

**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: 13-0016
APPLICANT: Sef DeChristopher - Zoe Café
OWNER: 2700 Partnership
LOCATION: 2376 E. Main Street

REQUEST: The applicant is seeking Sign Review and approval to allow changes to the previously approved monument sign for "Zoe Café".

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

**CITY OF BEXLEY
PLANNING COMMISSION**



Decision and Record of Action –February 24, 2014

The City of Bexley Planning Commission took the following action at this meeting:

- Location: 2376-2392 E. Main Street**
Application #: 14-0001
Applicant: 2700 Partnership
Owner: 2700 Partnership
Zoning: MUC – Mixed Use Commercial
Request: The applicant is seeking Sign Review and approval, to allow a new monument style sign. If approved, it will replace the existing pole-sign for tenants at the above noted location.

MOTION: The findings of fact and conclusions of law, as stated by Kathy Rose, The Commission finds that after review of the plans and consideration of the testimony given, that the general design and style of the sign is approved as follows: 1) the sign is not to be located any closer than 2' from the city sidewalk; and 2) any new landscaping is to be submitted for a recommendation from the Tree and Public Gardens Commission.

VOTE: 6-yes; 0-no; by the Planning Commission Members.

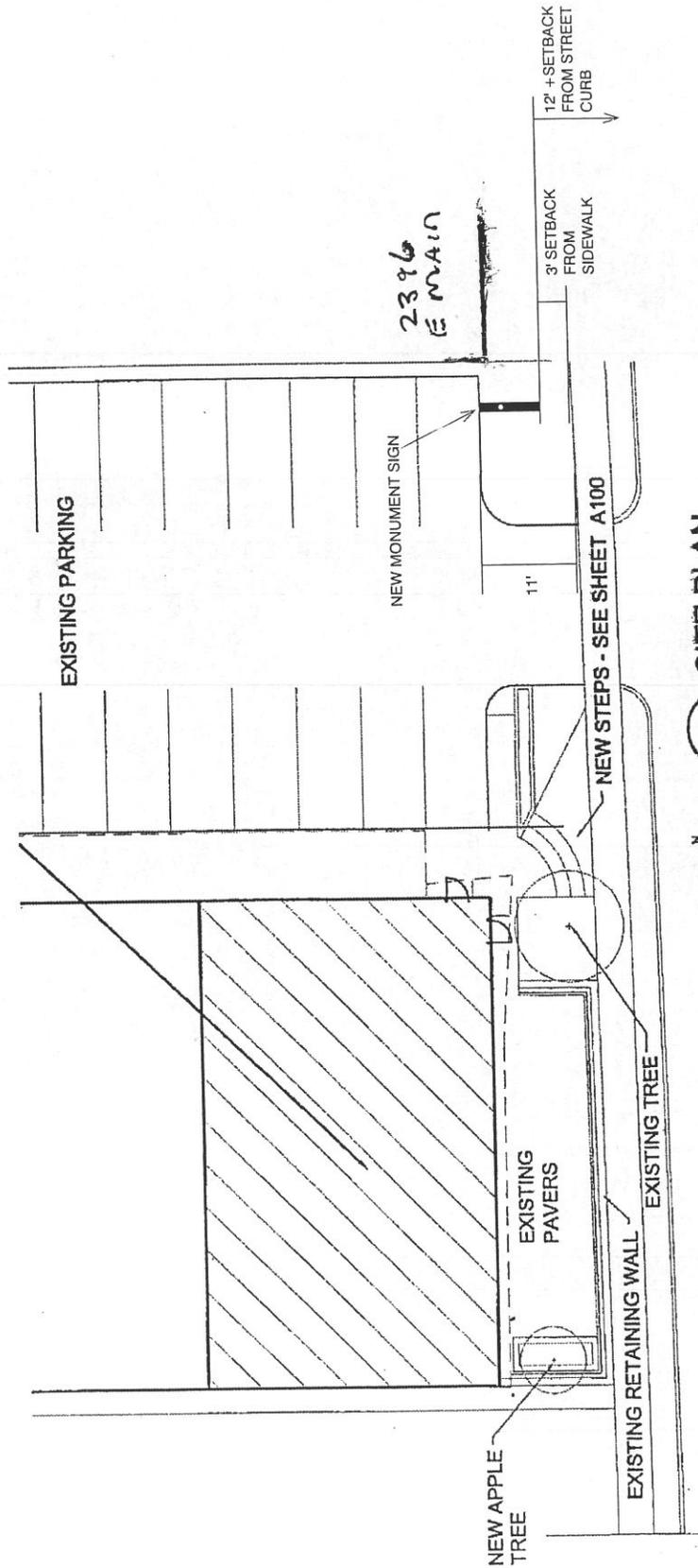
RESULT: This application was approved w conditions

Staff Certification

Kathy Rose
Planning Officer

Recorded in the Official Journal this 24th
day of February, 2014.

Cc: Applicant, Development Office, File Copy





SITE PLAN
 SCALE 1/32" = 1'-0"

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PRODUCTION ART REQUIRED Colors or Printed Documents May Vary

CLIENT APPROVAL _____ DATE _____

PROJECT NAME ZOE CAFE REVISION 1-17-14 SALES_BMS _____ DATE 11-8-13
 LOCATION E MAIN ST DESIGN_KD _____ SCALE Noted
 CITY BEXLEY STATE _____ SIZE 14 PROJECT# 13474



CITY OF BEXLEY



Review Application for:

PLANNING COMMISSION
 CITY COUNCIL
 TREE & PUBLIC GARDEN COMMISSION
2014

APPLICATION TO APPEAR BEFORE:

CITY COUNCIL **PLANNING COMMISSION** Date: 2/3/14
 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 _____

PAID

2. APPLICATION SUBMITTED FOR PROPERTY LOCATED: _____

NAME OF BUSINESS: _____

3. NAME OF APPLICANT: 2700 Partnership
Address 2392 E Main St. BEXLEY
Telephone Number 614-236-5444 E-mail: MARKPOINT1@aol.com

4. NAME OF OWNER: 2700 Partnership
Address 2392 E Main St. BEXLEY
Telephone Number 614-236-5444 E-mail: MARKPOINT1@aol.com

5. Narrative description of project / request. (Attach additional sheets, if necessary).
Remove existing pole sign for shopping center lower. Existing pole and use it for new monument sign

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



CITY OF BEXLEY

BUILDING DEPARTMENT

2242 E. Main Street

(614) 559-4240

Permit # _____

SIGN APPLICATION FOR PERMIT

1. Address of job site: 2376 E. Main St.
2. Name of Business: Zoe Cafe
3. Owner of Property: 2700 Partnership LLC Phone: 614-327-1951
4. Contractor: DaNite Sign Co. Phone: 614-444-3333
Address: 1640 Harmon Ave Zip: 43223 Contact Person: Andrew Wineberg

5. SIGN INFORMATION

A. Date to be installed: 5/20/14 *Banner must be removed by N/A

B. TYPE: Free Standing "A" frame Pole Window

Projecting Awning Wall Banner

C. SIZE 15 Sq. Ft. 6 Ft. Horizontal 2.5 Ft. Vertical

D. Sign Wording: Zoe Cafe, Offices 2388-2390-2392, space for lease.

Application is hereby made for permission to install a sign. It shall comply with the Chapter 1230 of the Codified Ordinances of the City of Bexley. A new sign which is not replacing an existing sign, must be indicated on a site plan and receive prior approval from the Planning Commission.

IT IS THE APPLICANTS RESPONSIBILITY TO MEET ALL REQUIREMENTS OF THE COMMISSION.

Applicant: [Signature] Date: 4/18/14
Signature

Main Street Commission Review Date: _____ / Planning Commission Review Date: _____

Staff Review Date: _____

Approved by: [Signature] Date: 4-23-14

Permanent Sign Permit Fee \$90.00
 Temporary Banner (MAX. 1 month per year) Permit Fee \$50.00

Fee: \$ 90

Comments/Conditions:

please review conditions on back side of application



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 OFFICES at 2387



EXISTING SIGN

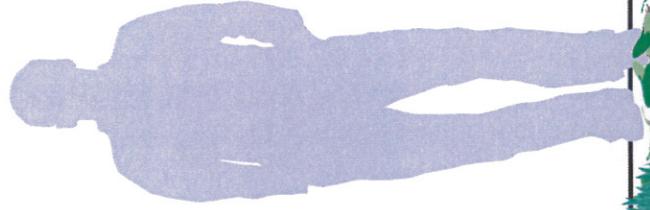
APPROVED-CUSTOMER

SIGN DESIGN CONSULTANT

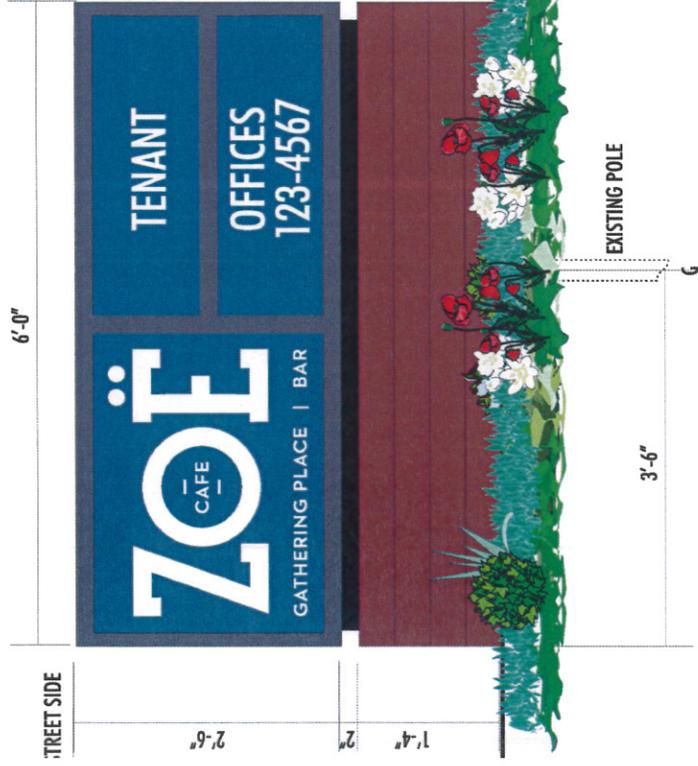


| | |
|-------------|-----------------------|
| JOB NAME | ZOE CAFE #25283 |
| STREET | 2376 EAST MAIN STREET |
| CITY, STATE | BEXLEY, OHIO |
| LOCATION | MONUMENT |
| SKETCH # | 14-234R1 |
| DATE | 05/23/14 |
| FILE NAME | ZOECAFE.CDR |
| DIRECTORY | D14 |

SCALE AS NOTED SEE PLAN DE
 This project is an original unpublished design concept for
 a sign. It is not intended to be used for any other project
 without the express written consent of Daniele Sign Company.
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 other than the client is strictly prohibited.



(PROPOSED)
 6-23-14



#25283 ELEVATION-3/4" = 1'-0"
 D/F INTERNALLY(LED)ILLUMINATED MONUMENT SIGN
 EXTERIOR PLYWOOD OVER ANGLE FRAME POLE COVER
 CEDAR BOARDS FURNISHED & APPLIED OVER BY OTHERS
 DARK GRAY CABINET & RETAINERS-BLACK REVEAL

TENANT PANELS FLAT ACRYLIC FACES W/OPAQUE BACKGROUND(PMS 5473)
 W/WHITE REVERSED COPY
 INSTALL OFF CENTER ON EXISTING POLE



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EXISTING SIGN

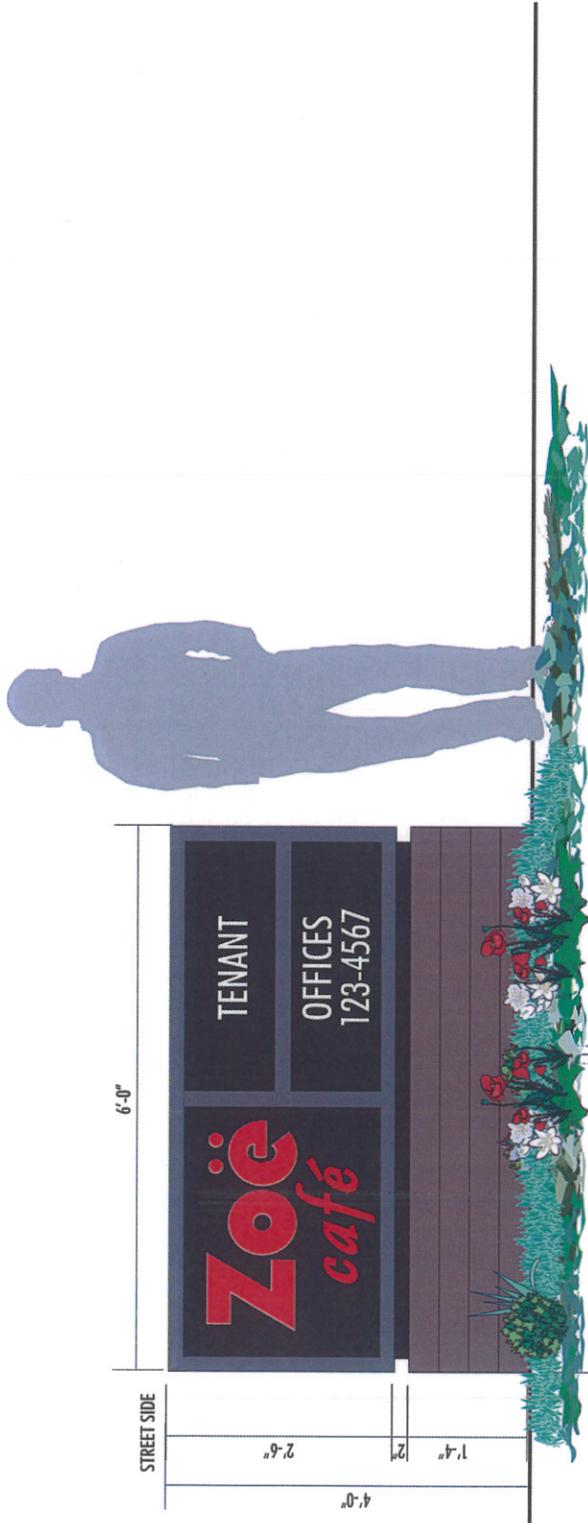
APPROVED-CUSTOMER _____ DATE _____

SIGN DESIGN CONSULTANT _____ DATE _____



JOB NAME: ZOE CAFE #25283
 STREET: 2376 EAST MAIN STREET
 CITY, STATE: BEXLEY, OHIO
 LOCATION: MONUMENT
 SKETCH # 14-234R
 DATE: 04/09/14
 FILE NAME: ZOECAFE.CDR
 DIRECTORY: D14

SCALE: AS NOTED SCALE: AS NOTED DESIGNER: CRN
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(Previously approved)
Feb 24, 2014

#25283 ELEVATION-3/4" = 1'-0"
 D/F INTERNALLY ILLUMINATED MONUMENT SIGN
 EXTERIOR PLYWOOD OVER ANGLE FRAME POLE COVER
 CEDAR BOARDS FURNISHED & APPLIED OVER BY OTHERS
 DARK GRAY CABINET & RETAINERS-BLACK REVEAL
 ZOE-BLACK ROUTED ALUMINUM FACES BACKED W/ ACRYLIC W/RED VINYL OVER
 TENANT PANELS FLAT ACRYLIC FACES W/OPAQUE BACKGROUND
 INSTALL OFF CENTER ON EXISTING POLE

2388-2402 U.S. 40
Bexley, OH 43209 – approximate address

STREET VIEW



sign will be here

Image capture: Jul 2011 U.S. 40 © 2014 Google 1 km

Zoning Map
City of Columbus, Ohio



Copyright 2010 the Department of Building and Zoning Services, City of Columbus. All rights reserved. Printed on Fri Apr 18 2014 02:23:08 PM.

Sign here

↑
N

2376 E Main

Proximity Report Results

9230956/832214

The selection distance was **200 feet**.

The selected parcel was **020-001537**.

To view a table showing the **21 parcels** within the displayed proximity, scroll down.

[Get Report](#)

[Print Window](#)

[Back to Proximity Report](#)

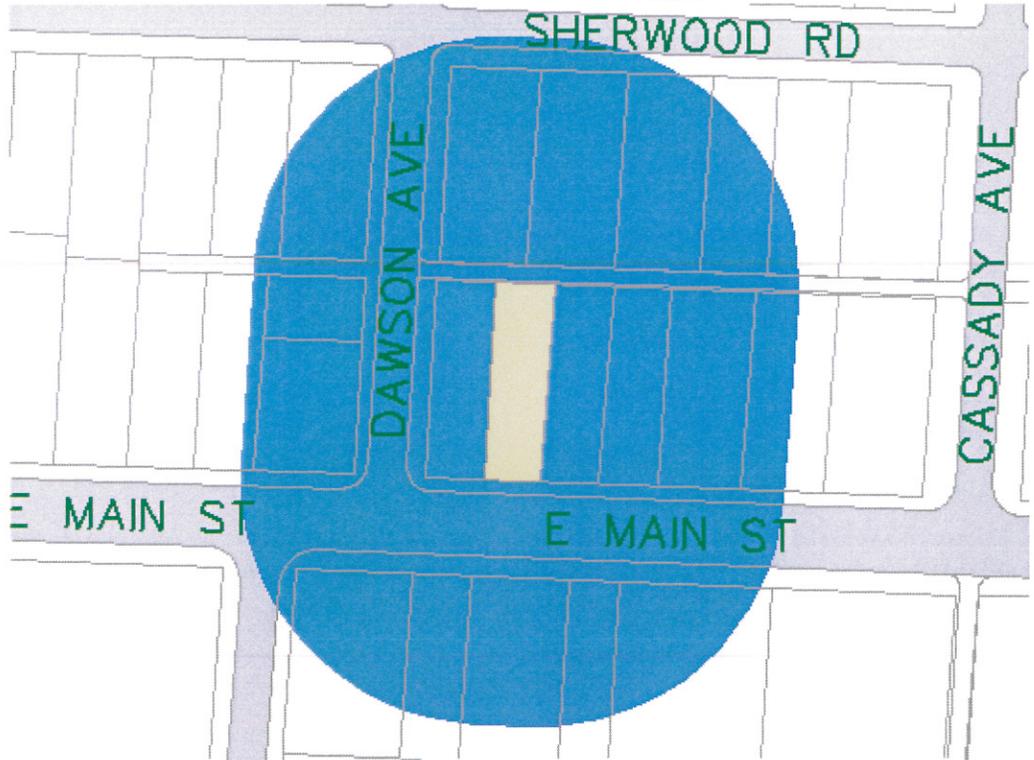


Image Date: Thu Jun 12 18:01:32 2014

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.

| Parcel | Owner Name | Address |
|------------|-------------------------------------|--|
| 020-001537 | 2700 PARTNERSHIP LLC | 2376 -392E MAIN ST <i>2392 E. Main</i> |
| 020-001991 | 2700 PARTNERSHIP LLC | E MAIN ST <i>2700 E. Main</i> |
| 020-001536 | 2700 PARTNERSHIP LLC | E MAIN ST |
| 020-002858 | CONGREGATION TORAT EMET | 2375 E MAIN ST |
| 020-000856 | CONGREGATION TORAT EMET | 2383 E MAIN ST |
| 020-002086 | CONGREGATION TORAT EMET | 2387 E MAIN ST |
| 020-002177 | GIANNOPOULOS PROPERTIES LTD | 2353 -359E MAIN ST |
| 020-001496 | HANDLER STEPHEN M & CAROL S | 2397 SHERWOOD RD |
| 020-001990 | HERZBERGER RITA J | 2363 SHERWOOD RD |
| 020-003056 | JJM OF COLUMBUS LLC | 565 -565 DAWSON AV |
| 020-003456 | KLINGELHOFER PETER E KLINGELHOFER S | 2355 SHERWOOD RD |
| 020-001497 | LOGAN LOX ALBERT JR LOGAN BERNADETT | 2409 E SHERWOOD RD |
| 020-000840 | MECKLER MARCIA L TR ET AL | 2369 E MAIN ST |
| 020-001534 | MRMJ LLC | 2394 -400 MAIN ST |
| 020-001533 | MRMJ LLC | 2406 -408 MAIN ST |
| 020-004731 | ONE DAWSON PLACE LLC | 1000 DAWSON AV <i>S.</i> |
| 020-003457 | PVL INC | 2344 E MAIN ST |
| 020-001495 | SHAPIRO SUSAN O TR | 2389 SHERWOOD RD |
| 020-003746 | SHERIDAN INVESTMENT PROPERTIES LLC | 2352 -358E MAIN ST |
| 020-001499 | SHEVRIN AMY TR KOHANE JOSEPH A TR | 2415 SHERWOOD RD |
| 020-001494 | SOKOL JAY B SOKOL KATHY J | 2379 SHERWOOD RD |