

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

The Bexley Planning Commission will hold a Public Meeting on the following application on **Monday, March 24th, 2014 at 6:00 p.m.**, in the City Council Chambers, Bexley Municipal Building, 2242 East Main Street.

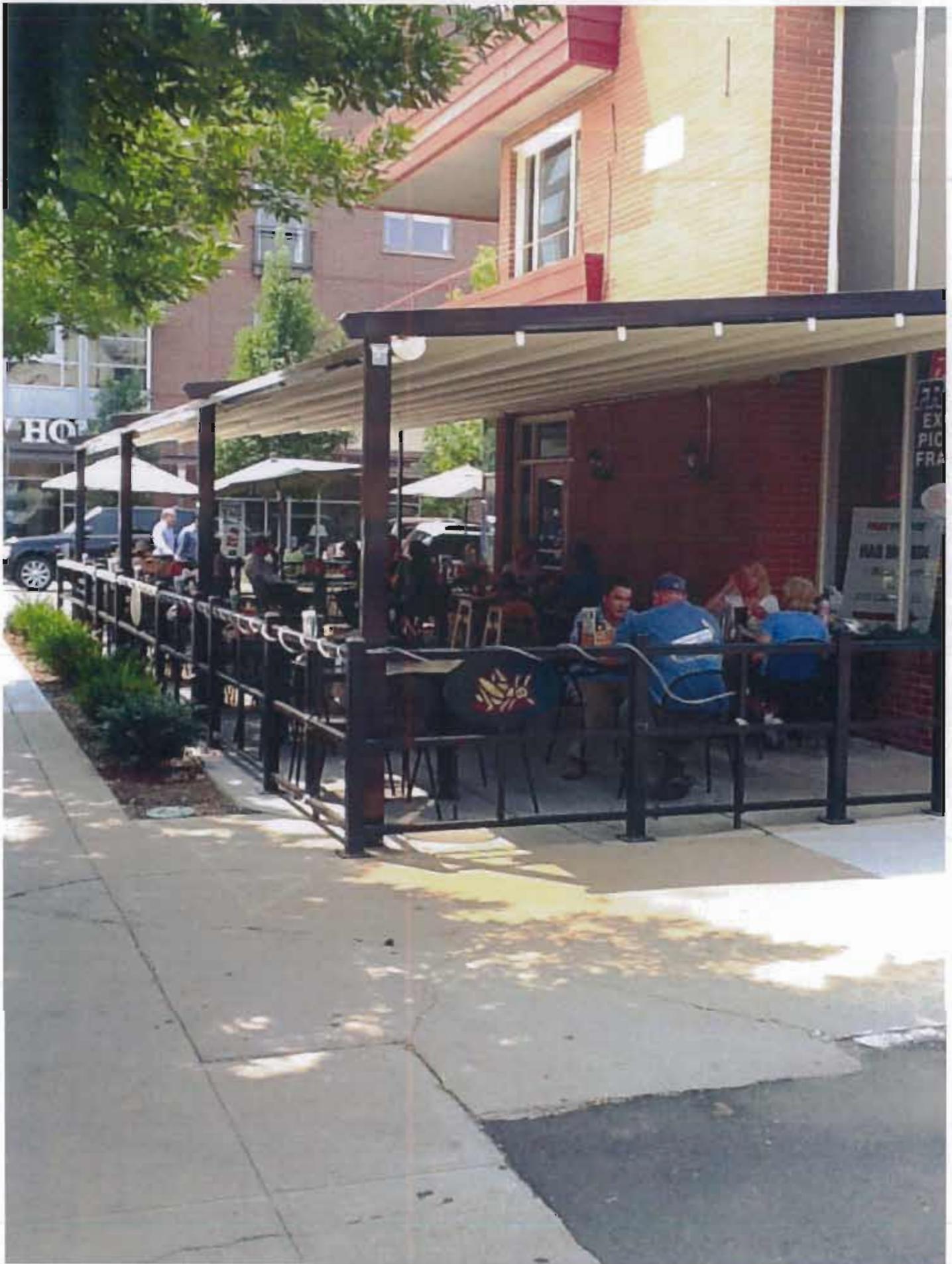
SPECIAL NOTE TO THE APPLICANT: Number 6 of the Rules and Regulations of the Planning Commission reads: The applicant or an authorized representative shall attend the meeting. The Commission may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance.

APPLICATION No: Preliminary
APPLICANT: Ken Brown - Giuseppe's Ritrovo
OWNER: Gay Street Realty
LOCATION: 2268 E. Main Street

REQUEST: The applicant is seeking Preliminary Review for exterior modification to the building. These modifications include: 1) reworking the front façade to make the inset doors line up with the face of the building; 2) add a permanent awning on the front (south side) of the building to cover the outdoor patio and allow for an extended number of days to for it to be used; and 3) add signage on the awning.

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.

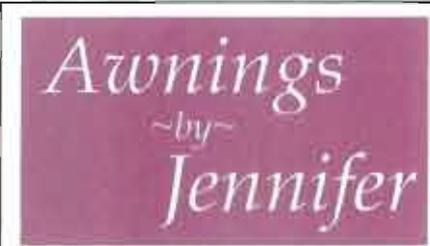


Fabric: Sunbrella Cooper Black with Gold Braid on Solid Black Valance



Note: This rendering is provided to the customer for the purpose displaying a product from Awnings by Jennifer. It is an approximate illustration and is not an exact reflection of the completed work

3-12-14 Staff AH



Awnings by Jennifer
225C East Broadway
Westerville, Ohio 43081

Job:
Giuseppi's
2268 E. Main
Bexley, OH

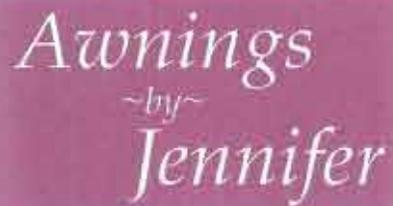
Approval: _____

Date: _____

Fabric: Sunbrella Cooper Black with Gold Braid on Solid Black Valance
Enclosed Patio using Frame Panels and Door



Note: This rendering is provided to the customer for the purpose displaying a product from Awnings by Jennifer. It is an approximate illustration and is not an exact reflection of the completed work



Awnings by Jennifer
225C East Broadway
Westerville, Ohio 43081

Job:
Giuseppi's
2268 E. Main
Bexley, OH

Approval:

Date: _____

Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio

614-235-8677

FAX: 614-235-4559

A Boundary Survey prepared for and certified to.

Gay Street Realty Company

Legal Description: Situated in The State of Ohio, County of Franklin, City of Bexley Being Part of Lots 1 and 2 Capital University Subdivision Plat Book 10, Page 297

Applicant:

Posted Address: 2254 E. Main St., Bexley, Ohio

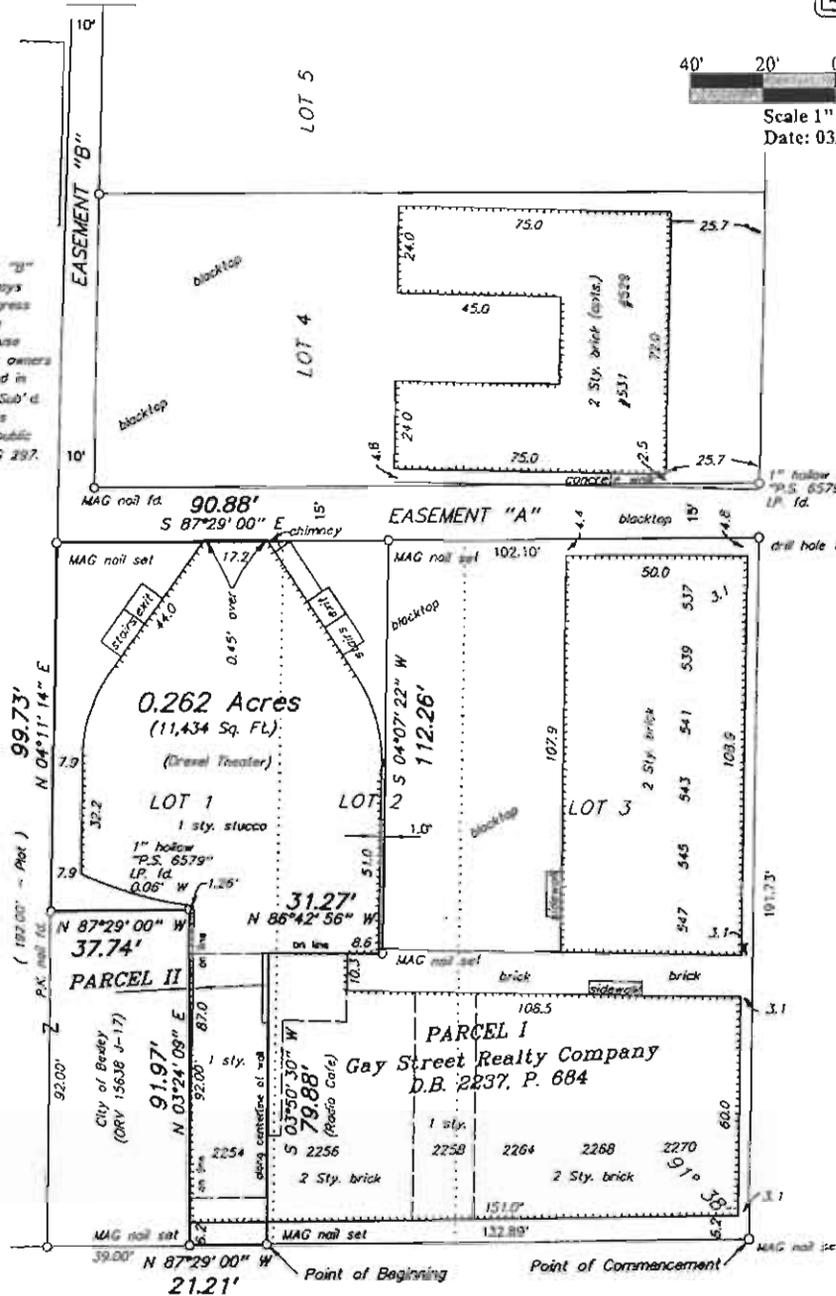


Scale 1" = 40'
Date: 03/31/2011

NOTE:

Easements "A" & "B" are private driveways for ingress and egress over and upon the premises for the use and benefit of the owners of the Lots platted in Capital University Sub'd. and no portion was dedicated to the public as per P.B. 10, PG. 297.

Village of Bexley
(O.S. 871, P. 26)



S. DREXEL AVE. 60'

E. MAIN ST. 80'

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code. Iron pipes set are 30"x1" O.D. with an orange plastic plug inscribed "P.S. 6579", unless otherwise noted. Basis of bearings is the North R/W line of E. Main Street held as North 87° 29' 00" West as per P.B. 10, Pg. 297

Myers Surveying Co., Inc.
By _____
Professional Surveyor

Myers Order No. - 10-03/02/2011



Rec.	Field	DWG	Ltr.	Ck.
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2740 East Main Street
Bexley, Ohio 43209-2877
(614) 235-8677
Telefax (614) 235-4559
Email: info@myerssurveying.com

March 31, 2011

*0.263 Acres
2254 E. Main Street
"Drexel Theater"*

Situated in the State of Ohio, County of Franklin, City of Bexley, being part of Lots 1 and 2 of Capital University Addition, as the same are numbered and delineated upon the recorded plat thereof of record in Plat Book 10, Page 297, Recorder's Office, Franklin County, Ohio (all references made are of said Recorder's Office, unless otherwise noted), being a part of the Gay Street Realty Company as conveyed in Deed Book 2237, Page 684 and being more particularly described as follows:

Commencing at a MAG nail set at the southeast corner of Lot 3 of said Subdivision and at the intersection of the west right of way line of South Drexel Avenue (60 feet wide) with the north right of way line of East Main Street (80 feet wide);

Thence, along the south lines of said Lots 2 and 3, part of the south line of said Lot 1 and along said north right of way line of East Main Street, North $87^{\circ} 29' 00''$ West, 132.89 feet to a MAG nail set at the **TRUE PLACE OF BEGINNING** of the herein described tract;

Thence, continuing along part of the south line of said Lot 1 and said north right of way line of East Main Street, North $87^{\circ} 29' 00''$ West, 21.21 feet to a MAG nail set at a southwesterly corner of said Gay Street Realty Company tract and the southeast corner of the City of Bexley tract as conveyed in Official Record Volume 15638 J-17;

Thence, across said Lot 1, along the east line of said City of Bexley tract, a westerly line of said Gay Street Realty Company tract and along the face of a wall of the Drexel Theater, North $03^{\circ} 24' 09''$ East, 91.97 feet to a point at a southwesterly corner of said Gay Street Realty Company tract and at the northeast corner of said City of Bexley tract;

Thence, across said Lot 1, along a southerly line of said Gay Street Realty Company tract and along the north line of said City of Bexley tract, North $87^{\circ} 29' 00''$ West, passing at 0.06 feet a 1 inch hollow iron pipe found with an orange plastic cap inscribed "P.S. 6579", 37.74 feet to a PK nail found at a southwesterly corner of said Gay Street Realty Company tract, the northwest corner of said City of Bexley tract, in the west line of said Lot 1 and in the east line of the Village of Bexley tract as conveyed in Deed Book 671, Page 26;

Thence, along a westerly line of said Gay Street Realty Company tract, part of the west line of said Lot 1 and part of the east line of said Village of Bexley tract, North $04^{\circ} 11' 14''$ East, 99.73 feet to a MAG nail set at the northwest corner of said Lot 1, the northwest corner of said Gay Street Realty Company tract and at the southwesterly corner of a Easement "A" of said Subdivision;

(Continued)

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0.263 Acres
2254 E. Main Street
"Drexel Theater"

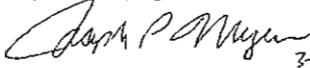
Thence, along the north line of said Lot 1, part of said Lot 2, the south line of said Easement "A" and part of the north line of said Gay Street Realty Company tract, South 87° 29' 00" East, 90.88 feet to a MAG nail set;

Thence, across said Lot 2 and said Gay Street Realty Company tract, South 04° 07' 22" West, 112.26 feet to a MAG nail set;

Thence, continuing across said Lot 2 and said Gay Street Realty Company tract, across said Lot 1 and along part of the face of a wall of the Drexel Theater, North 86° 42' 56" West, 31.27 feet to a point;

Thence, continuing across said Lot 1, said Gay Street Realty Company tract and along the centerline of a wall between the Drexel Theater and the Radio Cafe, South 03° 50' 30" West, 79.88 feet to the place of beginning **CONTAINING 0.263 ACRES (11,437 SQUARE FEET)**, subject however to all legal highways, leases, agreements, easements, restrictions of record and of records in the respective utility offices. Iron pipes set are 30" x 1" O.D. with orange plastic caps inscribed P.S. 6579, unless otherwise noted. The foregoing description was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code in March 2011. Basis of bearings is the north right of way line of East Main Street held as North 87° 29' 00" West as per Plat Book 10, Page 297.

Myers Surveying Co., Inc.


Joseph P. Myers, P.S. 7361
(1003022011/aomiii) 3-31-2011



L-052

SPLIT

0.262 AC

OUT OF

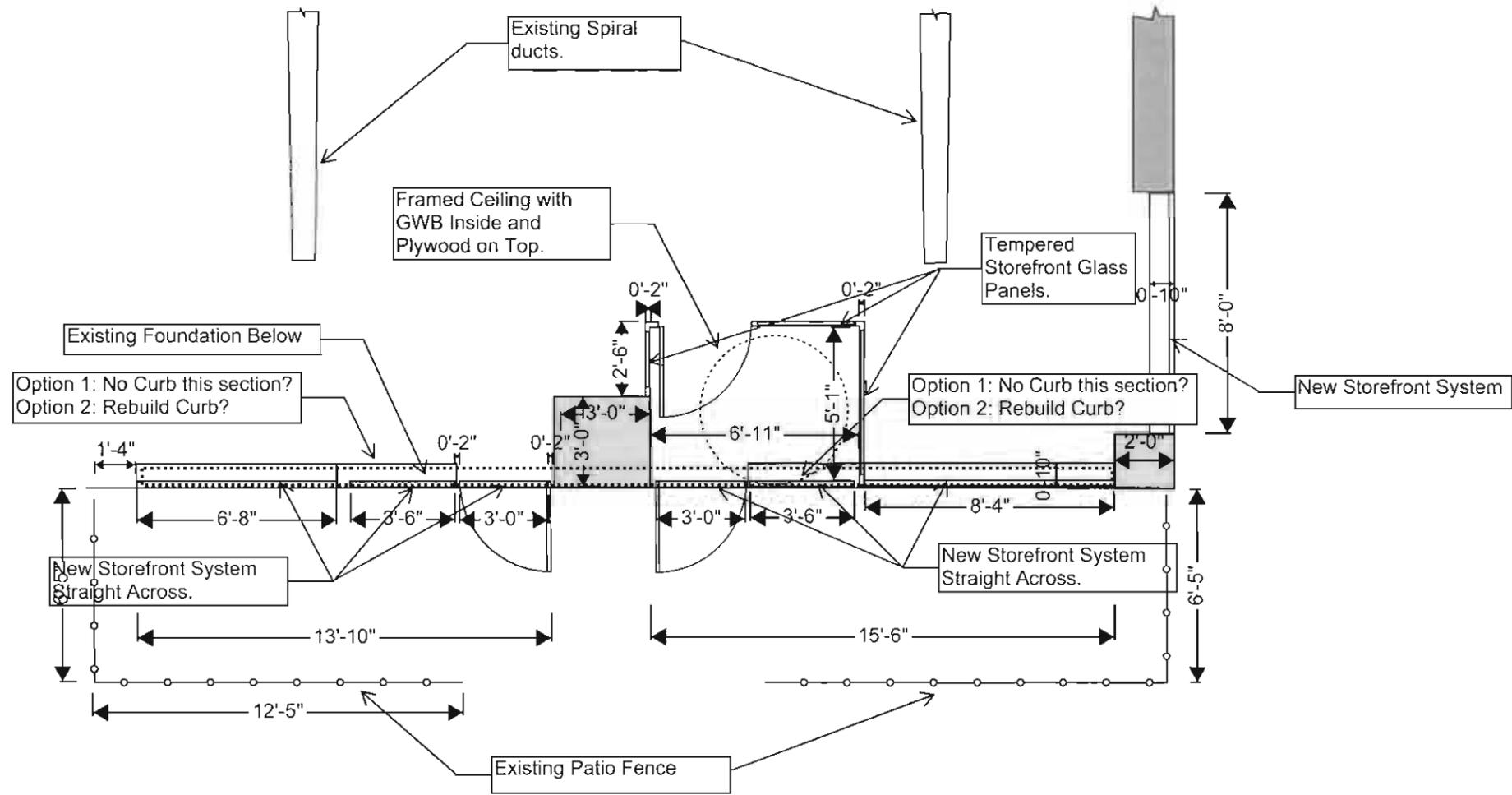
(020)

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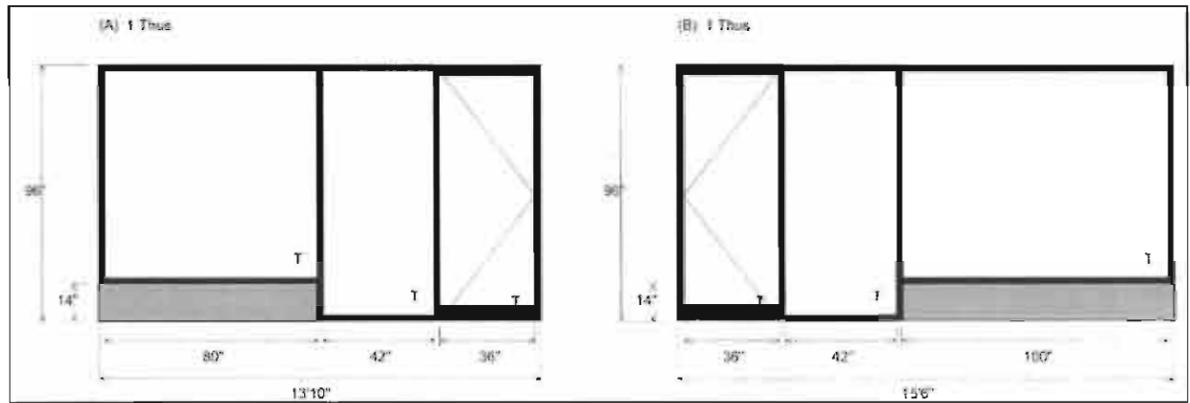
* 99-YEAR LEASE

DESCRIPTION VERIFIED	
DEAN C. RINGLE, P.E., P.S.	
BY: <u>RTN</u>	
DATE: <u>04-04-2011</u>	

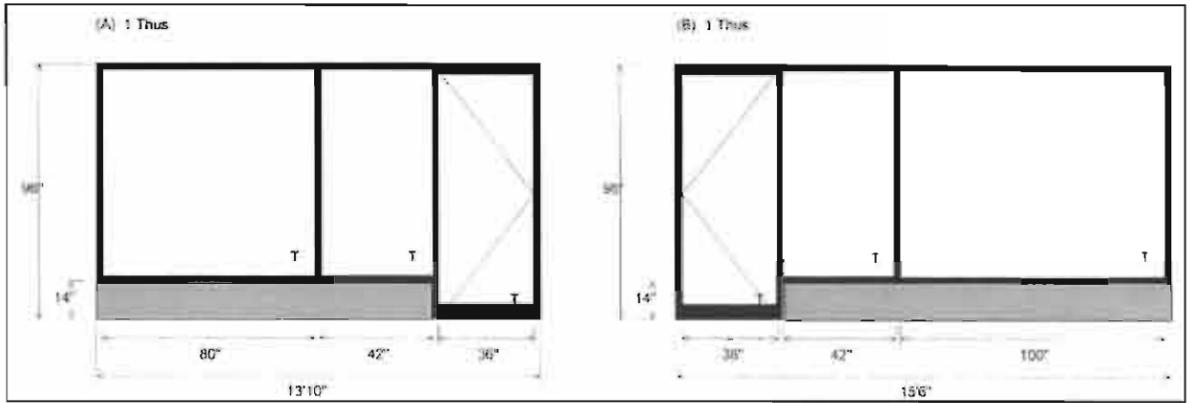
Giuseppe's Ritrovo
2268 E Main St, Columbus, OH 43209



New Storefront Plan



Storefront Elevation Option #1: No Curb.



Storefront Elevation Option #2: Curb Added Back

