



August 1, 2013

Re: Environmental Review
Application 13-0008
2525 E. Main St.

Dear Mayor Kessler,

I am writing concerning the pending application for approval of an environmental review and proposed elevation and material changes to the building at this location to include a new front façade and roof top patio. The owner's representative has stated that the property owner intends to have a first floor restaurant, a second floor banquet room/dinner theatre and rooftop dining.

This application should be denied for a number of reasons.

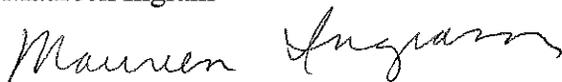
1. This shopping center is unique in that each lot is separately deeded in fee simple. No cross easement permits other owners, tenants, or patrons to drive or park on any other property. In order to run my business (and my tenant's small business next door) I am forced to post my property and now must tow illegal parkers. The existing parking constraints in this center will become a complete disaster if 20+ additional parking spaces must be made available to service this use.
2. Since the onsite parking available to the applicant is limited to 3, patrons of this facility will inevitably be illegally parking, parking on the public streets, or enduring the cost and inconvenience of valet parking. The closest abutting street, Montrose, serves as parking for teachers and parents, both during the day and evening activities and then is parked full by residents at night. Main Street does not offer adequate public parking for a facility of this type.

3. The parking variance approved by the commission October 22, 2012 was ill-advised. (I was not, nor to my knowledge were any Montrose neighbors notified of this meeting. The most recent meeting on this application, on the other hand, was posted on the site). According to the video of the 2012 meeting, the discussion of that application included permitting valet parking *on Montrose Avenue*. Bexley Ord. 452.23(b) prohibits valet parking services on public streets servicing commercial properties. No valet permit can be issued that involves any parking services on a public street, including Montrose.
4. A variance is not to be granted because of the personal hardship of an owner or to allow an owner to put property to a more profitable use. The inadequate on-site parking is caused by the owner's desire to put this property to a high intensity restaurant /banquet use, and is not due to any unique characteristics of the property itself. Instead this variance creates a hardship on the neighborhood and should be revoked.
5. Apparently the owner also has requested a height variance to erect roof structures to enable roof top dining. Few if any of the adjacent neighbors across the alley to the south are aware of this proposed feature. The noise, trash, and safety issues attendant to such an operation place an additional and unnecessary burden on the neighborhood.

Approval of this high intensity commercial use with seriously inadequate parking is a recipe for disaster. I urge the City to deny the pending application for this project.

CC: zoning officer Kathy Rose
Commission secretary Stacy Grossman
Members of Planning commission

Sincerely,
Maureen Ingram



Owner
2527 & 2529 East Main St
Columbus, OH 43209