

**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, November 24th, 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: 14-017
APPLICANT: John Behal – Behal Sampson Dietz
OWNER: Roel VanSpronsen & Daniel Mullet
LOCATION: 530 S. Parkview

REQUEST: The applicant is seeking Environmental Review and approval to allow modifications to the existing Brownstone unit, which is attached to the north side of the Gateway complex located at the northeast corner of Main Street and South Parkview Avenue. The modifications include a rooftop terrace on this Brownstone unit.

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: 11.11.14

CITY OF BEXLEY

Planning Commission Review
 City Council Review



APPLICATION SUBMISSION CHECKLIST

(Required – Must Accompany Application)



Project Address: 530 S. PARKVIEW AVE.

Applicant: JOHN BEHAL Phone: 614-464-1933

The following items **must be submitted** in order for the Planning Commission to consider your application complete for review. Note all plans (site, architectural, landscape, and sign) must be submitted to an appropriate engineering or architectural scale and this scale must be included on the plan sheets. In addition, plan sheets should not exceed 11” x 17” in size.

For **ALL APPLICATIONS** you must submit:

- Application Fee:** Submission fee according to Code (Check made payable to City of Bexley).
- Agent Authorization:** This must be provided when the land owner is not the applicant or representing the application at the Commission. This can be in the form of a letter of authorization signed by the property owner and notarized.

On an application for **Special Permit or Conditional Use or Use Variance** you must submit:

- Narrative of how you meet the following requirements:** (12) copies
 - a. The use is consistent with the goals and policies of any adopted plans of the City of Bexley, including, but not limited to, the Main Street Guidelines.
 - b. The use will not have a negative impact on the neighboring land uses and the larger community because of the differences between the proposed use and the existing uses in the community.
 - c. The use will not be hazardous to or have a negative impact on existing or future surrounding uses.
 - d. The use will meet or satisfy the lot/yard or height requirements in the code and the general code provisions including landscape requirements, parking standards, and storm drainage requirements as existing or as may be adopted.
 - e. The use will not create an undue burden on existing public facilities and services such as streets, utilities, schools or refuse disposal.
 - f. The use is consistent with and/or furthers the City’s economic goals.
 - g. The use is expected to result in a net increase in assessed value or tax revenue to the City.
 - h. The use enhances economic development through job creation, tax revenues to the City, attraction of people, or increased economic activity.
 - i. The use serves a compelling public need, regardless of its ability to meet economic development goals.
- Location map/site plan: (12) copies.

On an application for **SIGN or FENCE APPROVAL** you must submit:

- Sign/Fence Plan:** (12) copies of the sign/fence plans to scale that show sign/fence dimensions, sign/fence area, mounting height, colors, lettering style, graphic(s), materials, location, and proposed method of illumination (if applicable). Fence plans to show all structures and their setbacks from the front, side and rear lot lines.
- Sign/Fence Elevation:** (12) copies of a colored rendering of the sign or fence elevation to scale.
- Landscape Plan:** (12) copies of a landscape plan to scale showing all existing and proposed landscaping including species type, size, quantity, and location of all materials (where applicable). This applies to fences, freestanding and ground-mounted signs.
- Other Details:** Photographs, material list, and color samples.

On an application for **EXTERIOR DESIGN REVIEW** you must submit:

- Vicinity Map:** (12) copies of a location plan or vicinity map to scale which show all adjoining properties (tax parcel map may be used).
- Project Description:** (12) copies of a written description of the project including existing land use/development, proposed land use/development (square feet of floor space, number of residential units, number of employees, etc.), and a statement of how the proposed development meets the intent of the Main Street Design Guidelines.
- Detailed Site Plan:** (12) copies of a detailed site plan to scale showing existing conditions and all improvements. The detailed site plan should include: north arrow, appropriate engineering or architectural scale, property lines, setbacks, easements, right-of-way, existing conditions (roads/alleys, sidewalks, drives/parking lot, buildings/structures, vegetation, trees in the right-of-way, utilities, city street lights, etc.), and all proposed property and building improvements/changes.
- Building Elevations:** (12) copies of building/structure elevation drawings to scale with materials and colors indicated (all sides of the proposed structure or improvements).
- Parking Plan:** (12) copies of a parking plan describing how much parking the proposed use and site requires and how the Code requirement will be met (where applicable).
- Landscape Plan:** (12) copies of a landscape plan to scale showing all existing and proposed landscaping including species type, size, quantity, and location of all materials (where applicable).
- Lighting Plan:** (12) copies of an exterior site lighting plan to scale including fixture types and location (where applicable).
- Screening Plan:** (12) copies of a the proposed screening plan for dumpsters/trash bins, mechanical units, utility boxes, etc., when not included in the building elevations or landscape plan (where applicable). This plan will show location, size, and height of the units/bins and the screening, as well as materials and colors.
- Materials List:** Material list or specifications with color samples for exterior portions of the building.
- Colored Rendering:** (12) copies of a colored rendering of the completed project.



Existing Conditions: Photographs of existing property conditions.

I/We certify that the items listed above are contained in the attached application and that the Person(s) responsible for completing this application has received a copy of the City Council / Planning Commission Procedures and Design Guidelines Manual. **I/We understand that failure to include any of the items listed above without the required fees will result in this application being determined incomplete and having it withheld from the Commission agenda and returned to the applicant.**

Note: Please file an application twenty-one (21) days prior to the City Council and/or Planning Commission meeting at which the application is to be considered. Meetings are held in City Council Chambers at the Bexley Municipal Building, 2242 E. Main Street.

JOHN BEHAL

(Applicant – Type or Print Name)

[Handwritten Signature] Oct 27, 2014

(Signature / Date Signed)

City Staff Use:

Received: _____

- Complete / Accepted, forward for Staff Review.
- Incomplete / Rejected, return to Applicant.

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: 530 S. PARKVIEW
NAME OF BUSINESS: N/A

3. NAME OF APPLICANT: JOHN BEHAL (BEHAL SAMPSON DIETZ)
Address 990 W. THIRD AVE. COLUMBUS, OH 43208
Telephone Number 614-464-1933 E-mail: JBEHAL@BSDARCHITECTS.COM

4. NAME OF OWNER: ROEL VANSPONSEN & DANIEL MULLET
Address 49 THOMAS ROAD GRANVILLE, OHIO 43023
Telephone Number _____ E-mail: RVSDHCC@AOL.COM

5. Narrative description of project / request. (Attach additional sheets, if necessary).
A ROOF TOP TERRACE FOR LEISURE ACCESSED BY A PROPOSED VESTIBULE FOR EXISTING ELEVATOR AT 530 OF THE GATEWAY BROWNSTONES.

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? \$ 50,000

10. SIGN INFORMATION

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

Projecting Awning Wall Banner

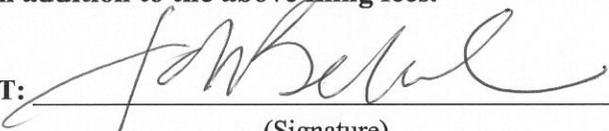
B. SIZE Sq. Ft. Ft. Horizontal Ft. Vertical

C. Sign Wording: _____

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: 
(Signature)

DATE: Oct 27, 2019

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.

Andrew Navarro

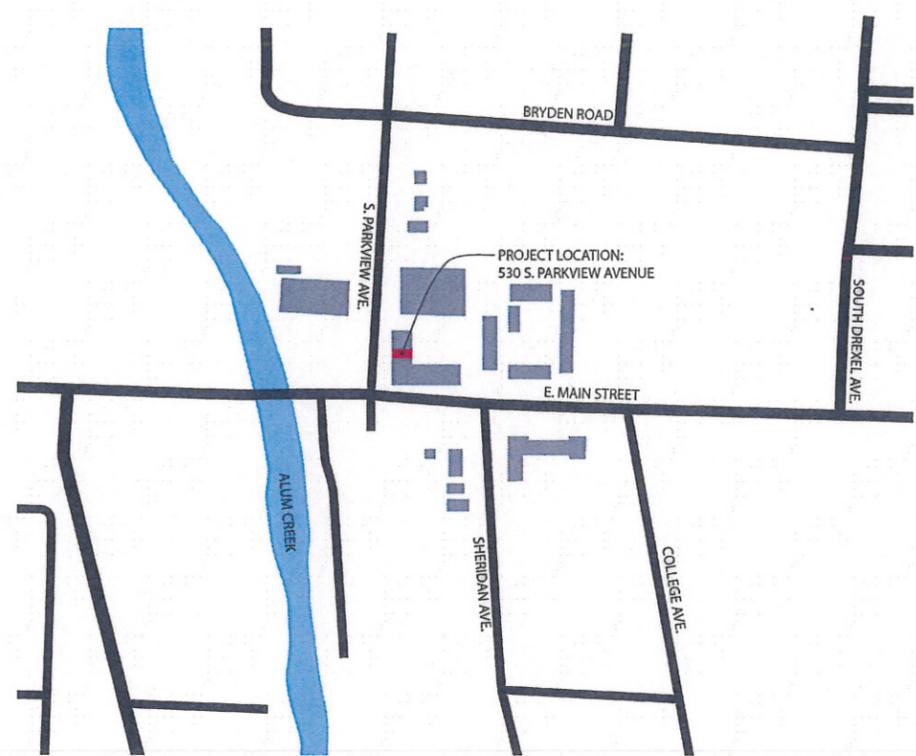
From: Roel Van Spronsen [rvsdhcc@aol.com]
Sent: Monday, October 27, 2014 6:13 PM
To: Andrew Navarro
Subject: Authorization

Categories: Red Category

The purpose of this email is to authorize BSD Architects to represent Daniel Mullet and Roel van Spronsen (owners of the townhouse at 530 S. Parkview in Bexley) for the application for a rooftop terrace at the Bexley Planning Commission. Please feel free to contact us at (614) 638-3763 if you have any questions.

Daniel Mullet & Roel van Spronsen

Sent from my iPhone



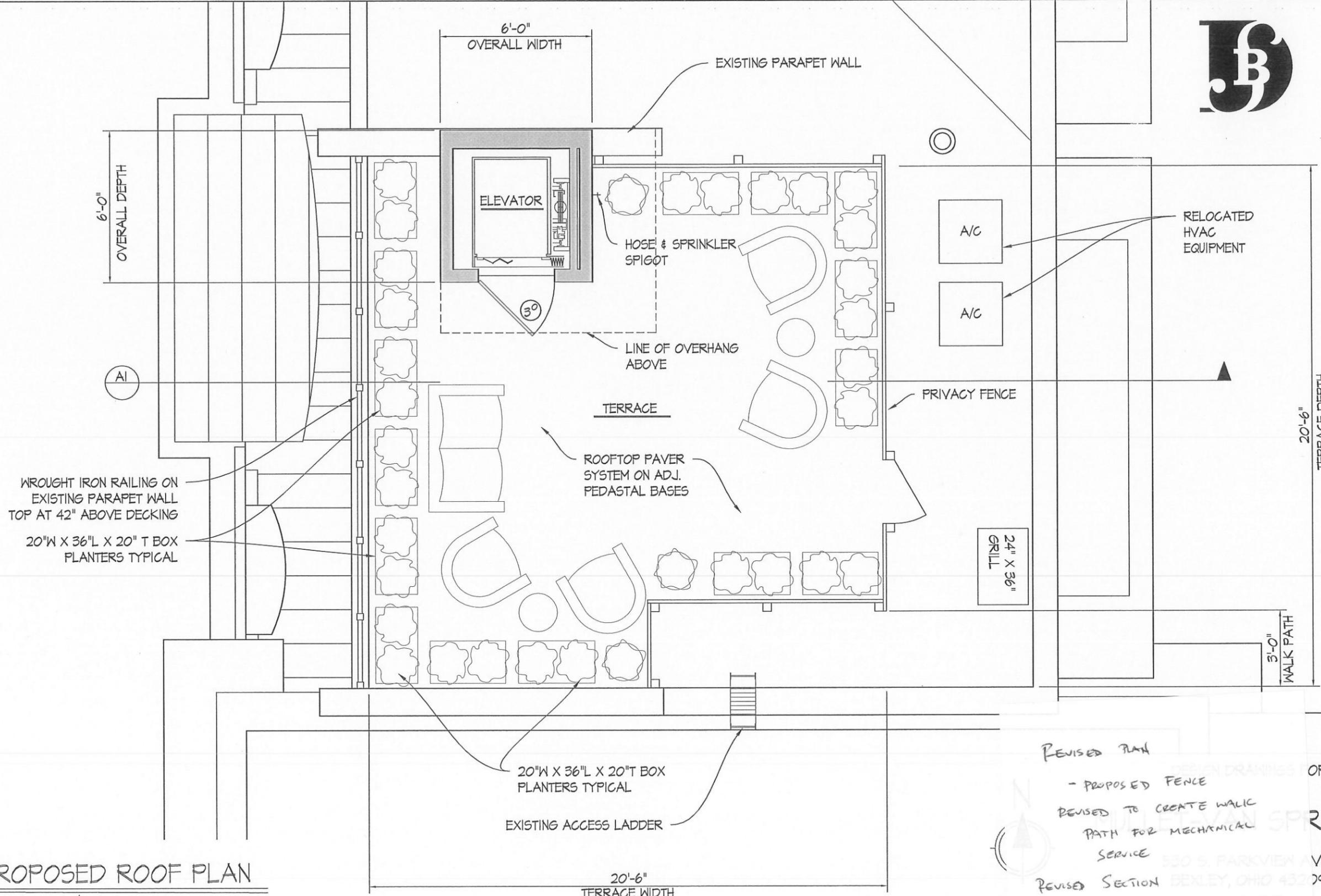
○ PROJECT VICINITY MAP



○ PROPOSED PERSPECTIVE

PLANTINGS GREATLY OBSCURE
VIEW OF ELEVATOR VESTIBULE
FROM SURROUND STREETS

DESIGN DRAWINGS FOR
MULLET- VAN SPRONSEN
530 S. PARKVIEW
BEXLEY, OHIO 43209
OCT. 27TH 2014

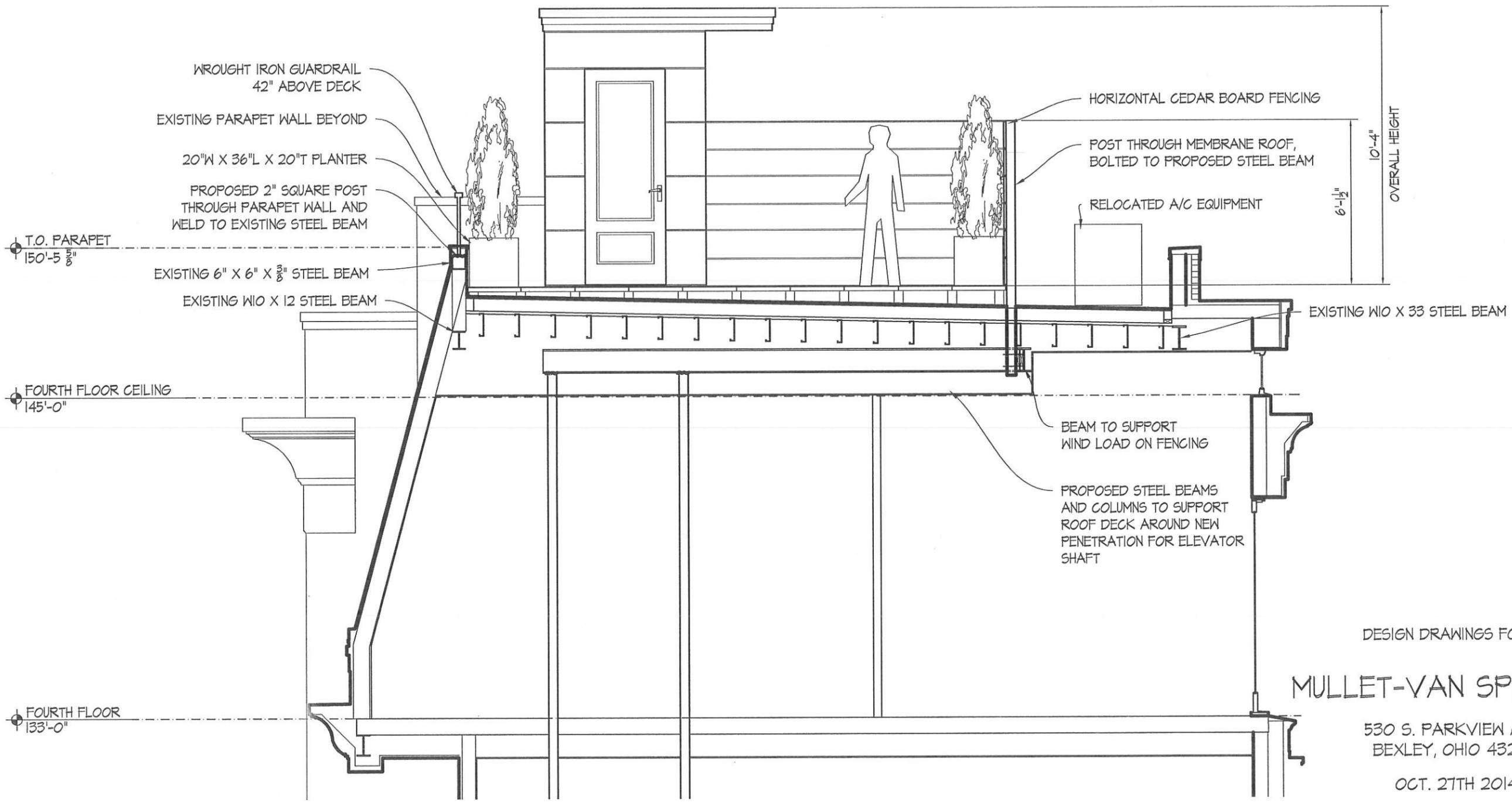


PROPOSED ROOF PLAN
 SCALE: $\frac{1}{4}'' = 1'-0''$

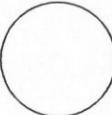
REVISED PLAN
 - PROPOSED FENCE OR
 REVISED TO CREATE WALK
 PATH FOR MECHANICAL
 SERVICE
 530 S. PARKVIEW AVE.
 BEVLEY, OHIO 43209
 - ELEVATOR DOOR CHANGED
 FROM GLASS TO EXT. GRADE
 TWO-PANEL.



A1 PROPOSED SECTION-ELEVATION
SCALE: $\frac{1}{4}'' = 1'-0''$

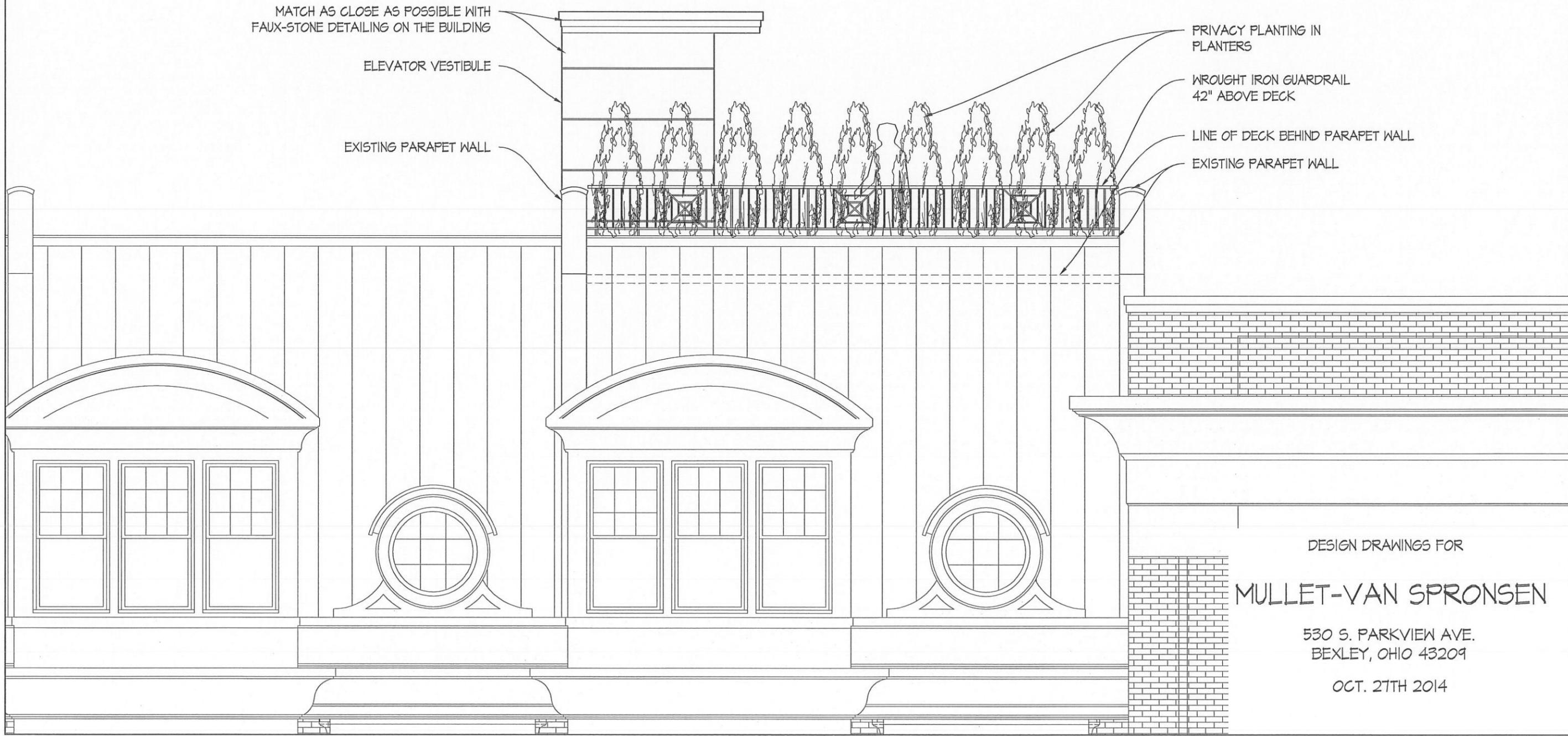


DESIGN DRAWINGS FOR
MULLET-VAN SPRONSEN
530 S. PARKVIEW AVE.
BEXLEY, OHIO 43209
OCT. 27TH 2014



PROPOSED FRONT ELEVATION

SCALE: 1/4" = 1'-0"



DESIGN DRAWINGS FOR
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OCT. 27TH 2014