

**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: 13-0020  
APPLICANT: Breslow Eye Care  
OWNER: Sheridan Investment Properties, LLC  
LOCATION: 2358 E. Main Street

**REQUEST:** The applicant is seeking Environmental Review and approval of proposed awning signage on the south and east facade and a blade sign on the southeast corner of the building, to indicate the new tenant at this location "Breslow Eye Care".

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**

**2012**

APPLICATION TO APPEAR BEFORE:

           CITY COUNCIL           PLANNING COMMISSION      Date: 10/30/2013

           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: 2358 E Main St  
NAME OF BUSINESS: Breslow Eye Care

3. NAME OF APPLICANT: Dr. Matthew Breslow  
Address 2358 E Main St  
Telephone Number 614-371-4330 E-mail: \_\_\_\_\_

4. NAME OF OWNER: Sheridan Investment Properties LLC  
Address PO Box 09499 Columbus, OH 43209  
Telephone Number \_\_\_\_\_ E-mail: \_\_\_\_\_

5. Narrative description of project / request. (Attach additional sheets, if necessary).  
Allow permit for new business owner signage on awnings which match the design and color of the current tenants/businesses on the property. Allow also the replacement of the projecting sign at the corner of building. The existing awnings frames will be used and re-skinned with the new material and signs. Sign square footages are compliant.

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 ASAP (10/29/13 original date)

- 8. what is the linear width of your tenant space? 16 ft
- 9. What is the valuation on the project? \$4,449

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: Martin Breslow DATE: 11/04/13  
 (Signature)

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:	
	Valuation of Project	Fee
<input checked="" type="checkbox"/>	\$0 - \$5,000	\$100.00
<input type="checkbox"/>	\$5,001 - \$25,000	\$200.00
<input 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: \$ 100

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.

## Narrative for Breslow Eye Care – Non-illuminated Awnings and Projecting Signs

- a.&b. The use is consistent with the zoning as a professional vision eye office. The use is also consistent with the Mixed Use Commercial (MUC) zoning designation in that the awning signs and the projecting sign are compliant with the code.
- c. The use fall within the same category as what the use was of the former business in this building unit. It also falls with the MUC zoning designation. Breslow Eye Care signs and awnings will not change or have any negative impact on neighboring land uses.
- d. The use is similar in scope to the former use at this unit and all parking landscaping, and graphic and storefront styles are existing. In essence the only exterior thing changing is what the sigs say.
- e. It will not.
- f. New legitimate businesses are always an aid to the City's economic goals.
- g.&h. New tax revenues from the business and employees will be generated going forward.
- i. Breslow Eye Care will fill an important need for professional vision care center right in the heart of Main St Bexley.



Parcel ID  
020-003746

2352-358 E. Main St



NORTH

VICINITY MAP  
NO SCALE

**custom**  
**SIGN**  
Certified, Inc.

2700 Valleyview Drive  
Columbus, OH 43224  
PH: 614.279.2020  
FAX: 614.279.2028

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Parcel ID  
020-003746  
2358 E. Main St

RE-SKINNED EXISTING  
NON-ILLUMINATED AWNING  
w/NEW 3.11 SF SIGN  
FACING E MAIN ST

RE-SKINNED EXISTING  
NON-ILLUMINATED AWNING  
w/NEW 3.11 SF SIGN  
FACING DAWSON AVE

REPLACEMENT OF EXISTING  
NON-ILLUMINATED  
PROJECTING SIGN  
AT 9 SF TOTAL



NORTH

SCALE:  
1"=30'

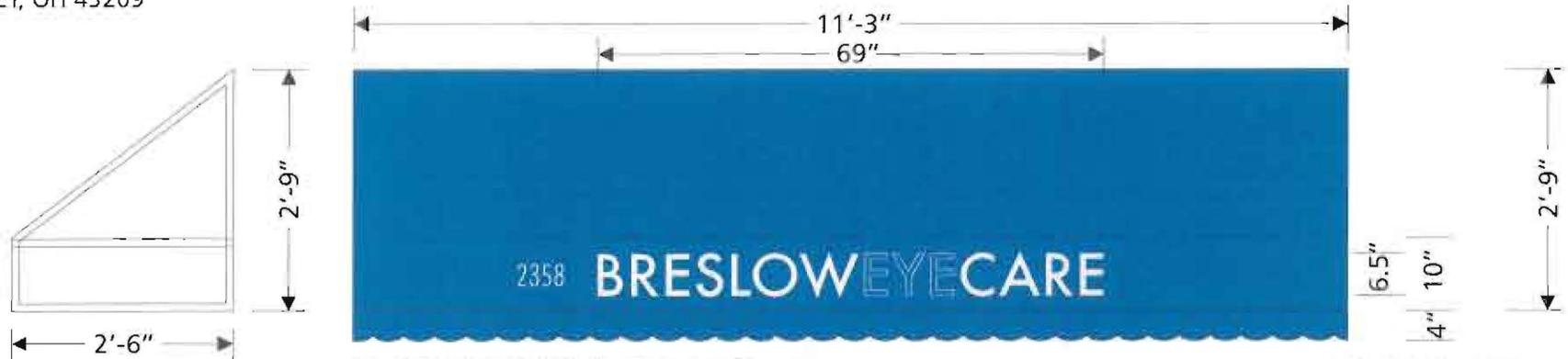




020-003746-00 03/27/2010

**BRESLOW EYE CARE**

2358 E. MAIN ST.  
BEXLEY, OH 43209



RE-SKINNING AWNING - 3.11sf E. Main St

SCALE 1/2" = 1'-0"



EXISTING

SCALE 3/16" = 1'-0"



PROPOSED

SCALE 3/16" = 1'-0"

**SIGN TYPE**

- SINGLE FACE
- NON-ILLUM.
- WALL
- PROJECTING

**SPECIFICATIONS**

**AWNING SKIN**  
- RE-SKIN EXISTING AWNING WITH SUMBRELLA MARINE BLUE 4678-0000 WITH WHITE PAINTED GRAPHICS.

**COLORS**

- WHITE
- SUMBRELLA MARINE BLUE 4678-0000

**SIGN SURVEY**

- FACE TRIMS
- FASCIA COLOR
- RADIUS DIM.
- BUILDING DIM.
- FACADE ANGLE
- OTHER

**ARTWORK**

- PROVIDED
  - REQUIRED
- If required, customer to provide Custom Sign Center, Inc. with camera ready or appropriate digital file. Please contact your salesperson or Design Staff for appropriate file types.*



3200 Valleyview Drive  
P.O. Box 614-279-0700  
Columbus, OH 43204  
FX: 614-279-7528

FILENAME: AWNING REV 1

REV#1 SCALE: AS NOTED

DATE: 9/19/13

REV.DATE: 9/30/13

DGNR: THW SALES: JEFF D.

**Approval Signatures Required** to insure that all spelling, colors, and specifications for sign(s) rendered meets customer & landlord approvals.

CUSTOMER: \_\_\_\_\_

LANDLORD: \_\_\_\_\_

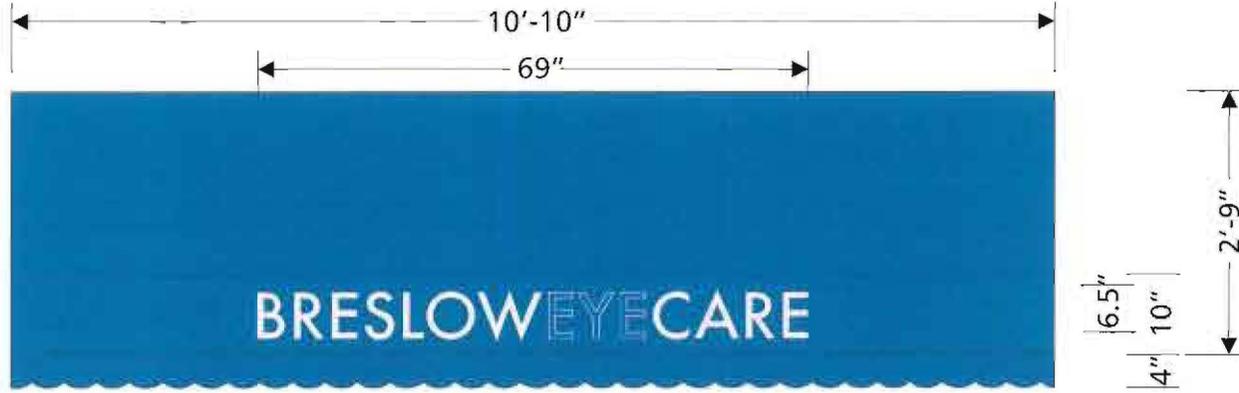
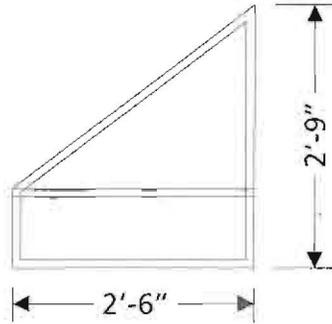
DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

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**BRESLOW EYE CARE**

2358 E. MAIN ST.  
BEXLEY, OH 43209



RE-SKINNING AWNING  
3.11sf Dawson Ave Side

SCALE 1/2" = 1'-0"



EXISTING

SCALE 1/8" = 1'-0"



PROPOSED

SCALE 1/8" = 1'-0"

SIGN TYPE	SPECIFICATIONS	COLORS	SIGN SURVEY	ARTWORK
<input type="checkbox"/> SINGLE FACE  <input checked="" type="checkbox"/> NON-ILLUM.  <input type="checkbox"/> WALL  <input type="checkbox"/> PROJECTING	<p><b>AWNING SKIN</b> - RE-SKIN EXISTING AWNING WITH SUMBRELLA MARINE BLUE 4678-0000 WITH WHITE PAINTED GRAPHICS.</p>	<input type="checkbox"/> WHITE <input checked="" type="checkbox"/> SUMBRELLA MARINE BLUE 4678-0000	<input type="checkbox"/> FACE TRIMS <input type="checkbox"/> FASCIA COLOR <input type="checkbox"/> RADIUS DIM. <input type="checkbox"/> BUILDING DIM. <input type="checkbox"/> FACADE ANGLE <input type="checkbox"/> OTHER	<input type="checkbox"/> PROVIDED <input type="checkbox"/> REQUIRED  If required, customer to provide Custom Sign Center, Inc. with camera ready or appropriate digital file. Please contact your salesperson or Design Staff for appropriate file types.
<p>FILENAME: SIDE AWNING REV 1 DATE: 9/19/13 REV. DATE:</p>	<p>REV#1 SCALE: AS NOTED DGNR: THW SALES: JEFF D.</p>	<p>Approval Signatures Required to insure that all spelling, colors, and specifications for sign(s) rendered meets customer &amp; landlord approvals.</p>		<p>CUSTOMER: _____ LANDLORD: _____ DATE: _____ DATE: _____</p>

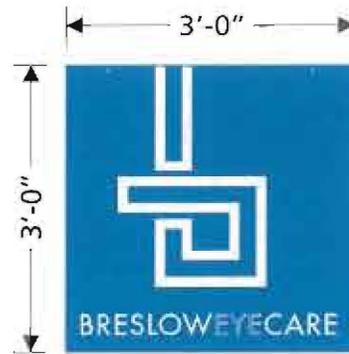


3200 Valleyview Drive Columbus, OH 43204  
PH: 614-279-0700 FX: 614-279-7328

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**BRESLOW EYE CARE**

2358 E. MAIN ST.  
BEXLEY, OH 43209



DF 1/8" ALUMINUM  
9sf

SCALE 1/2" = 1'-0"

EXISTING HANGING  
STRUCTURE



EXISTING

SCALE 3/16" = 1'-0"



PROPOSED

SCALE 3/16" = 1'-0"

**SIGN TYPE**

- DOUBLE FACE
- NON-ILLUM.
- WALL
- PROJECTING

**SPECIFICATIONS**

**REPLACEMENT SIGN**  
- 1/8" ALUMINUM PAINTED WHITE AND BLUE SIGN60762.

**COLORS**

- WHITE
- SIGN60762

**SIGN SURVEY**

- FACE TRIMS
- FASCIA COLOR
- RADIUS DIM.
- BUILDING DIM.
- FACADE ANGLE
- OTHER

**ARTWORK**

- PROVIDED
  - REQUIRED
- If required, customer to provide Custom Sign Center, Inc. with camera ready or appropriate digital file. Please contact your salesperson or Design Staff for appropriate file types.

FILENAME: ALUM SIGN  
DATE: 9/19/13 REV. DATE:

REV# SCALE: AS NOTED  
DGNR: THW SALES: JEFF D.

Approval Signatures Required to insure that all spelling, colors, and specifications for sign(s) rendered meets customer & landlord approvals.

CUSTOMER: \_\_\_\_\_ LANDLORD: \_\_\_\_\_  
DATE: \_\_\_\_\_ DATE: \_\_\_\_\_



3200 Valleyview Drive  
PH: 614-278-6700

Columbus, OH 43204  
FX: 614-278-7525

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## John Gavin

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**From:** Stelios Giannopoulos [Stelios@giannopoulos.org]  
**Sent:** Monday, November 04, 2013 7:23 AM  
**To:** Kathy M Rose (KMRose@bexley.org)  
**Cc:** Maia Briggs; john@customsigncenter.com  
**Subject:** RE: Owner Authorization for 2358 E Main St Planning Commission Meeting

Good morning Kathy.

Consider this email as an authorization for sign changes at 2358 E Main Street.

Stelios

**Stelios Giannopoulos**  
[stelios@giannopoulos.org](mailto:stelios@giannopoulos.org)  
(614) 581-7979 (mobile)  
(614) 235-6060 (office)  
(614) 253-8899 (fax)

**From:** <[john@customsigncenter.com](mailto:john@customsigncenter.com)>  
**Date:** November 1, 2013 at 3:31:29 PM EDT  
**To:** <[maia@giannopoulos.org](mailto:maia@giannopoulos.org)>  
**Cc:** Jeff Dalrymple <[jeff@customsigncenter.com](mailto:jeff@customsigncenter.com)>  
**Subject:** Owner Authorization for 2358 E Main St Planning Commission Meeting

Good Afternoon Maia,

Per Kathy at Bexley zoning, there is no specific form that they use for authorization. A simple letter or email can be sent to me or directly to Kathy as the authorization document. Either way you decide I would like a copy for our file set.

Please forward ASAP as the cutoff date for the submittal is Monday November 4 by noon.

Thank you.



**Confidentiality Notice:**

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**Property Report**

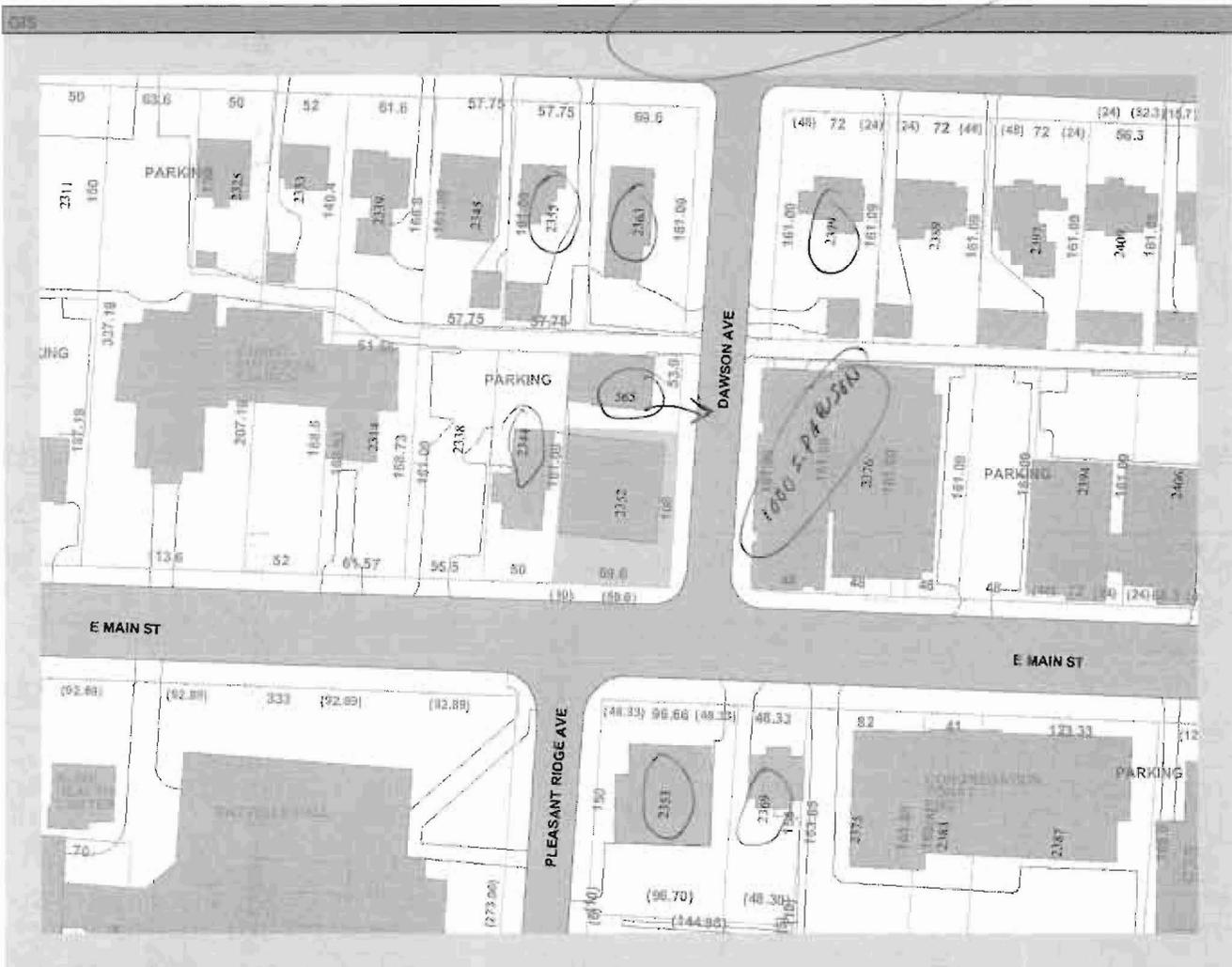
Generated on 11/16/13 at 10:23:46 AM

Parcel ID  
**020-003746-80**

Map Routing No  
**020-L055 -039-80**

Card No  
**1**

Location  
**2352-358E MAIN ST**



**Disclaimer**  
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- Sheridan Investment Properties, LLC  
P.O. Box 09499  
Cols, OH 43209