



**NOTICE OF PUBLIC MEETING  
CITY OF BEXLEY  
PLANNING COMMISSION**

The Bexley Planning Commission will hold a Public Meeting on the following application on **Monday, March 23rd, 2015 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.: 14-006  
Applicant: Mark Ford Associates - Gramercy  
Owner: The Gramercy, LLC  
Location: 2412-2418 E. Main Street (Northwest corner of Main & Cassady)

Request: The applicant is seeking review and approval of amendments to the previously approved development, known as "The Gramercy", 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: 03-09-15

# FORD & ASSOCIATES

A R C H I T E C T S

March 2, 2015

Ms. Kathy Rose, Director of Building and Zoning  
**City of Bexley**  
2242 East Main Street  
Bexley, Ohio 43209

**Re: Application #14-006 PC**  
**Zoning: MUC Mixed Use Commercial**  
**THE GRAMERCY**  
**2412-2418 East Main Street**  
**Bexley, Ohio 43209**

Dear Kathy:

Enclosed please find a completed application for a Planning Commission review of an amendment to the previously approved development referenced above. I have also enclosed a check in the amount of \$50.00 for the revision application fee. We request to be placed on the March 23, 2015 Planning Commission meeting agenda.

These changes are a result of further site engineering, structural engineering, coordination with local utility companies and the ongoing development of each residential unit plan. In general the revisions to the previously approved application are as follows.

- The underground parking garage and associated ramp has been removed. The resident and retail patron parking will be at grade as illustrated on Sheet SD-1.1. The parking for each residential unit (minimum of two per unit) is located on the ground level garage accessed from the north parking area. The north surface parking area has six (6) spaces within a gated area accessible from Cassidy Ave. and nine (9) spaces for the retail use that are accessed off the alley.
- The building footprint has been revised from +/- 6,300 SF to +/- 7,300 SF per floor. The ground floor commercial/retail space has been reduced from +/- 4,800 SF to 2,840 SF. There is no proposed restaurant use on the ground level. The increase in the building footprint is to accommodate the inclusion of the resident garages on the ground level. The third floor level will house two residential units; the second and fourth floors will each have one residential unit.
- The residential entry has been moved slightly south on the east elevation to accommodate the ground floor level parking at the north of the building.
- The building floor plate has been stepped from the higher grades on the north half of the site to the lower grades at East Main Street. As such the steps and elevated seating areas have been removed on the Main Street sidewalk.
- The windows and balconies on the upper floors have been reconfigured to respond to the interior plans of each upper level residential unit but are consistent with the previous window types and detailing.

1500 WEST FIRST AVENUE  
COLUMBUS, OHIO 43212

614.488.6252  
FAX 614.488.9963

Ms. Kathy Rose  
The Gramercy  
March 2, 2015  
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We believe the current overall design is consistent with the previous approval. The building elevations, finish material and detailing have not significantly changed.

We will provide an updated rendering of the building at the Planning Commission meeting.

Again, thank you for your time and consideration on this issue. Please let me know if any additional information is required at this time.

Sincerely,  
**FORD & ASSOCIATES ARCHITECTS, INC.**



Mark P. Ford, LEED-AP  
Architect, NCARB

Attachments

Cc: File  
Sam Koon, Gramercy, LLC

# CITY OF BEXLEY



Review Application for:

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

APPLICATION TO APPEAR BEFORE:

CITY COUNCIL     PLANNING COMMISSION    Date: 3/2/2015  
 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 Amended Development Plan Review
- B.  Exterior Design Review to include:     Building Plans     Site Development  
 Signage     Fence     Other \_\_\_\_\_

2. APPLICATION SUBMITTED FOR PROPERTY LOCATED: 2412-2418 East Main Street  
NAME OF BUSINESS: The Gramercy

3. NAME OF APPLICANT: Mark P. Ford  
Address 1500 West First Avenue Columbus, OH 43212  
Telephone Number 614-488-6252 E-mail: mford@fordarchitects.com

4. NAME OF OWNER: The Gramercy, LLC c/o Samuel D.Koon & Associates  
Address 141 E. Town Street, Columbus, OH  
Telephone Number 614-461-0911 E-mail: skoon@samuelkoon.com

5. Narrative description of project / request. (Attach additional sheets, if necessary).  
See attached Narrative. Revisions to Application #14-006 PC

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? \$5,000,000

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:  DATE: 3.2.2015  
(Signature)

Fee Due: \$ 50.00

Planning Commission Review Date: \_\_\_\_\_

Staff Review Date: \_\_\_\_\_

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

City Council Ordinance reading schedule for: \_\_\_\_\_ as follows:  
(Address)

Ordinance No. \_\_\_\_\_

1<sup>st</sup> Reading Date: \_\_\_\_\_ Time: \_\_\_\_\_ ( ) Subcommittee: \_\_\_\_\_

2<sup>nd</sup> Reading Date: \_\_\_\_\_ Time: \_\_\_\_\_ ( ) Sub-committee: \_\_\_\_\_

3<sup>rd</sup> 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	<b>\$300.00</b>
_____ Split of lot or existing parcel.	<b>\$250.00</b>
_____ Replatting or new plat.	<b>\$250.00</b>
_____ Rezoning: 1 acre (or part thereof) <b>\$250.00</b> each additional acre (or part thereof) additional <b>\$60.00</b>	<b>total = \$_____</b>

\_\_\_\_\_ Sign Review and Environmental Review are based on the value of project:

<u>Valuation of Project</u>	<u>Fee</u>
_____ \$0 - \$5,000	<b>\$100.00</b>
_____ \$5,001 - \$25,000	<b>\$200.00</b>
_____ \$25,001 - \$75,000	<b>\$250.00</b>
_____ \$75,001- \$200,000	<b>\$350.00</b>
_____ \$200,001 - \$750,000	<b>\$600.00</b>
_____ Over \$750,001	<b>\$1,000.00</b>
_____ Variance,	
_____ Fences and walls:	<b>\$65.00</b>
_____ Special Permit, Conditional Uses and All others:	<b>\$90.00</b>

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

**Fee: Due: \$ 50.00**

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.









