

**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.

- a. APPLICATION No: 14-003
APPLICANT: Ken Brown – Giusseppi’s Ritrovo
OWNER: Gay Street Realty
LOCATION: 2268 E. Main Street
REQUEST: The applicant is seeking Preliminary Environmental Review and approval for a permanent awning (with signage) on the front facade (south side) of the building, to cover the outdoor patio. The applicant is also seeking approval of optional side panels to enclose the patio for extended use.

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: 4-22-2014

Re: 2268 E. Main – Giuseppe’s Awning renderings

Here are some revised illustrations based on our April 7th meeting with the Planning Commission.

We have tried to address the Commission’s concern for the architectural design of the building by doing three things:

- Changing the curtains to a similar color as the building
- Maintaining the ledge line of the building with an option showing the awning starting just above the glass block. This is demonstrated by options 1 & 2 attached (with and without curtains)
- Maintaining the glass block line of the building with an option showing the awning just below the glass block. This is demonstrated by options 3 & 4 attached (with and without the curtains).

The capabilities of Photoshop and the fact that the picture was taken during a sunny day did not allow for us to lighten the windows of Giuseppe’s restaurant. We would not do this project if it made the restaurant any darker.

As for the ADA issue with a door on the outside of the awning, we plan to eliminate that door so there is no issue.

We can live with either option but prefer the awning starting above the glass block. If it starts below the glass block the pitch of the awning would be such that its clearance walking into the restaurant would not be more than 6’3”.

We would like to seek approval of the version with curtains.

Please let me know any comments you or members of the Commission have. I would be glad to forward these to the members who had concerns previously if you think that would be productive.

Thanks.

Kenny Brown
General Manager
Gay Street Realty
kbrown4323@gmail.com
[614-226-5314](tel:614-226-5314)

Bleow Glass, Curtains, No Door, 4 posts



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

Awnings by Jennifer
225C East Broadway
Westerville, Ohio 43081

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

Approval: _____

Date: _____

Bleow Glass, Curtains, No Door, 4 posts



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:
Guiseppe's
2268 E. Main
Bexley, OH

Approval: _____

Date: _____

Above Glass, No Curtains, No Door, 4 posts



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

Awnings by Jennifer
225C East Broadway
Westerville, Ohio 43081

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

Approval:

Date: _____

Above Glass, Curtains, No Door, 4 posts



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~
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225C East Broadway
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2268 E. Main
Bexley, OH

Approval: _____

Date: _____

Proximity Report Results

2299194/8390807

The selection distance was **100 feet**.
The selected parcel was **020-000571**.

To view a table showing the **14 parcels** within the displayed proximity, scroll down.

[Get Report](#)

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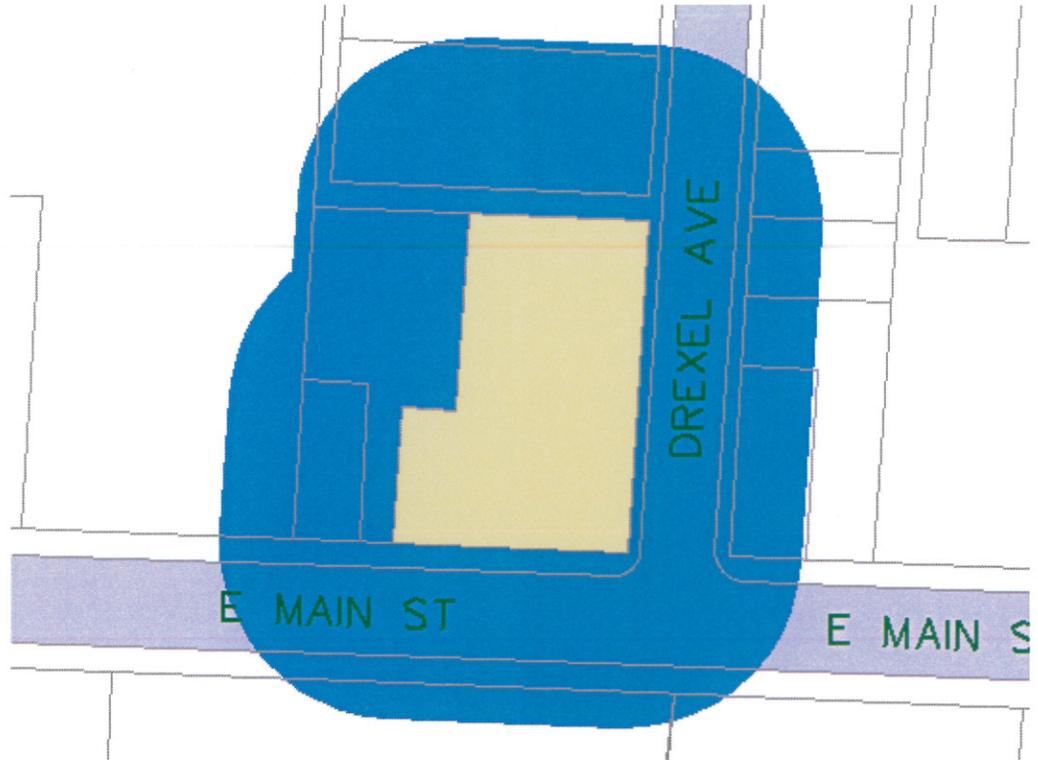


Image Date: Tue Apr 22 11:20:22 2014

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.

Parcel	Owner Name	<i>2268 E Main</i> Address
020-000572	525 SOUTH DREXEL AVE LLC ET AL	525 S DREXEL AV
020-000124	ALICE GAVIN SCOTT LARRIMER LLC	2284 -294E MAIN ST
020-004381	BEXLEY COMMUNITY IMPROVEMENT CORPOR	2242 E MAIN ST
020-000570	BEXLEY COMMUNITY IMPROVEMENT CORPOR	2248 E MAIN ST
020-000123	BLOCK STEVEN TR	524 -534S DREXEL AV
020-001373	CAPITAL UNIVERSITY	2199 E MAIN ST
020-000405	CAPITAL UNIVERSITY	E MAIN ST
020-000790	CAPITAL UNIVERSITY	E MAIN ST
020-004847	COLUMBUS ASSOCIATION FOR ET AL	2254 -270E MAIN ST
020-000105	DREXEL PROPERTIES LLC	542 -44 S DREXEL AV
020-000571	GAY STREET REALTY CO	2256 -270E MAIN ST
020-000574	GAY STREET REALTY CO	529 S DREXEL AV
020-000173	HAMMERHEAD-BEXLEY LLC	2282 E MAIN ST
020-001050	UNVERFERTH BARBARA BURKART GAIL P	540 S DREXEL AV

1 College + Main

