



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

The Bexley Planning Commission will hold a Public Meeting on the following application on **Monday, October 26th, 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.: 15-009  
Applicant: Jersey Mike's Franchise System, Inc.  
Owner: Oxford Campus II, LLC  
Location: 2480 E. Main Street  
Request: The applicant is seeking environmental review for improvements along the front of the building to include a patio for the restaurant (Jersey Mike's) 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: 10-09-15

City of Bexley  
Building Department  
2242 E. Main Street  
Bexley, Ohio 43209  
(614) 559-4240

### Change of Occupancy/Use

Date: 8/28/15  
Filing fee: \$90

Property address: <sup>2480</sup>~~2840~~ EAST MAIN ST, BEXLEY Zoning District: MUC, MAIN STREET

Applicant Name: FABO ARCHITECTURE, INC. - KATIE CHEW

Address: 1736 COLUMBUS RD., CLEVELAND, OHIO 44113

Phone: 216-241-6150 ext. 603 Fax: \_\_\_\_\_

E-mail: katie.chew@faboarch.com

Property Owner Name: OXFORD CAMPUS II LLC Phone: 614-221-6048

1. Is there a current Certificate of Occupancy for the business previously located at this property address?      No     \*Yes (If yes, please provide a copy). \*ASSUMED, TENANT SPACE IS CURRENTLY OCCUPIED. CURRENT TENANT ("MAIA" STORE) DOES NOT HAVE A CERT. OF OCCUPANCY; SHE PURCHASED THE OPERATING BUSINESS FROM ANOTHER.

2. Write a short narrative on the **Existing Business Use** of the building or space: THE EXISTING USE IS A WOMEN'S BOUTIQUE CLOTHING STORE (MERCANTILE). THE BASEMENT IS PRIMARILY UTILITY/ACCESSORY MECHANICAL ROOM.

3. Write a short narrative on the **Proposed Business Use** of the building or space: JERSEY MIKE'S SUBS, A FAST-CASUAL SANDWICH SHOP (NATIONAL CHAIN) IS PROPOSED FOR THE FIRST FLOOR WITH A PATIO IN FRONT. PART OF THE BASEMENT IS PROPOSED IMPROVED TO SINGLE USER OFFICES + A SMALL CONFERENCE ROOM FOR THE JERSEY MIKE'S FRANCHISEE'S USE. THE REMAINDER OF THE BASEMENT WILL REMAIN UTILITY/ACCESSORY MECHANICAL ROOM. A MAXIMUM OF 3 OCCUPANTS ARE EXPECTED IN THE BASEMENT. AS A RESULT OF THE LIMITED OCCUPANT LOAD THE TENANT SPACE USE IS BUSINESS.

4. Is the current use and the proposed use the same? Yes  No

If "Yes" - Submit this form with the following information:

Certificate of zoning approval with signed consent from the property owner (This form is attached and requires you to verify with the Development Department, that the proposed business meets the requirements of the Zoning District)

A copy of the certificate of occupancy.

Site plan indicating existing parking spaces, walkways, and building exits.

Floor plan, indicating proposed furniture plan, exit signs and emergency lighting. (hand drawn if you cannot locate prints)

Signed affidavit by the owner giving consent to occupy.

5. Do you propose any alterations or additions to the existing building or space? Yes  No

If yes, explain: WITH THE EXCEPTION OF THE PATIO, THE PROPOSED ALTERATIONS ARE IDENTICAL TO THE PREVIOUSLY SUBMITTED PERMIT.

6. Do you propose any additions or alterations to the existing mechanical systems, i.e. electric, plumbing, HVAC, egress, fire protection? Yes  No

If yes, explain: AN ADDITIONAL HVAC (FURNACE, A/C CONDENSER) WILL BE ADDED AS WELL AS A MAKE-UP AIR UNIT TO COMPENSATE FOR THE HOOD. TWO TOILET ROOMS + A FULL KITCHEN WILL BE CONSTRUCTED. NEW LIGHTING WILL BE INSTALLED THROUGHOUT, PLEASE SEE THE DRAWINGS SUBMITTED FOR BUILDING PERMIT.

7. If the answer to questions 5. or 6. is yes, you will need to file a permit application. The following information is required:

- Site plan to scale, indicating parking spaces.
- Floor plan to scale including means of egress
- Construction plans to scale with details in accordance with OBC
- Electrical plans (including service location and lighting).
- Fire protection systems (if applicable)
- Plumbing plans (isometric) and HVAC plans
- Accessibility plans

INCLUDED IN CONSTRUCTION PLANS

Rev. 1/2012

Signature of applicant

*Patricia Brown*

# CITY OF BEXLEY



X **Planning Commission Review**  
**City Council Review**

## APPLICATION SUBMISSION CHECKLIST

(Required – Must Accompany Application)

Project Address: 2480 EAST MAIN STREET

Applicant: KATE CHEW Phone: 216-241-6150 x:103

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.

**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.

KATIE CHEN  
(Applicant – Type or Print Name)

Katie Chen      9/29/15  
(Signature / Date Signed)

<p><b>City Staff Use:</b></p> <p>Received: _____</p> <p><input type="checkbox"/> Complete / Accepted, forward for Staff Review.</p> <p><input type="checkbox"/> Incomplete / Rejected, return to Applicant.</p>
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