

**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, September 22th, 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: 14-012
APPLICANT: Dan Cline – 528 Market
OWNER: Sami Faour
LOCATION: 528 N. Cassady Avenue

REQUEST: The applicant is seeking Environmental Review and approval to allow modifications to the existing building. These modifications include: demo of the existing west façade and installation of brick, siding, an awning and new lights. The applicant is also proposing new siding and lights on the north façade.

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: 9.08.14

#2014012

CITY OF BEXLEY

Review Application for:

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



APPLICATION TO APPEAR BEFORE:

CITY COUNCIL **PLANNING COMMISSION** Date: _____

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: 528 N. CASSADY AVE
NAME OF BUSINESS: 528 MARKET

3. NAME OF APPLICANT: DAN CLINE
Address 112 S. PARKVIEW AVE, BEXLEY, OH 43209
Telephone Number 485-9400 E-mail: d.cline@danielclinearchitects.com

4. NAME OF OWNER: SAMI FAOUR
Address 4200 DUBLIN RD, COL, OH 43221
Telephone Number 301-0101 E-mail: astflees@gmail.com

5. Narrative description of project / request. (Attach additional sheets, if necessary).
DEMO EXISTG WEST FACADE AND INSTALL BRICK AND SIDING, LIGHTS, AND AWNING

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

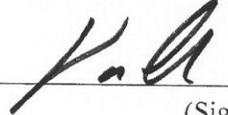
7. What is the valuation on the project? \$40,000

10. SIGN INFORMATION SUBMITTED BY OTHERS

- A. TYPE: Monument Window Free Standing "A" frame
 Projecting Awning Wall Banner
- B. SIZE Sq. Ft. Ft. Horizontal Ft. Vertical
- C. Sign Wording: _____
- D. What is the linear width of your tenant space? 46'-0"

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) DATE: B-13-14

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:

_____ Requests for amendment to previously approved PUR or PUC plans	\$300.00
_____ Split of lot or existing parcel.	\$250.00
_____ Replatting or new plat.	\$250.00
_____ 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>
_____ \$0 - \$5,000	\$100.00
_____ \$5,001 - \$25,000	\$200.00
_____ \$25,001 - \$75,000	\$250.00
_____ \$75,001 - \$200,000	\$350.00
_____ \$200,001 - \$750,000	\$600.00
_____ Over \$750,001	\$1,000.00
_____ Variance,	
_____ Fences and walls:	\$65.00
_____ Special Permit, Conditional Uses and All others:	\$90.00

(Re-submittal fee **\$50**)

Fee: Due: \$ _____

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.

Proximity Report Results

1748351/5754699
 The selection distance was 200 feet.
 The selected parcel was 020-000452.

To view a table showing the 24 parcels within the displayed proximity, scroll down.

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

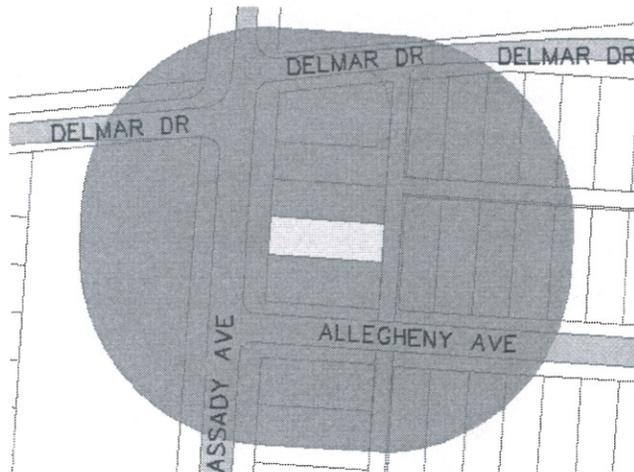


Image Date: Mon Sep 8 09:50:14 2014

528 N. Cassady

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
020-000422	7RENT.COM.LTD	2684 -686 ALLEGHENY
020-000453	BAKER MARK W TR	2679 ALLEGHENY
020-002063	BETHEL LOUISE M TR BETHEL JOHN TR	508 -510N CASSADY
020-000385	BROWN JOSHUA S SULLIVAN CARIME A	2683 ALLEGHENY
020-001887	CASSADY NORTH LLC	509 N CASSADY
020-000394	CITY OF BEXLEY OHIO	559 N CASSINGHAM
020-000395	CITY OF BEXLEY OHIO	559 N CASSINGHAM
020-000396	CITY OF BEXLEY OHIO	559 N CASSINGHAM
020-000397	CITY OF BEXLEY OHIO	559 N CASSINGHAM
020-000398	CITY OF BEXLEY OHIO	559 N CASSINGHAM
010-041277	COLUMBUS & OHIO RIVER RAIL ROAD CO	
010-092812	COLUMBUS & OHIO RIVER RAIL ROAD CO	
020-000450	COMMUNITY HOUSING NETWORK INC	540 CASSADY
020-000451	COMMUNITY HOUSING NETWORK INC	N CASSADY
020-000423	DAVIS DAMIAN C DAVIS CICELY R	2690 ALLEGHENY
020-002423	FAOUR SAMI M FAOUR DOHA	N CASSADY
020-000452	FAOUR SAMI M FAOUR DOHA	528 N CASSADY
020-000485	GDK HOLDINGS LLC	500 N CASSADY
020-001808	LYNCH GEORGE R & ANDREA J	524 -26 N CASSADY
020-000425	METRO PROPERTIES INC	2702 -704 ALLEGHENY
020-001748	NANCE AMY	2681 ALLEGHENY
020-000421	RUARK JOSHUA	2680 ALLEGHENY
020-000424	STANIN CAPITAL III LLC	2696 -698 ALLEGHENY
020-002024	THOMAS ROBERT G & DEBORAH K	2693 ALLEGHENY





SHERRITTS MARKET

GEORGE LINDT





Select Language
Powered by Google Translate



- Auditor Home
- Real Estate Home
- Search
- Specialty Maps
- Auditor Services
- Contact Us
- On-Line Tools

MAP(GIS)

Parcel Info
 Parcel ID: **020-000452-00** Map Routing Number: **020-N019 -038-00** Owner: **FAOUR SAMI M, FAOUR DOHA** Location: **528 N CASSADY AV**
Click owner name for additional records

- Summary
- Property Profile
 - Land
 - Building
 - Improvements
 - MAP(GIS)
 - Sketch
 - Photo
 - Transfer History
 - BOR Status
 - CAUV Status
 - Area Sales Activity
 - Area Rentals
 - Tax/Payment Info
 - Current Levy Info
 - Assessment Payoff
 - Tax Distribution
 - Rental Contact
 - Tax Estimator
 - Property Reports

- Recorder's Office Document Search
- Area Sex Offender Inquiry
- Pay Real Estate Taxes Here

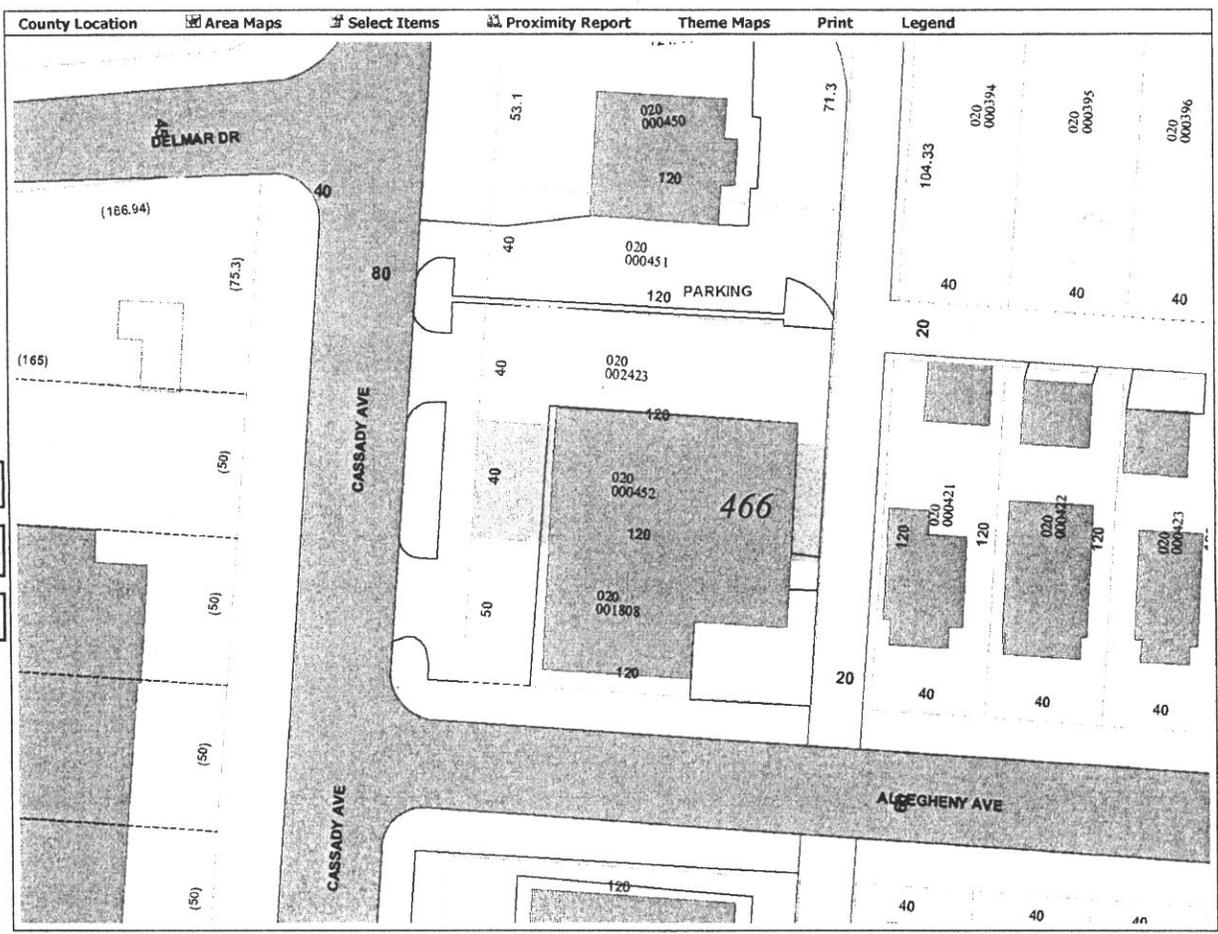


Image Date: Wed Aug 13 10:45:14 EDT 2014 Ortho Photographs taken in 2014

The closest fire station from the center of this map is 1549 feet away. Measurements are over straight-line distances.

Closest Fire Departments	
Columbus Station 20	1549 feet
Columbus Station 21	2.0 miles
Columbus Station 8	2.1 miles

County Recorder Documents

Disclaimer: The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

Parcel ID: 020-000450-00
 Owner: COMMUNITY HOUSING NETWORK INC
 Location: 540 CASSADY AV

MARKET



Daniel Cline & Associates, Inc.
Architecture / Retail / Design

112 South Parkview Avenue
Columbus, Ohio 43209
Phone: 614.465.9400

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ENGINEERINGGROUP, LTD.
143 E MAIN ST SUITE 201
COLUMBUS, OHIO 43215
614-225-1580
EMENGINEERINGGROUP.COM

MARKET
528 NORTH CASSADY AVENUE

ALLEY

EXIST'G DUMPSTER

5

EXIST'G
PARKING

4

EXIST'G
PARKING

CASSADY AVE

PROJECT NO.

40658

ISSUE DATE

REVIEW 08.22.2014

REVIEW 08.06.2014

REVIEW 08.03.2014

BID/PERMIT 00.00.2014

BEAL

SHEET TITLE

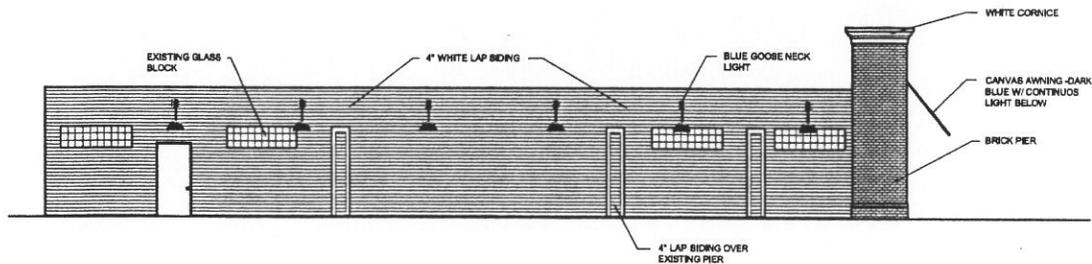
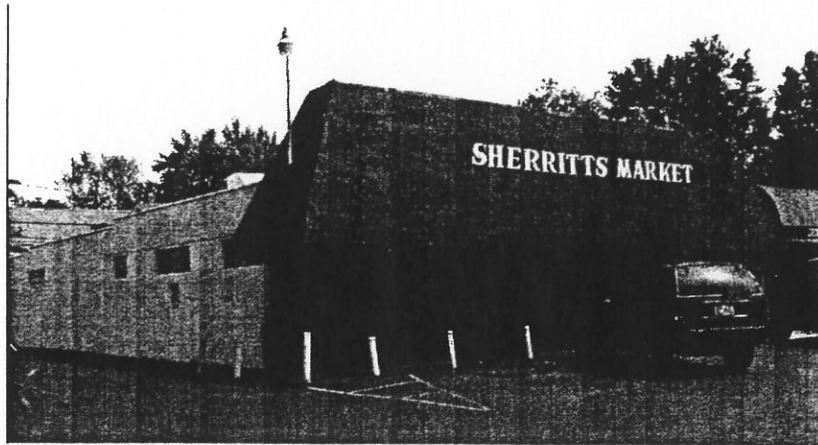
CONSTRUCTION PLAN

SHEET NO.

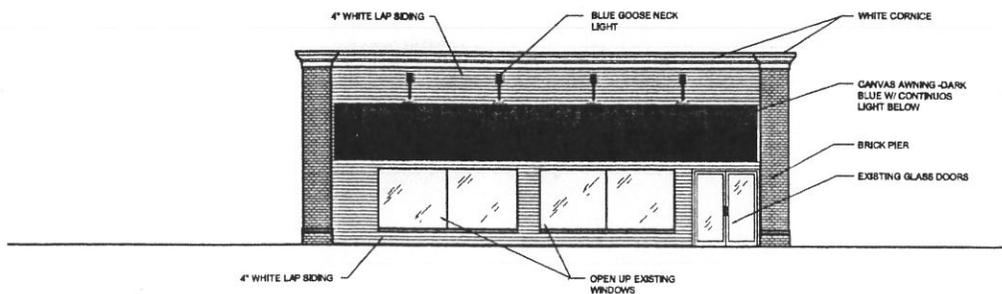
B100



B SITE PLAN
B100 SCALE: 3/32" = 1'-0"



C NORTH ELEVATION
 B100 SCALE: 1/8" = 1'-0"



D WEST ELEVATION
 B100 SCALE: 1/8" = 1'-0"