

**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, June 23, 2014** at **6:00 p.m.**, at Bexley City Hall, 2242 E. Main Street, Bexley, Ohio 43209.

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: 14-007
APPLICANT: Neal Hoffman of Fastsign - Henley Building
OWNER: Henley Special Account LP
LOCATION: 2691 E. Main Street

REQUEST: The applicant is seeking Sign Review and approval to allow new face panels in the existing monument style sign at the above noted 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: 06.16.14

2014-007PC

CITY OF BEXLEY



Review Application for:

- PLANNING COMMISSION**
 - CITY COUNCIL**
 - TREE & PUBLIC GARDEN COMMISSION**
- 2014**

APPLICATION TO APPEAR BEFORE:

CITY COUNCIL PLANNING COMMISSION Date: 6/11/14

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: 2691 E. MAIN ST.
 NAME OF BUSINESS: HENLEY SPECIAL ACCOUNT LP

3. NAME OF APPLICANT: HENLEY SPECIAL ACCOUNT LP
 Address: 1475 ROADS END PL COLUMBUS, OH 43209
 Telephone Number: 614-239-1122 E-mail: Henley.greg@gmail.com
425-2213

4. NAME OF OWNER: (SAME AS ABOVE)
 Address: _____
 Telephone Number: _____ E-mail: _____

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

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

PAID
3576

7. What is the valuation on the project? #1200

10. SIGN INFORMATION

A. TYPE: Monument Window Free Standing "A" frame

Projecting Awning Wall Banner

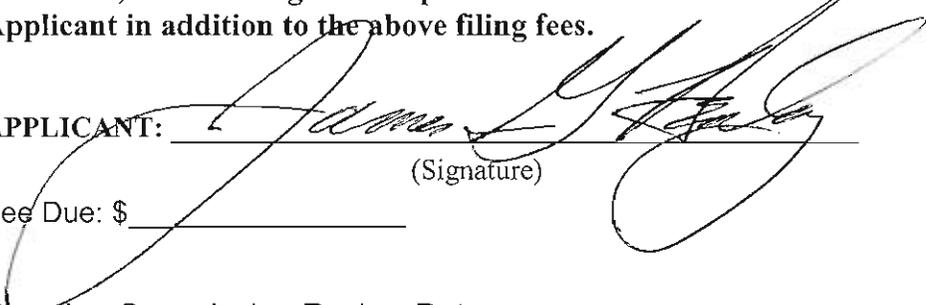
B. SIZE 30 Sq. Ft. 7'6" Ft. Horizontal 4 Ft. Vertical

C. Sign Wording: SEE PHOTOS

D. What is the linear width of your tenant space? _____

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: 6/10/14
(Signature)

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 = \$ _____
<input checked="" type="checkbox"/>	Sign Review and Environmental Review are based on the value of project:	
	<u>Valuation of Project</u>	<u>Fee</u>
<input checked="" type="checkbox"/>	\$0 - \$5,000	\$100.00
<input 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: \$ 100.

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.



Greg Henley <henley.greg@gmail.com>

2691 E. Main Street

1 message

Greg Henley <henley.greg@gmail.com>
To: Neal Hoffman <Neal.Hoffman@fastsigns.com>

Wed, Jun 11, 2014 at 8:46 AM

City of Bexley
Planning Commission

Parcel numbers 020-002011-80 and 020-002011-90 make up the property at 2691 E Main St an office/ medical building owned by Henley Special Account LP and managed by Henley Special Account LLC.

The purpose of this letter is to confirm that Neal Hoffman of Fast Signs of Westerville has been authorized by Henley Special Account LP to represent Henley Special Account LP at the June 23,2014 meeting, to present and to accept approval and permission from The City of Bexley Planning Commission to replace the two plastic back to back inserts that measure approx.48 inches by 90 inches inside the current existing sign.

The only change here with the exception of three new businesses replacing three old ones is that a deep purple color almost exactly the same as Capital University purple is being used instead of black.The sign is exactly the same existing sign.The new plastic replacing the 40 year old plastic and the deep purple color instead of the black are the only changes.

James G Henley Trustee



Krysta Sharpe, Martin
KRYSTA SHARPE
NOTARY PUBLIC - OHIO
15 January 2018

Existing

2691

**EAST MAIN
PROFESSIONAL
BUILDING**

**JOHN L. DAUGHERTY, D.D.S.
GENERAL DENTIST**



**FAMILY & COSMETIC
DENTISTRY**

(614) 237-1008

Bexley

**Periodontics & Implantology
BENJAMIN K. METZ D.M.D., M.S.D., LLC**

**DANA ZAGER
THERAPY**



**SOKOL
INSURANCE**

Angie's list.

**JASON H. RUSS
ATTORNEY AT LAW**

**PHYLLIS McVEY
M.S.W./L.I.S.W.**

**VIOLETA GONZALEZ
FOWLER, LPC**

FASTSIGNS.

More than fast. More than signs.™

2691



Periodontics &
Implantology

Benjamin K. Metz
D.M.D., M.S.D., LLC

JOHN L. DAUGHERTY D.D.S.
GENERAL DENTIST



Family & Cosmetic
Dentistry

(614) 237-1008

PHYLLIS McVEY
M.S.W./L.I.S.W.



**BRIAN
HERZBERGER**
ATTORNEY AT LAW

 **SOKOL
INSURANCE**

GLOW AIRBRUSH
TANNING

**TOUCH
THERAPY**
MEDICAL MASSAGE

**DANA ZAGER
THERAPY**

Please proof all information carefully for accuracy before approving. Fastsigns Westerville accepts no responsibility for any errors found after production. Please approve via email or fax.

654A Brookside Blvd., Westerville, OH 43081
614.890.3821 / 614.890.3858 (fax)
44@fastsigns.com / www.fastsigns.com/44

Signature _____

Date _____

2691 E. Main

Proximity Report Results

4309081/4882812

The selection distance was **200 feet**.

The selected parcel was **020-002011**.

To view a table showing the **30 parcels** within the displayed proximity, scroll down.

[Get Report](#)

[Print Window](#)

[Back to Proximity Report](#)

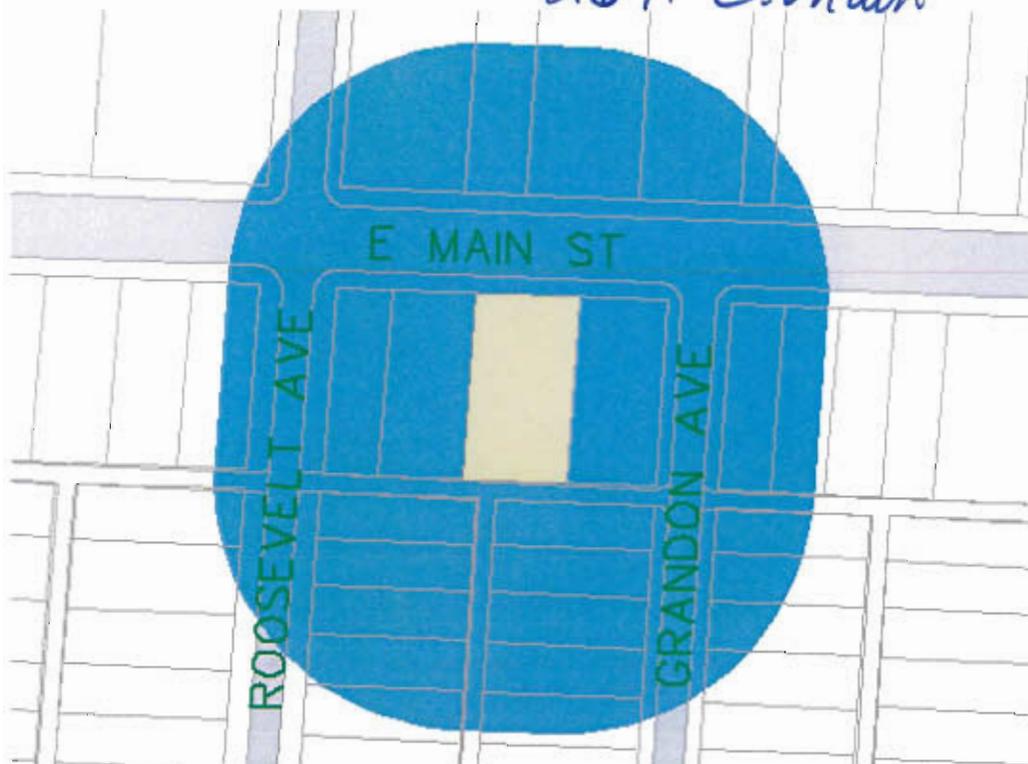


Image Date: Thu Jun 12 18:06:49 2014

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	Address
020-000122	2680 E MAIN LLC	2680 E MAIN ST
020-000162	2700 PARTNERSHIP	2700 E MAIN ST
020-002920	ATBACH ENTERPRISES LLC	2671 -675E MAIN ST
020-002246	BANDLER ARI J ABROMS-BANDLER STACY	679 GRANDON AV
020-001939	BENNETT TOD B BENNETT MARIA PILAR	686 S ROOSEVELT AV
020-002685	BRITT PATRICK K & KIMBERLY A	675 GRANDON AV
020-002059	CABOT LAKE HOLDINGS LLC	2715 E MAIN ST
020-002949	CAPLIN NATHAN R FUKUZAWA AKISA	697 GRANDON AV
020-003004	EGGLESTON MARY J ET AL 6	680 GRANDON AV
020-002922	GALLAGHER RENTALS INC	2719 E MAIN ST
020-004730	GIANNOPOULOS PROPERTIES LTD	2677 -681E MAIN ST
020-003000	GOLDACH DEBORAH R	690 S ROOSEVELT AV
020-000160	GRAHAM JAMES S ET AL	2690 E MAIN ST
020-004379	GRYWALSKY ANNA	682 S ROOSEVELT AV
020-002921	HENLEY SPECIAL ACCOUNT L P	2699 E MAIN ST
020-002011	HENLEY SPECIAL ACCOUNT LP	2691 E MAIN ST
020-000188	JOHNSONS REAL ICE CREAM LLC	E MAIN ST
020-004119	JOHNSONS REAL ICE CREAM LLC	2728 E MAIN ST
020-002994	MACIAS LISA A	684 GRANDON AV
020-000174	MARSCHOT LLC	2710 E MAIN ST
020-002718	MARTIN LENE K TR	691 GRANDON AV

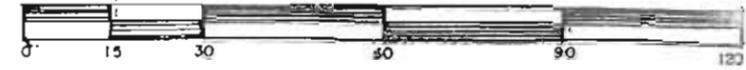
020-001945	NAGLE ILENE M NAGLE WILLIAM A	685 GRANDON AV
020-001854	OVERLY PAULA B TOD	670 S ROOSEVELT AV
020-003098	PETERS PATRICK J & SUE ANN	675 S ROOSEVELT AV
020-003097	PHAM UYEN THANH	669 S ROOSEVELT AV
020-003087	SA&D PROPERTIES LLC	2651 E MAIN ST
020-002174	SANDERS JOSEPH M & BEVERLY T	694 GRANDON AV
020-003028	SCHWARTZ MITCHELL G & ANNE M KNECHT	690 GRANDON AV
020-000084	SPIWAK OAK PARK BEXLEY LLC	2660 -660E MAIN ST
020-001753	YATES CHRISTOPHER A PONCEDELEON MAB	678 S ROOSEVELT AV



E. MAIN STREET 80'



SCALE 1" = 30'

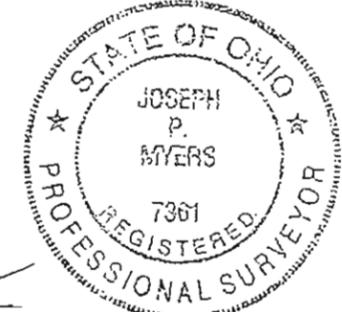
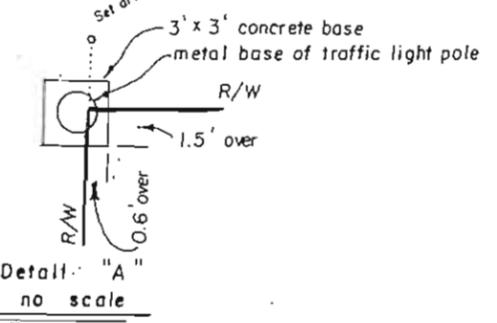
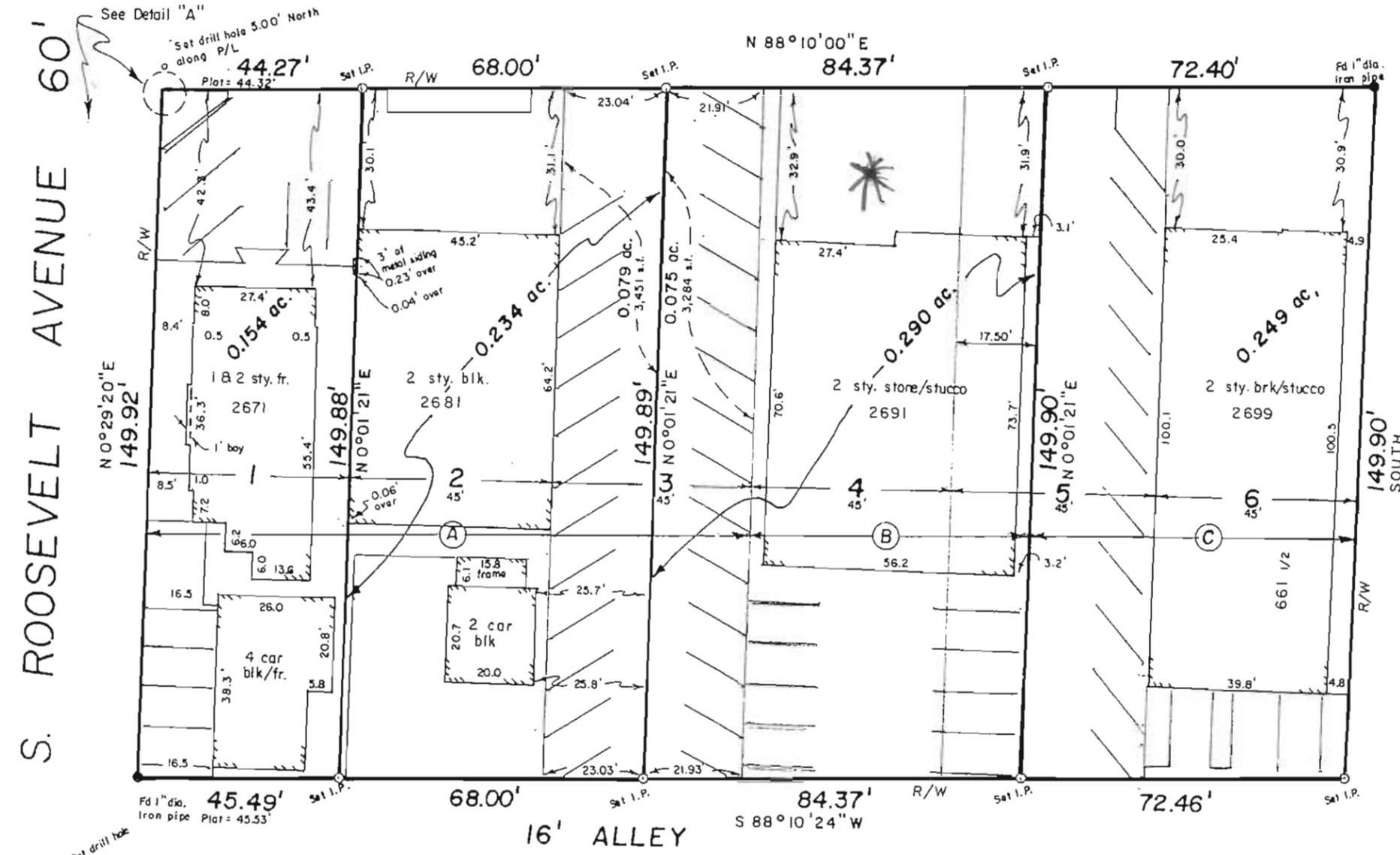


DATE: January 4, 2005
rev. January 20, 2005

Boundary Survey of Lot 1,
a 0.234 Acre, a 0.290 Acre
and a 0.249 Acre tract
of Eastlawn Addition,
Plat Book 9, Page 5, City of Bexley,
Franklin County, Ohio

for

**Henley Special Account Ltd.
Partnership**



By *Joseph P. Myers*

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code. Iron pins set are 30"x1" O.D. with an orange plastic plug inscribed "P.S. 6579", unless otherwise noted. Basis of bearing is the west line of Grandon Ave. assumed SOUTH

Notes

- 1) Ownership Information
 - A Henley Special Account LP - Inst. No. 199910070253116 - P.N. 020-002920
 - B " " " - Inst. No. 199910070253114 - P.N. 020-002011
 - C " " " - Inst. No. 199910070253117 - P.N. 020-002873
 - And P.N. 020-002921
- 2) A title insurance policy was not provided to Surveyor in order to shown easements.

MyersSurveying
COMPANY

2740 East Main Street
Bexley, Ohio 43209
(614) 238-8677
Telefax 238-4659