

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

The Bexley Planning Commission will hold a Public Meeting on the following application on **Monday, April 28th, 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: 14-004
APPLICANT: Marjorie Henn & Robert Chambers
OWNER: Marjorie Henn
LOCATION: 2729, 2731, & 2733 E. Main Street

REQUEST: The applicant is seeking Environmental Review and approval of facade changes to the building at this location. The applicant is also seeking Sign Review and approval of a new sign package, to allow the 3 tenant wall signs to be replaced at the above noted locations.

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: 04-21-2014

2014004 PC

CITY OF BEXLEY



Review Application for:

 PLANNING COMMISSION
 CITY COUNCIL
 TREE & PUBLIC GARDEN COMMISSION
2014

APPLICATION TO APPEAR BEFORE:

 CITY COUNCIL **PLANNING COMMISSION** Date: 03-24-2014
 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: _____

NAME OF BUSINESS: Gallagher Rentals

3. NAME OF APPLICANT: _____

Address 124 North High Dr Worthington, Ohio 43085
Telephone Number 614 354 7374 E-mail: _____

4. NAME OF OWNER: _____

Address 4603 N. High St
Telephone Number 614 581 2805 E-mail: _____

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

Facia Change E. Main St.

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

7. What is the valuation on the project? \$17-20,000

10. SIGN INFORMATION

A. TYPE: Monument Window Free Standing "A" frame
 Projecting Awning Wall Banner

B. SIZE _____ Sq. Ft. _____ Ft. Horizontal _____ Ft. Vertical

C. Sign Wording: 1 1/2' X 6'

D. What is the linear width of your tenant space? TOTAL 40'

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]
(Signature)

DATE: 3-24-14

Fee Due: \$ _____

Planning Commission Review Date: _____

Staff Review Date: _____

Approved by: _____ Date: _____

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: _____

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 = \$ _____

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 checked="" 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: \$ 200

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.

Application To City of Bexley for Exterior Design Review

Addresses Concerned: 2729, 2731 & 2733, E. Main Street, Bexley

Submitted By: Marjorie Gallagher

Date Submitted: March 19th 2014



2729, 2731 & 2733, E. Main Street, Bexley

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- Summary of works to be carried out

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- Artists Impression of finished project

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Page 6 - Façade Examples of E. Main St.

Page 7 - Lighting Design Proposals

Page 8 - Project Cost Estimate

Project Brief:

It is my intention to remodel the façade of the premises at the addresses, 2729 2731 & 2733 E. Main Street, Bexley. The premises currently comprises of three commercial units two of which are currently occupied.

It is my intention to have the existing timber framework and cladding, which is in varying states of deterioration, removed and stripped back to expose the original red brick on the front of the building.

It is my wish that the facelift of the building will result in a remodeled façade sympathetic to the architectural style synonymous with the commercial buildings and shop fronts currently visible in the E. Main, Bexley area.

Restoration and repair of the original brickwork will be a key factor in achieving this goal. Following removal of the existing timber overhangs, the original window frames will once again be fully exposed giving an additional 18 to 24 inches of extra height to the existing shop front windows. This will result in giving the building proportions similar to existing shop fronts visible on E. Main Street. See Fig 3 & 4 on page 5 for examples. The existing brown shop front window frames will then be painted a lighter color similar to example in Fig. 5 on Page 6.

Additional proposed details include the installation of 1920's style industrial swan neck lighting (see Pg.7) over each shop front along with new signage to be designed and fabricated in collaboration with the existing tenants and erected over each unit. An artist's impression of what the facelift will look like has been included in this submission (See Fig 2. Pg.4).

Summary of proposed works to be carried out:

- Removal of existing timber framed overhangs and old fluorescent lighting.
- Carry out any required repairs to original brickwork i.e. repointing etc.
- Adapt shop front windows to revert to original height. See Fig 3&4 on Pg.5 for example.
- Paint shop front window frames similar to Fig 5 on Pg.6
- Installation of 1920's style industrial swan neck shop front lighting. See Pg.7
- Erection of new signage for existing businesses



Fig 1. Current Condition of 2729, 2731 & 2733 E. Main Street, Bexley

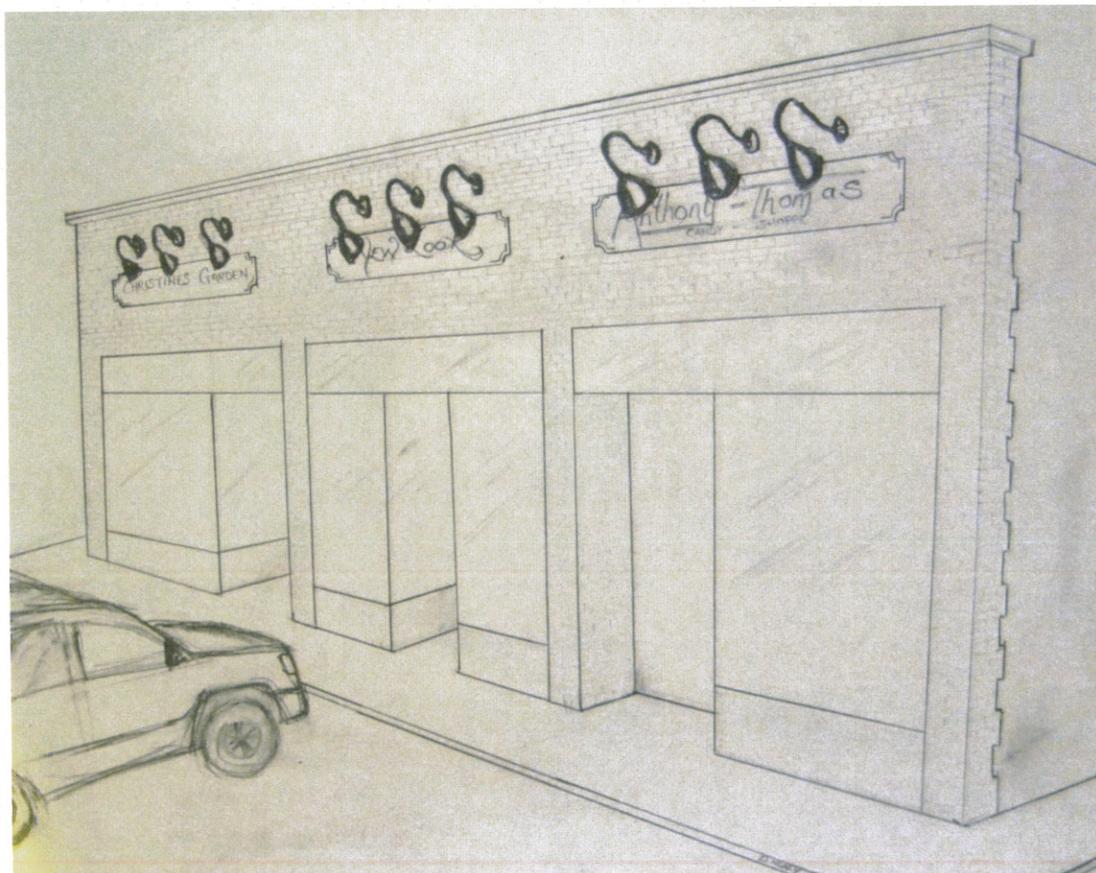


Fig 2. Artists Impression of completed property facelift

Façade Examples of E. Main St.



Fig 3. 2505 E. Main Street Bexley



Fig 4. 2507 E. Main Street Bexley

Façade Examples of E. Main St.



Fig 5. 2461 E. Main Street, Bexley

Proposed Project Lighting:

Examples of proposed lighting installations. 1920's style swan neck industrial lighting to be positioned over new signage as depicted in Fig.2 on page 4.

Note: Dark Green or black fixtures are preferred choice.



**10" Angle Shade, Galvanized,
HL-H Gooseneck Arm**

Project Cost Estimate:

- Labor to remove and dispose of existing timber overhang.
- Remove old fluorescent lights, old can lights and make safe.
- Repoint and repair original red brickwork on façade.
- Clean, strip, paint and seal existing Window Frames
- Run electric to new lighting locations on façade
- Installation of 9 industrial swan neck lights
- Fabricate 3 new signs and attach to facade
- Miscellaneous snag jobs to be carried out
- Materials required: Paint, Cable, Screws, Hardware
- 9 Industrial swan neck Lights @ \$150 EA

Total Project Cost Estimate: \$17,000 - \$20,000

2729 - 2733

Proximity Report Results

7867736/849304
 The selection distance was **100 feet**.
 The selected parcel was **020-001938**.

To view a table showing the **15 parcels** within the displayed proximity, scroll down.

- [Get Report](#)
- [Print Window](#)
- [Back to Proximity Report](#)

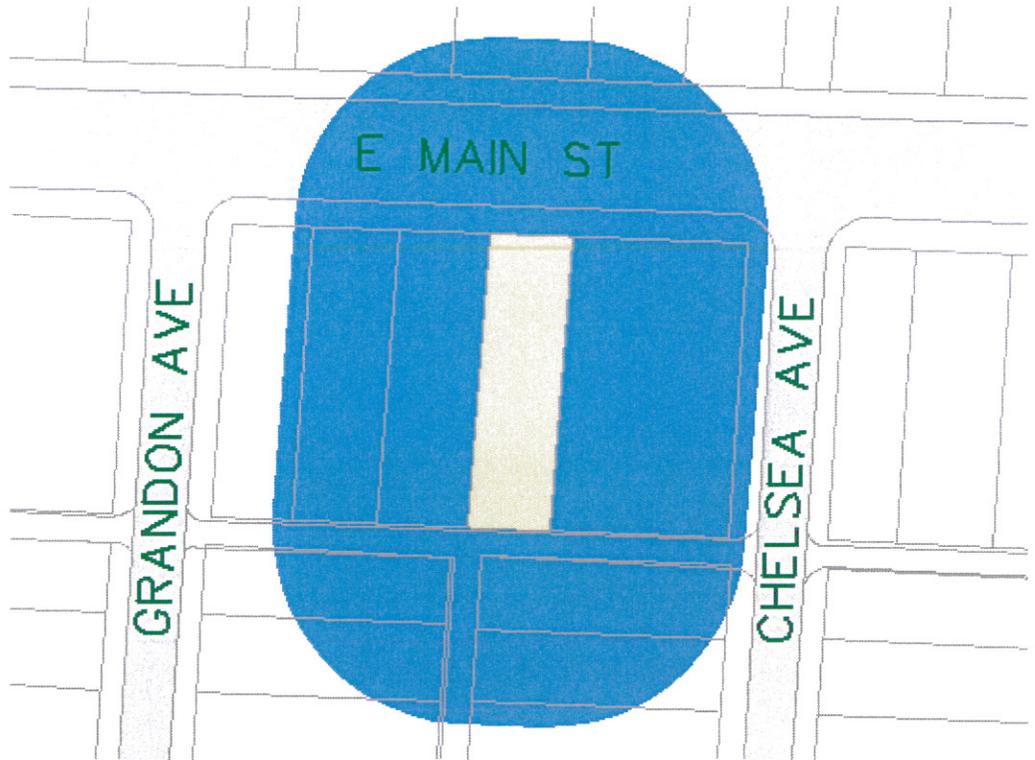


Image Date: Fri Apr 18 15:19:32 2014

Proximity Parcels

- Hint:** To copy this report to another program:
1. Hold down the left mouse button over the top-left corner of the area you want to get.
 2. Drag the mouse to the bottom-left corner of the desired area.
 3. Let go of the mouse button.
 4. Select Edit Copy from the menu bar.
- You can then Paste the report into another application.

2731 E. Main

Parcel	Owner Name	Address
020-002761	BENSON JEFFREY S	689 CHELSEA AV
020-002059	CABOT LAKE HOLDINGS LLC	2715 E MAIN ST
020-002419	CAMPBELL DEBORAH A	695 CHELSEA AV
020-003004	EGGLESTON MARY J ET AL 6	680 GRANDON AV
020-002923	GALLAGHER RENTALS IN	E MAIN ST
020-002922	GALLAGHER RENTALS INC	2719 E MAIN ST
020-001938	GALLAGHER RENTALS INC	2729 -733E MAIN ST+ (2733 E. Main)
020-002925	GALLAGHER RENTALS INC	2741 E MAIN ST
020-003975	GEODAESIA	2740 E MAIN ST
020-003976	GEODAESIA	2740 E MAIN ST
020-004119	JOHNSONS REAL ICE CREAM LLC	2728 E MAIN ST
020-003973	JONATHAN HARTSTEIN LLC	2734 -738E MAIN ST
020-002968	KNOTT PAULA Y	683 CHELSEA AV
020-002994	MACIAS LISA A	684 GRANDON AV
020-003028	SCHWARTZ MITCHELL G & ANNE M KNECHT	690 GRANDON AV

