

**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, July 23rd, 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.

APPLICATION No: 12-0010
APPLICANT: Danny Popp - DDP and Associates
OWNER: Anna Krupovlyanskaya
LOCATION: 2521/2525 E. Main Street

REQUEST: The applicant is seeking a parking variance 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.

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: 07.16.12

DDP and Associates architects/planners

855 East Cooke Road - Columbus, Ohio 43224

July 2, 2012

City of Bexley
Building Department
2242 East Main Street
Bexley, Ohio 43209

Att: Planning Commission

Re: Letter of Authorization
Zoning/Parking Variance
2521/2525 E. Main Street

Dear Planning Commission,

DDP and Associates Architects/Planners has been retained by the Owner of the above referenced property to represent their interests throughout the Zoning/Parking Variance Application submittal and review process. Several meetings have been held thus far to discuss the proposed improvements City requirements for the property.

We are looking forward to the opportunity to continue to working together with the City and its staff to fulfill each of our goals and long term desires for the property. We are available at your convenience to answer any questions or need for additional information you may have. Thank you for your time and consideration of our Application.

Respectfully yours,

Danny Popp, Architect



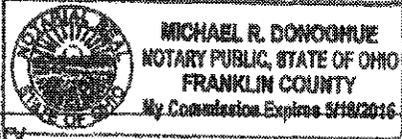
Signature

Anna Krupoviyanskaya

Owner



Signature



Notary

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CITY OF BEXLEY



Review Application for:

PLANNING COMMISSION

CITY COUNCIL

TREE & PUBLIC GARDEN COMMISSION

2012

APPLICATION TO APPEAR BEFORE:

 CITY COUNCIL PLANNING COMMISSION Date: 7-2-12

 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: 2521 + 2525 E Main St.
NAME OF BUSINESS: Restaurant and Dinner Theater

3. NAME OF APPLICANT: Danny Pops DDP + Assoc. Architects/Planners
Address 855 E. Coake Rd. Columbus, OH 43224
Telephone Number 614 262-7973 E-mail: DDPARCAS @ AOL.COM

4. NAME OF OWNER: ANNA KRUPOLYANSKAYA
Address 4040 E. Broad St. Columbus, OH 43213
Telephone Number 614 231-9202 E-mail: IHCARE @ MAIL.COM

5. Narrative description of project / request. (Attach additional sheets, if necessary).
See attached narrative.

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

7. Anticipated project schedule (please specify): start date FALL 2012

NARRATIVE RESPONSES

5. The Property Owner wishes to convert their existing building at 2521/2525 E. Main Street from a business use on the first floor to an upscale restaurant. The existing second floor Masonic Hall will be converted into a specialty dinner theatre/small banquet hall with a mezzanine level at the third floor becoming an area for private dinner parties and meetings. A new glass elevator is planned connecting all three floors with vertical transportation. Renovation of the building's front facade is also a part of the planned project and will be formally submitted for review as the project goes forward.
6. Given the existing site's parking constraints for its current uses together with those proposed this property's parking is a concern. As seen on the enclosed site plan, six on site parking spaces currently exist for this property, three in front and three in back. The three in back will be used for employee parking and deliveries while the three in front will remain as is for customer parking and valet drop off and pick-up.

The proposed use requires 4 spaces/1,000 gsf, i.e., $6,800 \div 1,000 \times 4 = 28$ Spaces. Being six spaces exist a variance for 22 spaces is being requested. Also please note on street parking current exist on both main Street and on the neighboring side streets. When we take into consideration these parking spaces it is customary to assume 4 to 6 spaces can be accommodated with on street parking thus reducing the Variance request down to 16 to 18 if you agree.

To accommodate the spaces not available at the site the Owner is currently securing Valet services with parking arrangements being secured with nearby business and banks for after hours use. In addition to this the Owner has additional parking for 20 plus vehicles on their property located at Empire Square 4040 E. Broad Street. This site is 5 to 7 minutes away making Valet parking at this location a viable option should it be necessary.

In regard to the project's viability to the City of Bexley it is consistent with the uses currently being developed on this portion of the Bexley Mile. It will also create fifteen plus new jobs while increasing the City's tax base and further enhancing the Mile's restaurant row as a destination point for residents and visitors alike.

The project will be developed with its design integrating the requirements and desires of the Main Street Guidelines with the increased pedestrian traffic enhancing the existing and surrounding uses. Given the building exists its lot, side yards, and height standards are maintained with the project conforming to all local and State Building Codes, Storm and Water Drainage Standards.

To accommodate services to the building all deliveries will take place from the rear alley with a new dumpster and screening provided. City services to the building will remain as is with no adverse affects to these systems anticipated. We feel the project will be a win win for all as we work with the City to achieve our common goals addressing the site's pedestrian, traffic, parking, and landscaping desires. We look forward to working with the City and hopeful for a positive outcome of our Variance Request.

- 8. what is the linear width of your tenant space? N/A
- 9. What is the valuation on the project? 400,000.00

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: 7-2-12
 (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) additional \$250.00 each additional acre (or part thereof) additional \$60.00	total = \$ _____
_____ Sign Review and Environmental Review are based on the value of project:	
<u>Valuation of Project</u>	<u>Fee</u>
_____ \$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: \$ _____

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.

CITY OF BEXLEY

____ Planning Commission Review ____ City Council Review



APPLICATION SUBMISSION CHECKLIST

(Required – Must Accompany Application)

Project Address: 2521 & 2525 E. Main Street

Applicant: Danwoy Papp DDP & Assoc. Architects Phone: 614 262-7973
applying for a Parking Variance at this time.

The following items **must be submitted** in order for the Main Street Redevelopment Commission to consider your application complete for review. Note all plans (site, architectural, landscape, and sign) must be submitted to an appropriate engineering or architectural scale and this scale must be included on the plan sheets. In addition, plan sheets should not exceed 11" x 17" in size.

For **ALL APPLICATIONS** you must submit:

- Application Fee:** Submission fee according to Code (Check made payable to City of Bexley).
- Agent Authorization:** This must be provided when the land owner is not the applicant or representing the application at the Commission. This can be in the form of a letter of authorization signed by the property owner and notarized.

On an application for **Special Permit or Conditional Use or Use Variance** you must submit:

- Narrative of how you meet the following requirements:** (12) copies
 - a. The use is consistent with the goals and policies of any adopted plans of the City of Bexley, including, but not limited to, the Main Street Guidelines.
 - b. The use will not have a negative impact on the neighboring land uses and the larger community because of the differences between the proposed use and the existing uses in the community.
 - c. The use will not be hazardous to or have a negative impact on existing or future surrounding uses.
 - d. The use will meet or satisfy the lot/yard or height requirements in the code and the general code provisions including landscape requirements, parking standards, and storm drainage requirements as existing or as may be adopted.
 - e. The use will not create an undue burden on existing public facilities and services such as streets, utilities, schools or refuse disposal.
 - f. The use is consistent with and/or furthers the City's economic goals.
 - g. The use is expected to result in a net increase in assessed value or tax revenue to the City.
 - h. The use enhances economic development through job creation, tax revenues to the City, attraction of people, or increased economic activity.
 - i. The use serves a compelling public need, regardless of its ability to meet economic development goals.
- Location map/site plan: (12) copies.

On an application for **SIGN or FENCE APPROVAL** you must submit:

*To be formally submitted
at a later date.*

- [] **Sign/Fence Plan:** (12) copies of the sign/fence plans to scale that show sign/fence dimensions, sign/fence area, mounting height, colors, lettering style, graphic(s), materials, location, and proposed method of illumination (if applicable). Fence plans to show all structures and their setbacks from the front, side and rear lot lines.
- [] **Sign/Fence Elevation:** (12) copies of a colored rendering of the sign or fence elevation to scale.
- [] **Landscape Plan:** (12) copies of a landscape plan to scale showing all existing and proposed landscaping including species type, size, quantity, and location of all materials (where applicable). This applies to fences, freestanding and ground-mounted signs.
- [] **Other Details:** Photographs, material list, and color samples.

On an application for **EXTERIOR DESIGN REVIEW** you must submit:

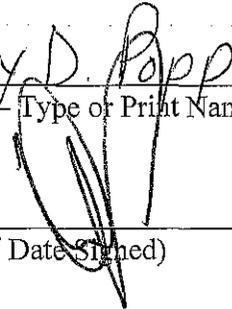
*To be formally submitted
at a later date.*

- [] **Vicinity Map:** (12) copies of a location plan or vicinity map to scale which show all adjoining properties (tax parcel map may be used).
- [] **Project Description:** (12) copies of a written description of the project including existing land use/development, proposed land use/development (square feet of floor space, number of residential units, number of employees, etc.), and a statement of how the proposed development meets the intent of the Main Street Design Guidelines.
- [] **Detailed Site Plan:** (12) copies of a detailed site plan to scale showing existing conditions and all improvements. The detailed site plan should include: north arrow, appropriate engineering or architectural scale, property lines, setbacks, easements, right-of-way, existing conditions (roads/alleys, sidewalks, drives/parking lot, buildings/structures, vegetation, trees in the right-of-way, utilities, city street lights, etc.), and all proposed property and building improvements/changes.
- [] **Building Elevations:** (12) copies of building/structure elevation drawings to scale with materials and colors indicated (all sides of the proposed structure or improvements).
- [] **Parking Plan:** (12) copies of a parking plan describing how much parking the proposed use and site requires and how the Code requirement will be met (where applicable).
- [] **Landscape Plan:** (12) copies of a landscape plan to scale showing all existing and proposed landscaping including species type, size, quantity, and location of all materials (where applicable).
- [] **Lighting Plan:** (12) copies of an exterior site lighting plan to scale including fixture types and location (where applicable).
- [] **Screening Plan:** (12) copies of a the proposed screening plan for dumpsters/trash bins, mechanical units, utility boxes, etc., when not included in the building elevations or landscape plan (where applicable). This plan will show location, size, and height of the units/bins and the screening, as well as materials and colors.
- [] **Materials List:** Material list or specifications with color samples for exterior portions of the building.
- [] **Colored Rendering:** (12) copies of a colored rendering of the completed project.

Existing Conditions: Photographs of existing property conditions.

I/We certify that the items listed above are contained in the attached application and that the Person(s) responsible for completing this application has received a copy of the City Council / Planning Commission Procedures and Design Guidelines Manual. I/We understand that failure to include any of the items listed above without the required fees will result in this application being determined incomplete and having it withheld from the Commission agenda and returned to the applicant.

Note: The deadline for filing an application is twenty-one (21) days prior to the City Council and/or Planning Commission meeting at which the application is to be considered. Meetings are held in City Council Chambers at the Bexley Municipal Building, 2242 E. Main Street.

DANNY D. POPP DDP & ASSOC ARCHITECTS
(Applicant - Type or Print Name) PLANNERS

(Signature / Date Signed)

City Staff Use:
Received: _____
<input type="checkbox"/> Complete / Accepted, forward for Staff Review.
<input type="checkbox"/> Incomplete / Rejected, return to Applicant.

City Council Ordinance reading schedule for: _____ as follows:
(Address)

Ordinance No. _____

1st Reading Date: _____ Time: _____ () Subcommittee: _____

2nd Reading Date: _____ Time: _____ () Sub-committee: _____

3rd Reading Date: _____ Time: _____ () Sub-Committee: _____

Results: () Approved () Tabled () Denied Date: _____