



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

The Bexley Planning Commission will hold a Public Meeting on the following application on **Monday, February 22nd, 2016 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.: 16-007
Applicant: Columbus Sign Co.
Owner: Gay Street Realty Co./CAPA – Drexel Theatre
Location: 2254 E. Main Street
Request: The applicant is seeking Environmental Review and approval, to allow repairs and updates to the Drexel Theatre, which includes the neon sign, & marquee.

A copy of the application is available for review on the city website: www.bexley.org or 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.

Mailed by: 02-08-16

2016007

CITY OF BEXLEY



Review Application for:

- PLANNING COMMISSION
 - CITY COUNCIL
 - TREE & PUBLIC GARDEN COMMISSION
- 2015

APPLICATION TO APPEAR BEFORE:

- CITY COUNCIL PLANNING COMMISSION Date: MONDAY Feb 22, 2016
- 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: 2254 E. Main St.
NAME OF BUSINESS: Drexel Theatre

3. NAME OF APPLICANT: Columbus Sign Co. by Michael S. Hoy
Address 1515 E. Fifth Ave. - Columbus, OH 43219
Telephone Number 614-252-3133 E-mail: MHoy@ColumbusSign.com

4. NAME OF OWNER: Gay Street Realty Co. % Kenny Brown
Address P.O. Box 91086 Columbus, OH 43209
Telephone Number 614-226-5314 E-mail: KBrown4323@gmail.com

5. Narrative description of project / request. (Attach additional sheets, if necessary).
Updating of property front of Drexel Theatre - including repair, painting, neon of sign & marquee, new under roof ceiling & painting of building

6. If this application involves a Variance, please explain why the Variance is necessary. (Attach additional sheets, if necessary).
NO VARIANCE, All existing sizes to remain as-is.

7. What is the valuation on the project? 25K

10. SIGN INFORMATION - Rework of existing marquee

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

Projecting Awning Wall Banner

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

C. Sign Wording: DREXEL

D. What is the linear width of your tenant space? N/A

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: 1-12-16
(Signature)

Fee Due: \$ 200.00

Planning Commission Review Date: Feb. 22ND - MONDAY

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:

<input type="checkbox"/>	Requests for amendment to previously approved PUR or PUC plans	\$300.00
<input type="checkbox"/>	Split of lot or existing parcel.	\$250.00
<input type="checkbox"/>	Replatting or new plat.	\$250.00
<input type="checkbox"/>	Rezoning: 1 acre (or part thereof) \$250.00 each additional acre (or part thereof) additional \$60.00	total = \$ _____
<input type="checkbox"/>	Sign Review and Environmental Review are based on the value of project:	
	<u>Valuation of Project</u>	<u>Fee</u>
<input type="checkbox"/>	\$0 - \$5,000	\$100.00
<input checked="" type="checkbox"/>	\$5,001 - \$25,000	\$200.00 ✓
<input type="checkbox"/>	\$25,001 - \$75,000	\$250.00
<input type="checkbox"/>	\$75,001 - \$200,000	\$350.00
<input type="checkbox"/>	\$200,001 - \$750,000	\$600.00
<input type="checkbox"/>	Over \$750,001	\$1,000.00
<input type="checkbox"/>	Variance	\$90.00
<input type="checkbox"/>	Fences and walls:	\$65.00
<input type="checkbox"/>	Special Permit, Conditional Uses and All others:	\$90.00

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

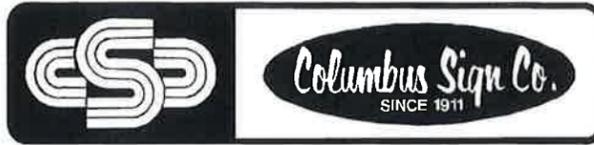
Fee: Due: \$ 200.00

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.



1515 E. Fifth Ave. Columbus, OH 43219
(614) 252-3133 Fax (614) 252-2494

City of Bexley, Planning Commission – DREXEL THEATRE, 2254 E. Main Street.

Re: Narrative of the project impact to the city and surrounding area

- A) This project is consistent with the goals and policies of adopted plans of the Main Street Guidelines by enhancing the existing building configuration and maintaining and enhancing the “historic” nature and appearance of the facility.
- B) This project will have a positive impact to the community
- C) There are no hazards associated with this project
- D) This project does not include any items that would extend or enlarge existing structural components of the building, thus, there are no requests for lot/yard height or set back adjustments. Drainage and parking requirements remain the same as is in current use.
- E) This project will not create any undue burden to adjacent public facilities such as streets, utilities, schools, or refuse disposal.
- F) This project is consistent with the Bexley’s goals of economic growth and stability.
- G) This project will enhance the value of the use of this property, thus will allow for an increase in the overall property values and tax revenue.
- H) This project will enhance economic development through the attraction of many more people attending this upgraded facility.
- I) This project continues to serve the local public need of a theater and does aid in the economic development goals.

Respectfully Submitted,

Michael S. Hoy, President
Columbus Sign Co.

Franklin County Auditor – Clarence E. Mingo

226-5314 KBrown4323@gmail.com
020-000571-00

Owner Name GAY STREET REALTY CO
% Kenny Brown, President

Site Address 2254 2270 E MAIN ST

Legal Descriptions 2256-270 E MAIN ST
CAPITAL UNIVERSITY
LOT 3 & IRR PT LOT 2

Mailing Address PO BOX 91086
COLUMBUS OH 43209

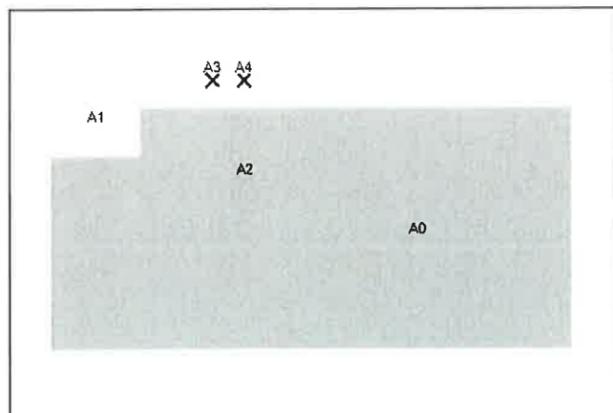
Prop. Class C - Commercial
Land Use 405 - RETAIL/OFFICE OVER-WALKUP

Tax District 020 - CITY OF BEXLEY
Sch. District 2501 - BEXLEY CSD
App Nbrhd X6101

CAUV N
Owner Occ Cred. N

Annual Taxes 28,380.28
Taxes Paid .00
Tax Lein Flag N
Calculated Acreage .51
Legal Acreage .00
Transfer Date 12/20/2011
Transfer Price .00

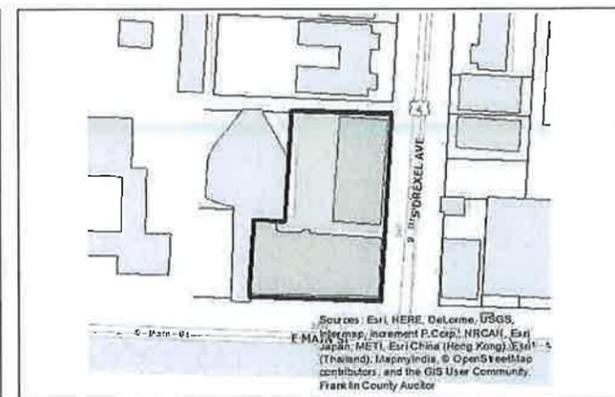
	Current Market Value			Taxable Value		
	Land	Improv	Total	Land	Improv	Total
Base	\$162,300	\$475,600	\$637,900	\$56,810	\$166,460	\$223,270
TIF	\$169,000	\$0	\$169,000	\$59,150	\$0	\$59,150
Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$331,300	\$475,600	\$806,900	\$115,960	\$166,460	\$282,420
CAUV	\$0					



Building Data

Land Use 405-RETAIL/OFFICE OVER-WALKUP
Year Built 1927
Total Sq Ft 14771
Stories 02
Grade AVERAGE QUALITY

Sketch Legend
2 A0 - Main Building - 034:RETAIL STORE 7536 Sq. Ft.
1 A1 - SKE:SKETCH ONLY 440 Sq. Ft.
2 A2 - SKE:SKETCH ONLY 270 Sq. Ft.
3 A3 - OFU:OPEN FR PORCH UP Sq. Ft.
4 A4 - OFP:OPEN FRAME PORCH Sq. Ft.



Disclaimer: The information on this web site is prepared from the real property inventory maintained by the Franklin County Auditor's Office. Users of this data are notified that the 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.

Buffer search results

Results 1 - 23 of 23

	Ait ID	Site Address	Owner 1	Owner 2
020L052 00600	020-004197-00	E MAIN ST	BEXLEY COMMUNITY	IMPROVEMENT CORPORATION
020L052 00700	020-004381-00	2242 E MAIN ST	BEXLEY COMMUNITY	IMPROVEMENT CORPORATION
020L052 00800	020-000570-00	2248 E MAIN ST	BEXLEY COMMUNITY	IMPROVEMENT CORPORATION
020L052 00900	020-000571-00	2254-2270 E MAIN ST	GAY STREET REALTY CO	
020L052 00901	020-004847-00	2256-2270 E MAIN ST	COLUMBUS ASSOCIATION FOR	THE PERFORMING ARTS (THE...
020L052 01100	020-000574-00	529 S DREXEL AV	GAY STREET REALTY CO	
020L052 01200	020-000572-00	525 S DREXEL AV	525 SOUTH DREXEL AVE LLC	SHAMANSKY SAMUEL H, SHAM...
020L052 01300	020-003622-00	519 S DREXEL AV	MAUTZ MICHAEL A	MAUTZ LESLI C
020L052 01400	020-003625-00	513-515 S DREXEL AV	FHH LLC	
020L052 01700	020-003620-00	2265 BRYDEN RD	SCHUSS KEITH N & EMILY I	
020L052 01800	020-001824-00	2245 BRYDEN RD	SOLDANO KITTY W TR	
020L055 02700	020-003483-00	2311 SHERWOOD RD	CHRIST LUTHERAN CHURCH	
020L055 02800	020-004342-00	2303-2305 SHERWOOD...	CHRIST LUTHERAN CHURCH	AFDT
020L055 02900	020-000123-00	524-534 S DREXEL AV	BLOCK STEVEN TR	
020L055 03000	020-001050-00	540 S DREXEL AV	UNVERFERTH BARBARA	BURKART GAIL P
020L055 03100	020-000105-00	542-544 S DREXEL AV	DREXEL PROPERTIES LLC	
020L055 03200	020-000173-00	2282 E MAIN ST	HAMMERHEAD-BEXLEY LLC	
020L055 03300	020-000124-00	2284-2294 E MAIN ST	ALICE GAVIN	SCOTT LARRIMER LLC
020L055 03400	020-000125-00	2284-2294 E MAIN ST	ALICE GAVIN	SCOTT LARRIMER LLC
020L058 00200	020-004490-00	2199 E MAIN ST	CAPITAL UNIVERSITY	
020L058 00300	020-001373-00	2199 E MAIN ST	CAPITAL UNIVERSITY	
020L058 00400	020-000405-00	E MAIN ST	CAPITAL UNIVERSITY	
020L058 00500	020-000790-00	E MAIN ST	CAPITAL UNIVERSITY	

2254 E. main

Drexel



conceptual design only - not for construction



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DREXEL THEATRE

east main street bexley ohio

marquee renovation

01.08.16

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DREXEL THEATRE

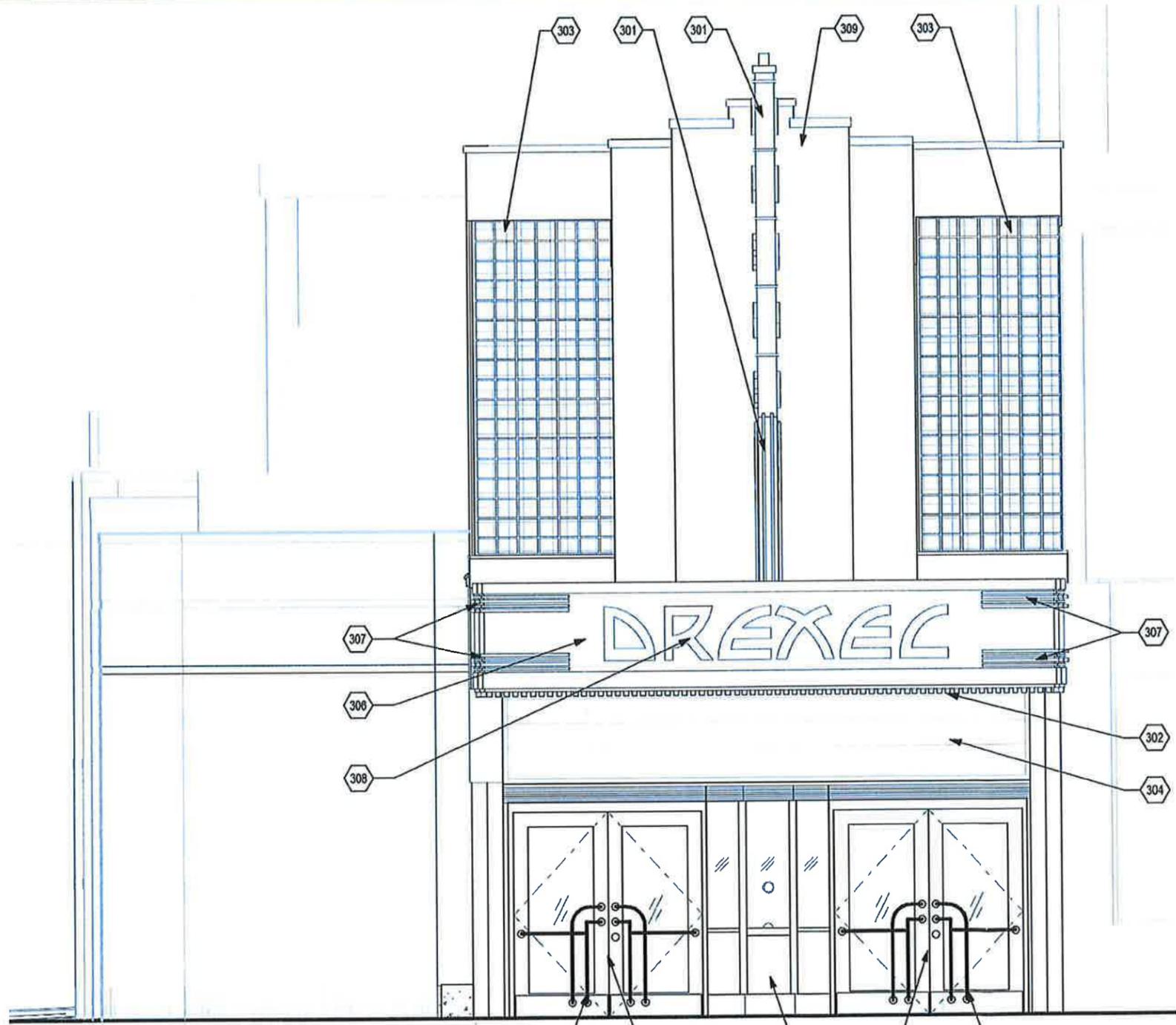
east main street bexley ohio

marquee restoration - existing photos

01.08.16

page 1

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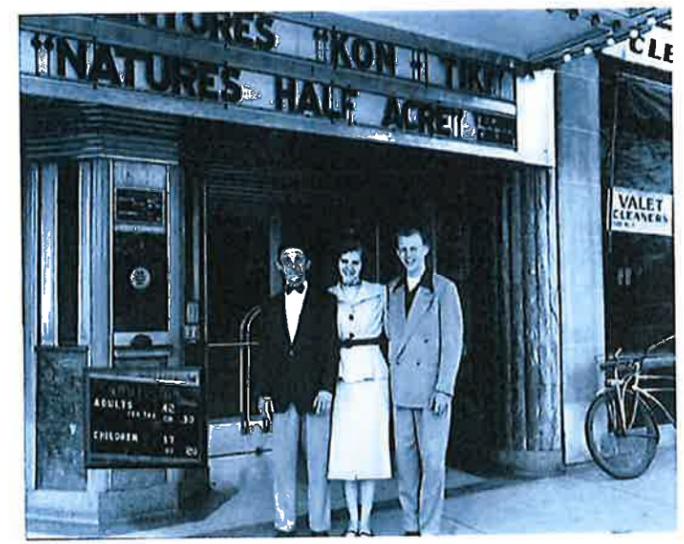
2 south building
A3.1 1/4" = 1'-0"

MATERIAL FINISH KEY

MARK	TYPE	MANUFACTURER	COLOR
MTL-1	PREFINISHED ALUMINUM COPING		
PT-1	PAINTED BRICK	SHERWIN WILLIAMS	SW 6766 MARINER
PT-2	PAINTED BRICK	SHERWIN WILLIAMS	SW 7075 WEB GRAY

CODED ELEVATION NOTES

- 301 REMOVE EXISTING NEON TUBING. PROVIDE NEW NEON TUBING TO MATCH EXISTING.
- 302 REMOVE EXISTING CANOPY CEILING. PROVIDE NEW CEILING AND LIGHTS. NEW CEILING AND LIGHTS TO RESTORE ORIGINAL CANOPY LOOK.
- 303 INSTALL NEW MULTI-COLOR LED LIGHTS BEHIND EXISTING GLASS BLOCK.
- 304 KEEP EXISTING MOVIE LETTER DISPLAY BOARD.
- 305 REMOVE EXISTING THEATRE ENTRY DOORS AND HARDWARE. PROVIDE NEW ENTRY DOORS AND HARDWARE TO RESTORE ORIGINAL THEATRE APPEARANCE.
- 306 PAINT EXISTING MARQUEE TO RESTORE ORIGINAL COLORS.
- 307 CLEAN ALL STAINLESS STEEL TRIM. PROVIDE NEW STAINLESS STEEL TRIM AS REQUIRED.
- 308 PAINT EXISTING DREXEL MARQUEE SIGN AND REPLACE NEON LIGHTING TO MATCH EXISTING.
- 309 PROVIDE NEW PAINT ON EXISTING EXTERIOR WALL FINISHES AS REQUIRED.
- 310 NEW TICKET KIOSK TO MATCH 1951 PHOTO.
- 311 NEW DOOR HARDWARE TO MATCH 1951 PHOTO.



HISTORICAL PHOTO (1951)

conceptual design only - not for construction



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DREXEL THEATRE
east main street bexley ohio

marquee restoration - south elevation

01.08.16

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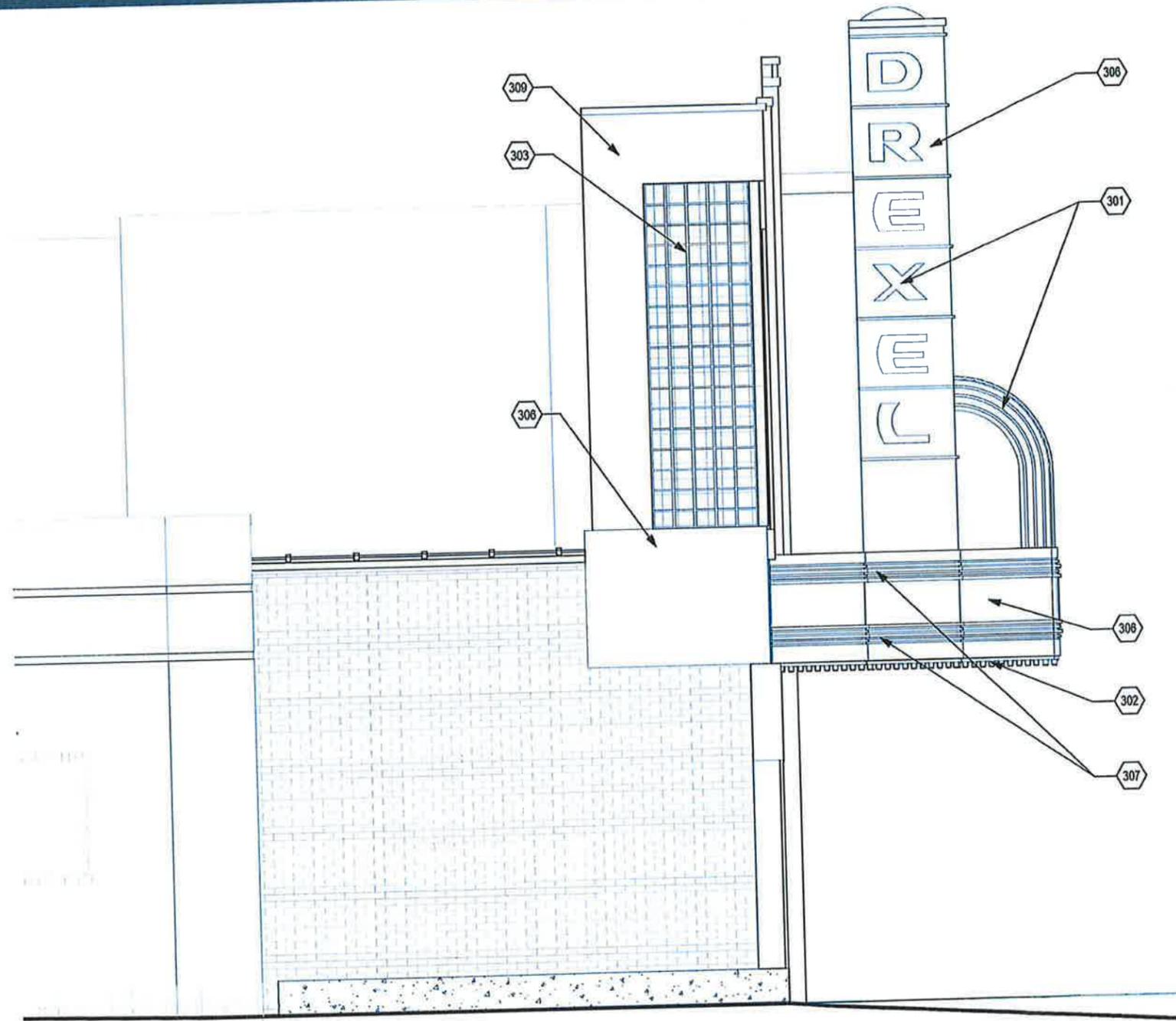
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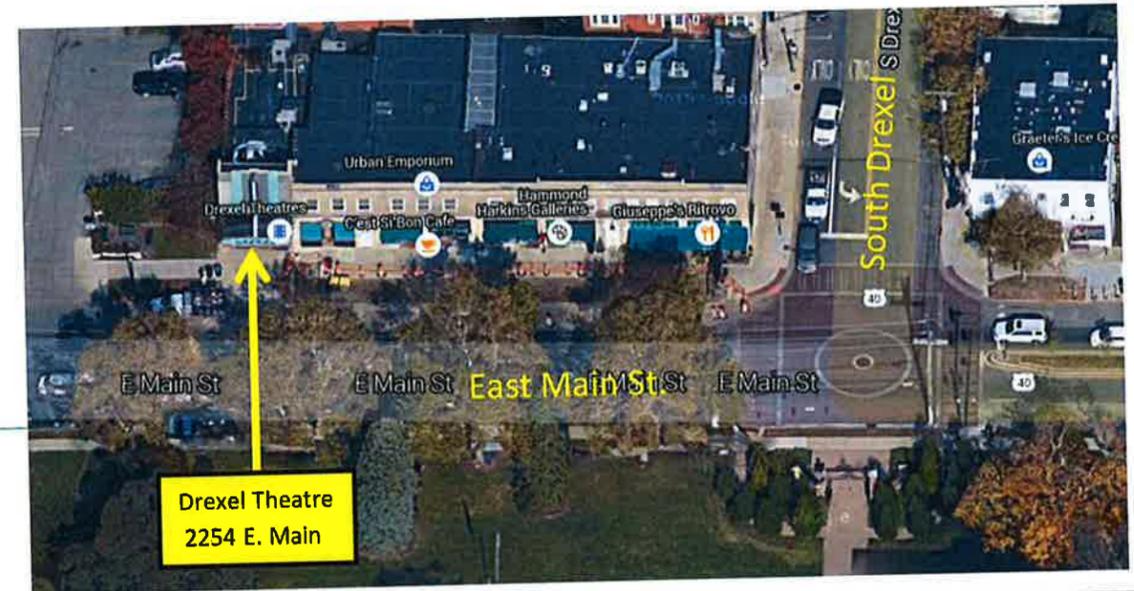
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- 310 NEW TICKET KIOSK TO MATCH 1951 PHOTO.
- 311 NEW DOOR HARDWARE TO MATCH 1951 PHOTO.



1 west building elevation
A3.1 1/4" = 1'-0"



DREXEL THEATRE
east main street bexley ohio

marquee restoration - west elevation

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DREXEL THEATRE

east main street bexley ohio

south & west elevation

01.08.16

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