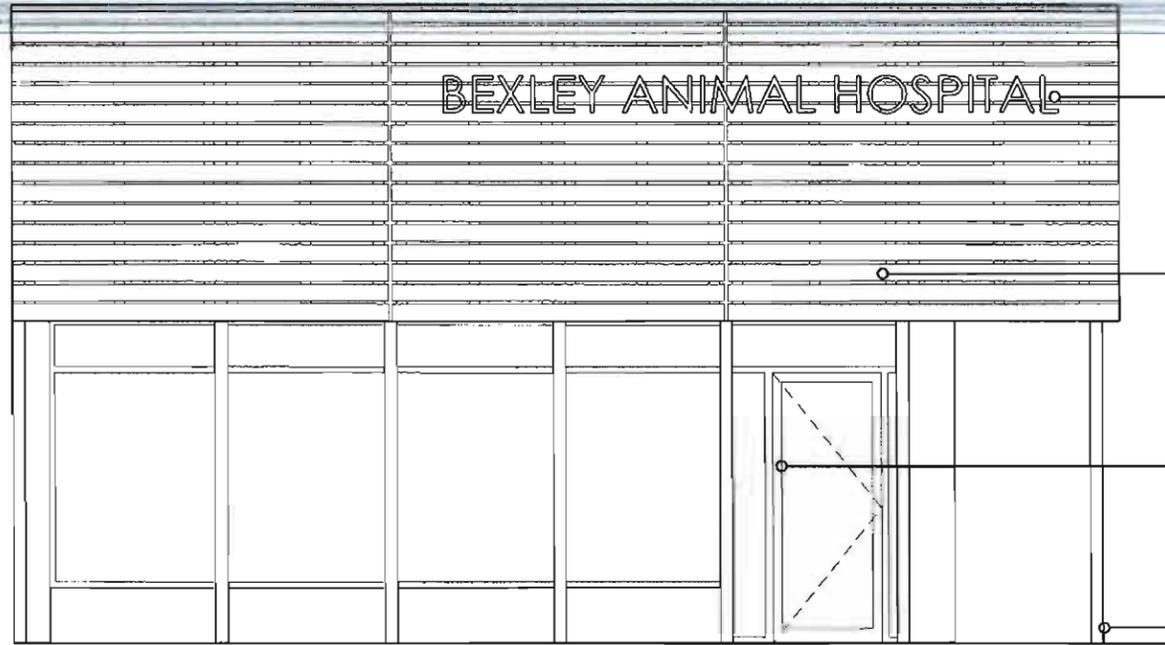


BEXLEY ANIMAL HOSPITAL

EXAMPLE OF LIGHTING EFFECT

VIEW FROM THE SOUTHWEST

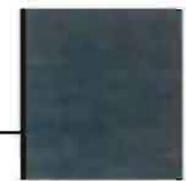
BEXLEY ANIMAL HOSPITAL
500 NORTH CASSADY AVENUE - BEXLEY, OHIO
© 2013 COPYRIGHT - ON ARCHITECTS LLC ALL RIGHTS RESERVED



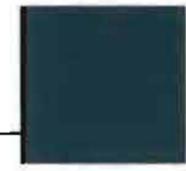
FRONT (WEST) ELEVATION



SIGNAGE LETTERING - BRUSHED ALUMINUM ON 2" STANDOFFS
 LETTERING IS 1'-0" TALL. OVERALL LENGTH IS 16'-9" WITH OVERHEAD TROUGH LIGHTING
 BUILDING FRONTAGE IS 28'-9". ALLOWABLE SIGNAGE AREA IS 28.75 sf



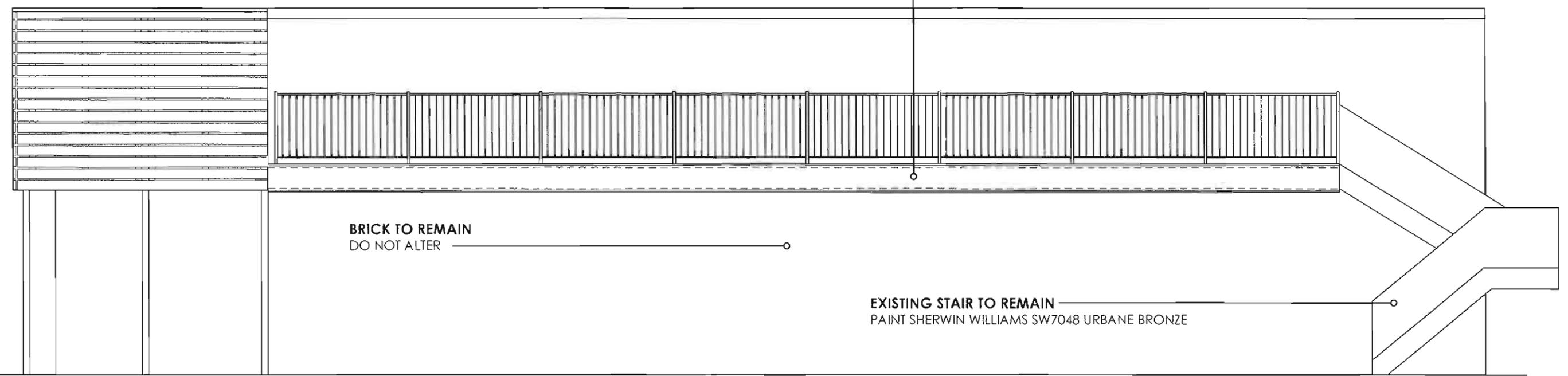
STAIN - SHERWIN WILLIAMS WOODSCAPES SW3541 HARBOR MIST
 ON INTERNALLY ILLUMINATED CEDAR SLATS.



STOREFRONT - ANODIZED ALUMINUM DARK BRONZE
 NEW STOREFRONT



PAINT - SHERWIN WILLIAMS SW7048 URBANE BRONZE
 ALL EXPOSED METAL

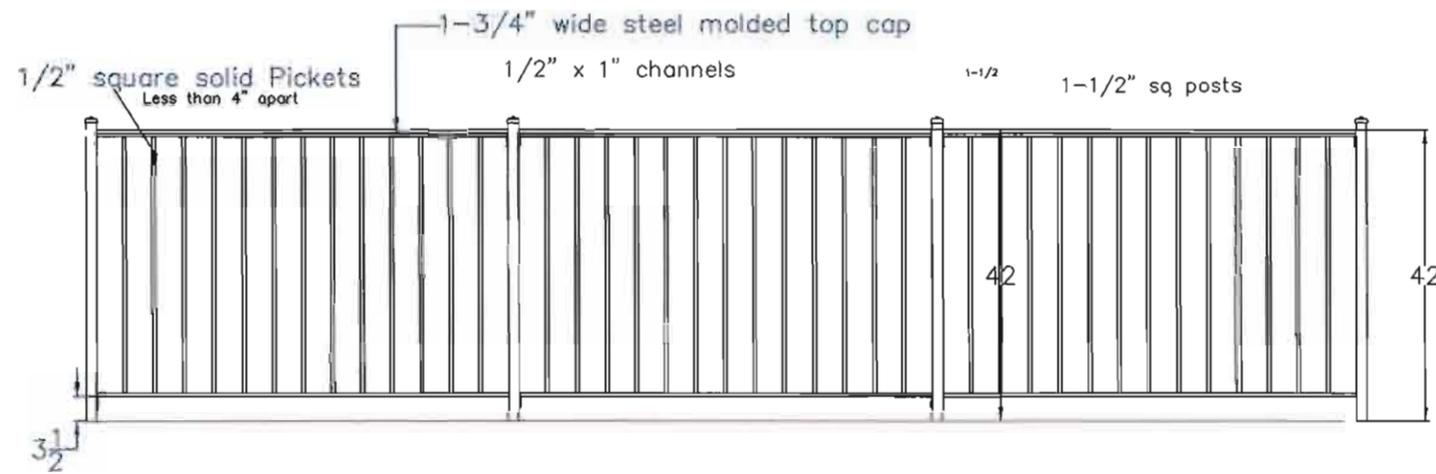


SIDE (SOUTH) ELEVATION

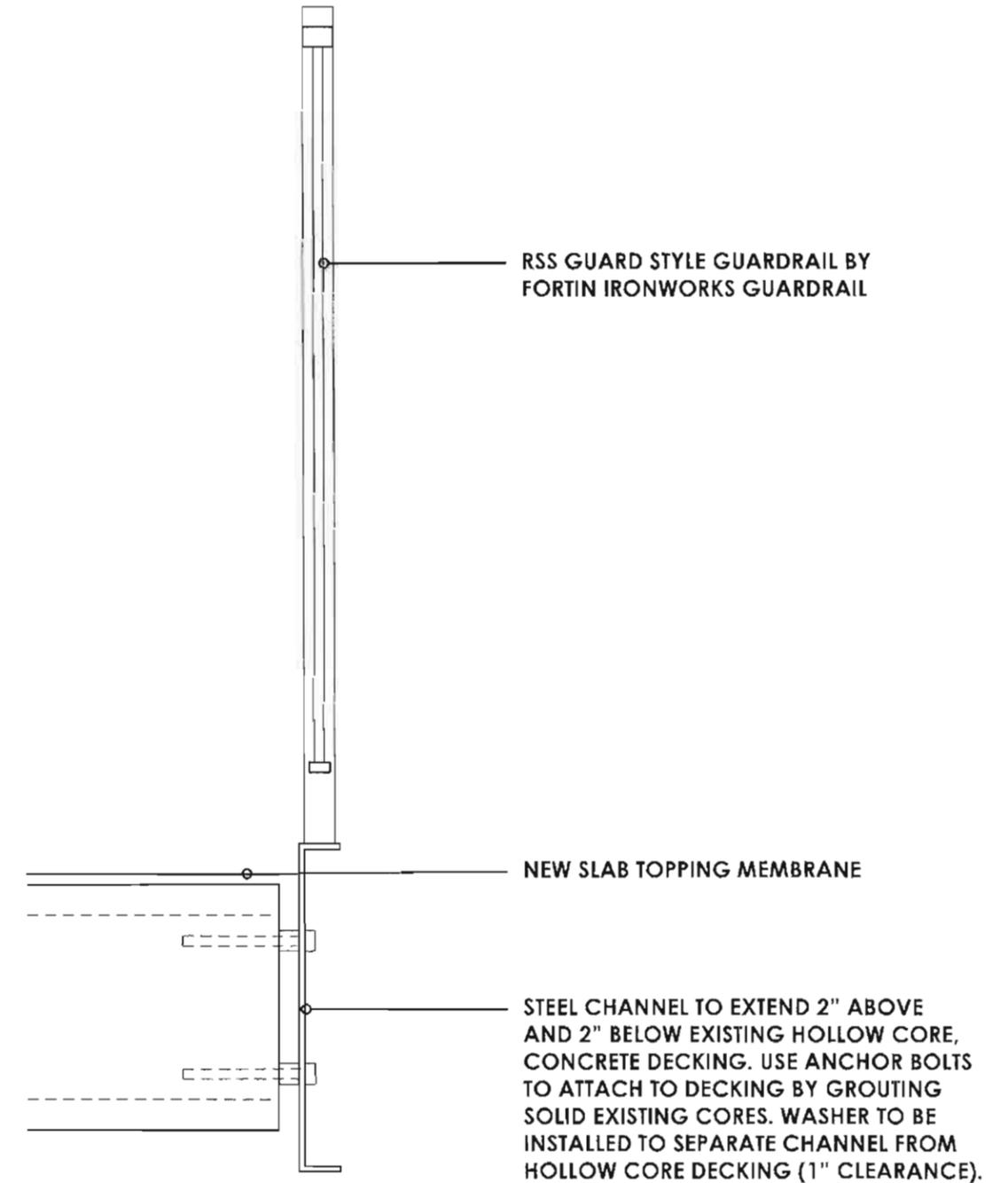
BRICK TO REMAIN
 DO NOT ALTER

EXISTING STAIR TO REMAIN
 PAINT SHERWIN WILLIAMS SW7048 URBANE BRONZE

RSS Guard Style railing at 42" Tall



SECOND FLOOR GUARDRAIL DETAIL
FROM FORTIN IRONWORKS



SECOND FLOOR GUARDRAIL DETAIL
CONNECTION DETAIL