



CITY OF GAHANNA
DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

200 S. Hamilton Road
Gahanna, Ohio 43230
Zoning Division: 614-342-4025
zoning@gahanna.gov

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

Project/Property Address or Location: 82 Granville St		Project Name/Business Name (if applicable): Gahanna Grill		
Parcel ID No.(s) 025-000093-00	Current Zoning: commercial OG-2	Total Acreage: .33		
Please check all that apply:				
SITE PLAN <input type="checkbox"/>	LANDSCAPING <input type="checkbox"/>	BUILDING DESIGN <input checked="" type="checkbox"/>	SIGNAGE <input type="checkbox"/>	DEMOLITION <input type="checkbox"/>
Additional Information (if applicable): Add 2 new windows and replace existing 3 with new. Fill in existing door openings with stone to match.				
APPLICANT INFORMATION (primary contact)				
Name (please do not use a business name): William J Palumbo		Address: 5440 Green Oak Ct Hilliard, OH 43026		
E-Mail: wjpalumbo@wowway.com		Phone No. 614-778-6998		
ATTORNEY/AGENT INFORMATION				
Name:		Address:		
E-Mail:		Phone No.		
ADDITIONAL CONTACT INFORMATION (please list all applicable contacts)				
Names: -Contractor: All Things Under The Son, Inc -Developer: -Architect: Juliet Bullock and Associates		Contact Information (phone no./email): Same as above		
Property Owner Name: (if different from Applicant) Anthony Elia		Contact Information (phone no./email): 949-367-9164		

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED (see page 2 & 3)

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant Signature: 

Date: 10-20-2016

Zoning File No. 16100021
PC Meeting Date: _____
PC File No. _____

RECEIVED: 10/25/16
DATE: 10/25/16

PAID:
DATE: 10/25/16
CHECK#: 5648

INTERNAL USE ONLY



DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION-SUBMISSION REQUIREMENTS

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STAFF USE - INTAKE	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT		STAFF USE	
		YES	N/A	YES	N/A
✓	1. Review Gahanna Code Section 1197 and/or 1165 -signage (visit www.municode.com)				
✓	2. Pre-application conference with staff			✓	
✓	3. Materials List (see page 4) – does not apply to demolition applicants			✓	
	4. Application & all supporting documents submitted in digital format			✓	
✓	5. Application & all supporting documents submitted in hardcopy format			✓	
	6. Authorization Consent Form Complete & Notarized (see page 6)				
	PLEASE CONTINUE TO THE APPROPRIATE SECTION OF REQUIREMENTS				
	NOTE: All Plans must be submitted in 8.5x11", 11x17", or 24x36" (folded, not rolled, to 8.5x11")				
SITE PLAN / LANDSCAPING / BUILDING DESIGN REQUIREMENTS					
GENERAL REQUIREMENTS					
N/A	1. One 24x36 & One 11x17 prints of the plans				N/A
✓	2. Color photographs illustrating the site, buildings, & other existing features as well as adjacent properties (identify photograph location)			✓	
✓	3. A list of all samples to include color names & PMS numbers (required for all exterior materials) – please bring samples to meeting(s)			✓	
✓	4. Application fee (New - \$50 + \$.01 per sq. foot; Amended - \$25 + .01 per sq. foot)			✓	
N/A	5. Color rendering(s) of the project in plan/perspective/or elevation				N/A
BUILDING CONSTRUCTION, EXTERIOR REMODELING, & ADDITIONS (INCLUDING PARKING LOTS & LANDSCAPING)					
N/A	1. SITE PLAN that includes the following: (include: scale, north arrow, & address)				N/A
	- All property & street pavement lines				
	- Gross area of tract stated in square feet				
	- Proposed ingress/egress to the site, including onsite parking area(s), parking stalls, adjacent streets. Delineate traffic flow with directional arrows & indicate location of direction signs or other motorist's aids (if any)				
	- Location of all existing and proposed buildings on the site				
	- Location of all existing (to remain) & proposed lighting standards				
	- Breakdown of parking spaces required & spaces provided (see Gahanna Code Section 1163)				
	- Provide lot coverage breakdown of building & paved surface areas				N/A
N/A	2. LANDSCAPE PLAN (including plant list)				
	- Existing landscaping that will be retained & proposed landscaping shall be differentiated & shown on the plan. The type, size, number, & spacing of all plantings & other landscape features must be illustrated				
	- Location of all isolated existing trees having a diameter of six"+; (tree masses may be shown with a diagrammatic outline & a written inventory of individual trees exceeding 6" in caliper)				
	- Designation of required buffer screens (if any) between parking area & adjacent property				
	- Interior landscaping breakdown for paved surface (see Gahanna Code Section 1163)				
	3. ELEVATIONS from all sides & related elevations of any existing structures that includes the following: (include: scale, north arrow, & address)				
	- Exterior materials identified				
✓	- Fenestration, doorways, & all other projecting & receding elements of the building exterior			✓	
	4. LIGHTING STANDARD DRAWING that includes the following: (scaled drawing)				
	- All sizing specifications				
	- Information on lighting intensity (no. of watts, isofootcandle diagram, at least 1/2 ft. candles req.)				

CONTINUE TO PAGE 3



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-	Materials, colors, & manufacturer's cut sheet				
-	Ground or wall anchorage details				
5.	OPTIONAL REQUIREMENTS AT THE DISCRETION OF PLANNING COMMISSION:				
-	Scale model				
-	Section profiles				
-	Perspective drawing				
SIGNAGE REQUIREMENTS					
GENERAL REQUIREMENTS					
1.	A list of all samples to include color names & PMS numbers (required for all exterior materials)				
2.	Application fee (One-Tenant - \$35; Multi-Tenant - \$50)				
FREE-STANDING GROUND SIGN REQUIREMENTS					
1.	<u>SITE PLAN</u> that includes the following: (include: scale, north arrow, & address)				
-	All property and pavement lines				
-	Proposed ingress/egress to the site, including onsite parking area(s), parking stalls, adjacent streets. Delineate traffic flow with directional arrows & indicate location of direction signs or other motorist's aids (if any)				
-	Location of existing and proposed landscaping (refer to Gahanna Section 1165.08)				
-	Location & height of all existing (to remain) & proposed signs on the site. Show required setbacks for sign from property lines.				
WALL SIGN REQUIREMENTS					
1.	<u>SIGN DRAWING</u> that includes the following: (include scaled drawing of each face)				
-	All size specifications, including the size of letters & graphics				
-	Description of sign and frame materials & colors				
-	Wall anchorage details (anchorage must be interior to the sign or camouflaged)				
2.	<u>ELEVATIONS</u> (to scale, of the entire wall of the building to which the sign is to be fixed, correctly locating the sign)				
DEMOLITION OR REMOVAL OF EXISTING STRUCTURES REQUIREMENTS					
7.	ONE OR MORE OF THE FOLLOWING CONDITIONS MUST EXIST:				
-	That the building contains no features of special architecture or is not a historical building or culturally significant or is not consistent in design & style with other structures within the district				
-	That there exists no viable economic use for the building in its current state or as it might be restored or that there is not a feasible and prudent alternative to demolition and that the approval of the demolition is necessary for the preservation and enjoyment of substantial property rights				
-	That the applicant has a definite plan for redevelopment of the site which meets the standards of this Code and the proposed redevelopment will not materially affect adversely the health or safety of persons residing or working in the district where the demolition will occur and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood				
8.	Application fee (New - \$50 + \$.01 per sq. foot; Amended - \$25 + .01 per sq. foot)				



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MATERIAL LIST

NOT REQUIRED FOR DEMOLITION APPLICANTS

Item	Manufacturer Name	Color Name	Color Number
Awnings			
Brick			
Gutters and Downspout			
Lighting			
Roofing			
Siding			
Signs			
Stucco			
Trim			
Windows	Pella	Putty	



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APPLICATION ACCEPTANCE

INTERNAL USE ONLY

This application has been reviewed and is considered complete and is hereby accepted by the Zoning Division of the City of Gahanna and shall be:

- Forwarded to the City of Gahanna Planning Commission for consideration.
- Forwarded to Administration for consideration (one-tenant signage applications).

Planning & Zoning Administrator Signature: Bonnie Haro Date: 11/3/16

APPROVAL BY THE PLANNING & ZONING ADMINISTRATOR

In accordance with the Codified Ordinances of the City of Gahanna, Ohio, I hereby certify that this project, as stated above, was approved by the Planning & Zoning Administrator on _____. The applicant shall comply with any conditions approved by the Planning & Zoning Administrator and shall comply with all building, zoning and landscaping regulations of the City of Gahanna.

INTERNAL USE ONLY

Planning & Zoning Administrator Signature: _____ Date: _____

Chief Building Official Signature: _____ Date: _____

Director of Public Service Signature: _____ Date: _____

City Engineer Signature: _____ Date: _____

This application will be forwarded to Planning Commission read by title at the first regular meeting of Planning Commission following approval by the Planning & Zoning Administrator.



CITY OF GAHANNA

PLANNING AND PUBLIC WORKS DEPARTMENT

AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

If you are filling out more than one application for the same project & address, you may submit a copy of this form with additional applications.

AUTHORIZATION FOR OWNER'S APPLICANT OR REPRESENTATIVE(S)

If the applicant is not the property owner, this section must be completed and notarized.

I, Joyce R. Elia, Managing Partner, Rappich Family Limited Partnership, the owner of the subject property listed on this application, hereby authorize William Palumbo, All Things Under the Sun to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the designated representative.

Property Owner Signature: Joyce R. Elia Date: 11.1.2016

AUTHORIZATION TO VISIT THE PROPERTY

I, Joyce R. Elia, the owner of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice (if applicable) on the property as described in this application.

Property Owner Signature: Joyce R. Elia Date: 11.1.2016

Subscribed and sworn to before me on this 1st day of November, 2016.
State of CALIFORNIA County of ORANGE
Notary Public Signature: [Signature]



AGREEMENT TO COMPLY AS APPROVED

I, William Palumbo, the contractor/applicant of the subject property listed on this application, hereby agree that the project will be completed as approved and any proposed changes to the approved plans shall be submitted for review and approval to the Zoning Division staff.

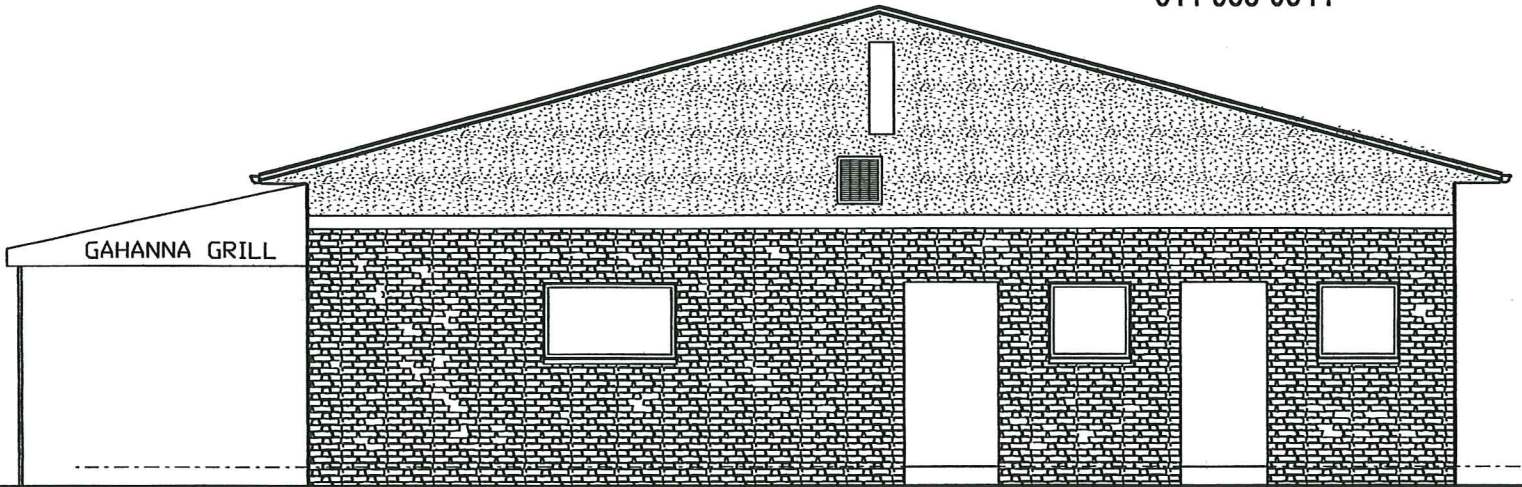
Contractor/Applicant Signature: William Palumbo Date: 11-2-2016

Subscribed and sworn to before me on this 2 day of November, 2016.
State of OH County of Franklin
Notary Public Signature: Melody Weigand

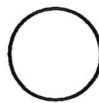


SAVE APPLICATION

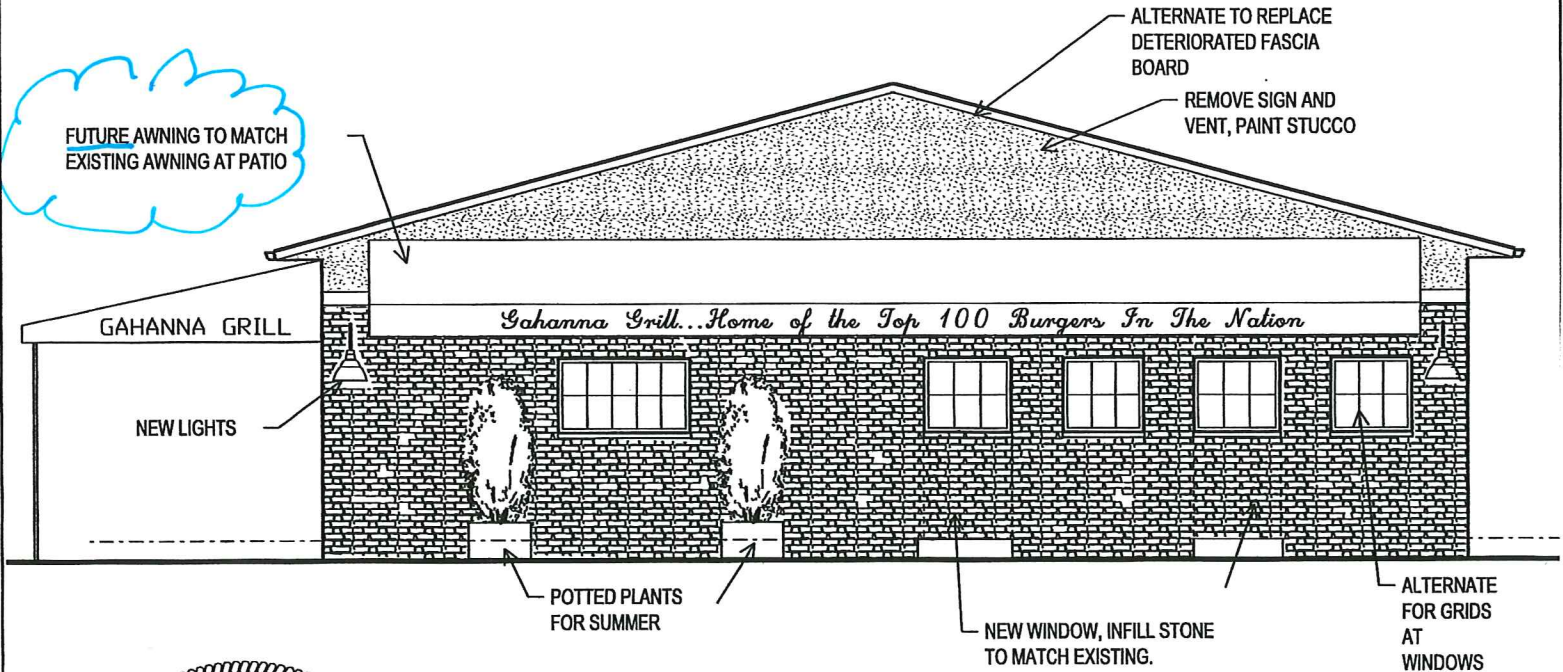
JULIET BULLOCK ARCHITECTS
 1182 WYANDOTTE RD
 COLUMBUS OH 43212
 614-935-0944



ASBUILT
 EXTERIOR ELEVATION



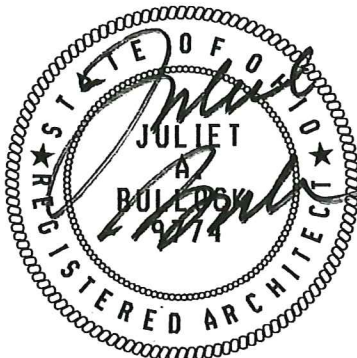
SCALE: 1/8" = 1'-0"



PROPOSED
 EXTERIOR ELEVATION



SCALE: 1/8" = 1'-0"



10/4/16
 GAHANNA GRILL RENOVATION



JCT
62

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P

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BUD
LIGHT

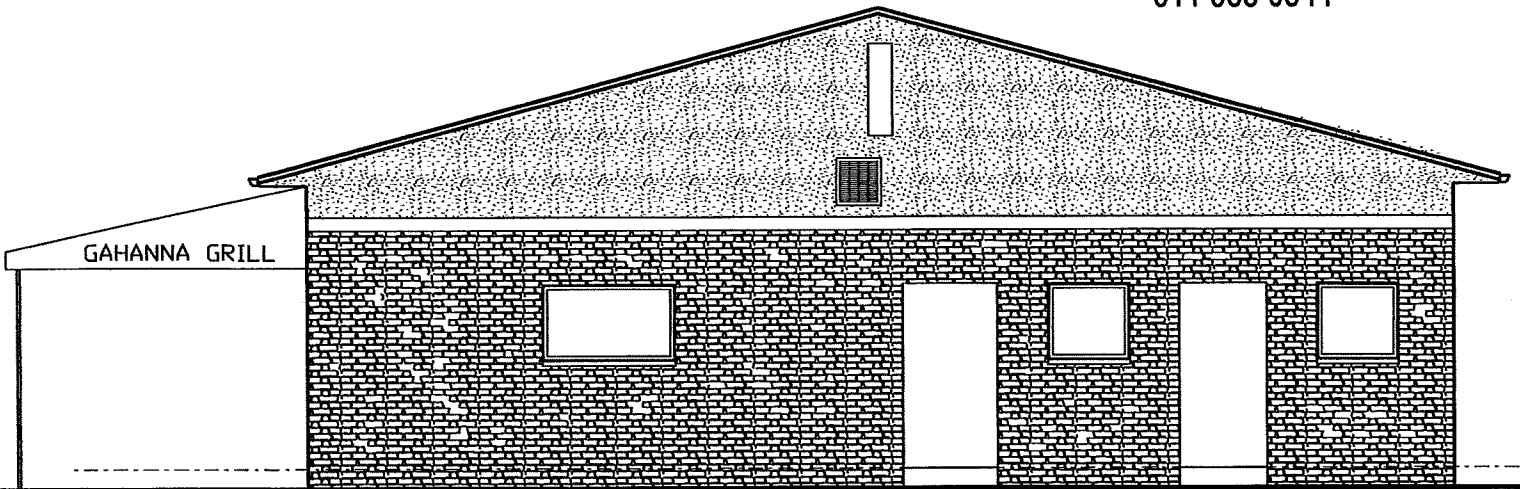
Come In And
Try Our Famous
Beanie Burger!

SUNSHINE

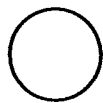
Gahanna Grill
Home Of One
Of The Top
100 Burgers In
The Nation

SUNSHINE

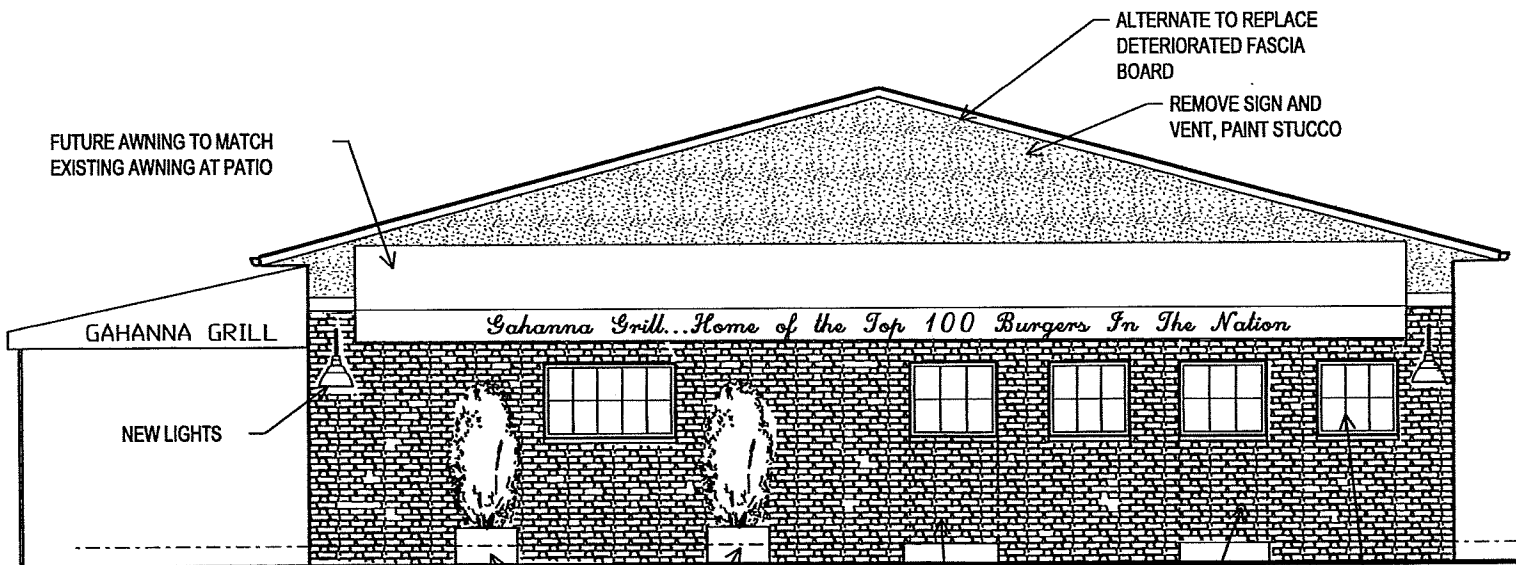
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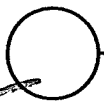
ASBUILT
 EXTERIOR ELEVATION



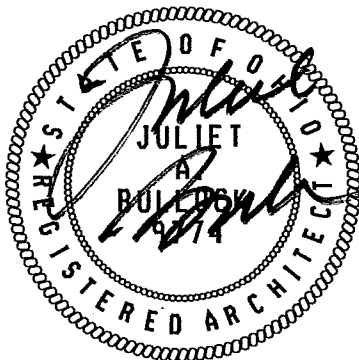
SCALE: 1/8" = 1'-0"



PROPOSED
 EXTERIOR ELEVATION

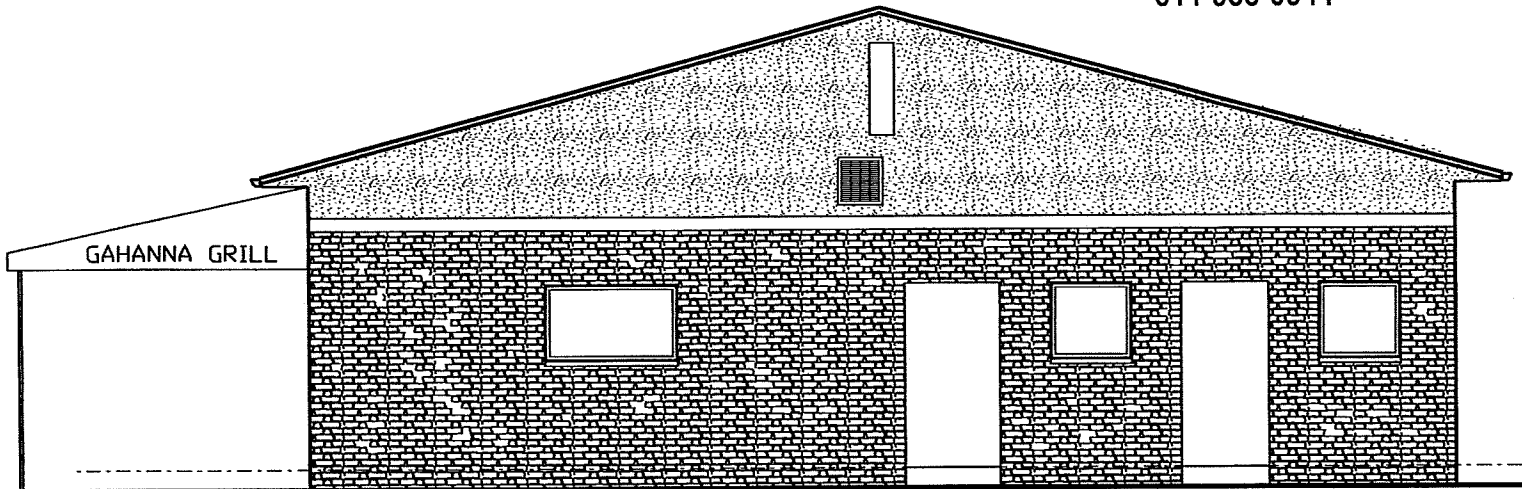


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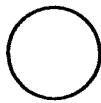


10/4/16
 GAHANNA GRILL RENOVATION

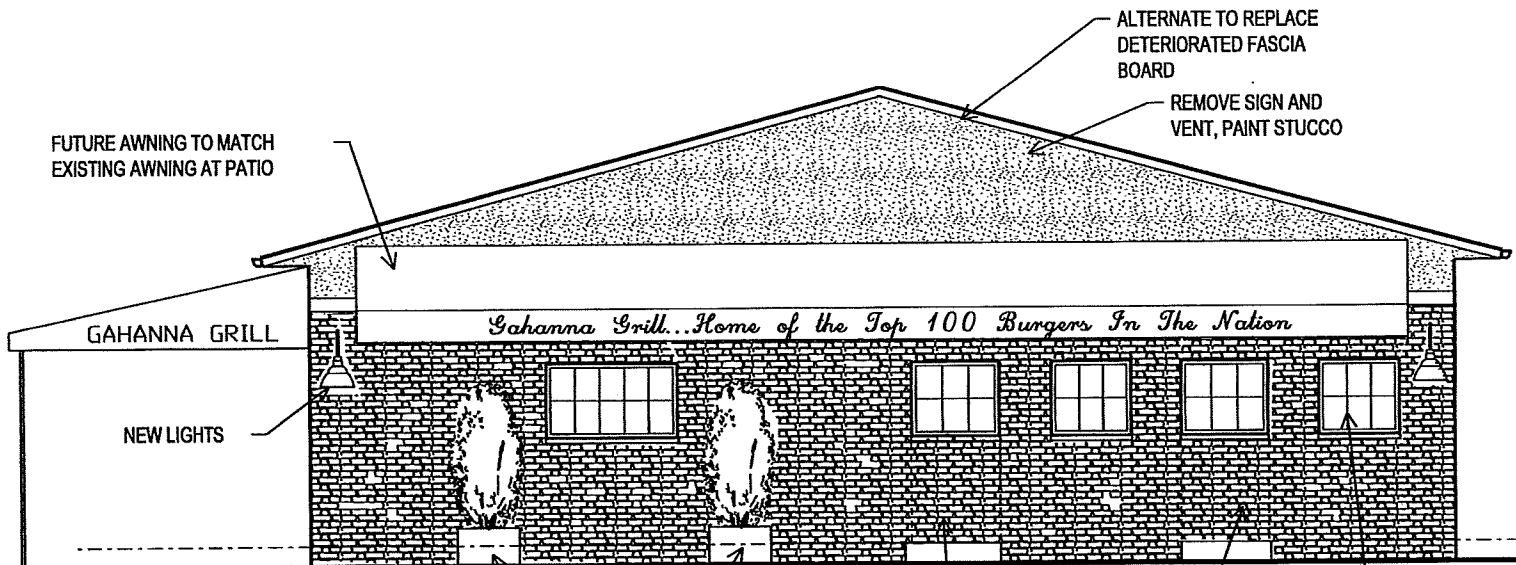
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ASBUILT
EXTERIOR ELEVATION



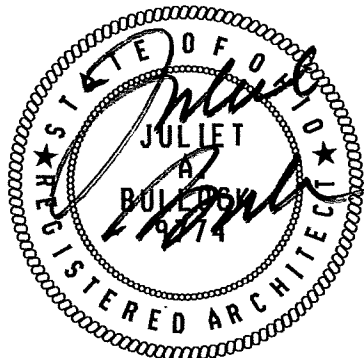
SCALE: 1/8" = 1'-0"



PROPOSED
EXTERIOR ELEVATION



SCALE: 1/8" = 1'-0"



10/4/16
GAHANNA GRILL RENOVATION

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To **SUBMIT:** File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: 82 Granville St

Project Name/Business Name: Gahanna Grill

SUBMITTED BY:

Name: Michael Blackford Title: Deputy Director

Department: Planning and Development

The property is located within the boundaries of the Olde Gahanna Vision Plan; however, the Plan does not contain objectives, policies, etc that are relevant to the request. Planning and Development staff has no comments/objections to the request.

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

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T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: 82 Granville Street

Project Name/Business Name: Gahanna Grill

SUBMITTED BY:

Name: Bonnie Gard Title: P&ZA

Department: Service

The applicant seeks approval for a Certificate of Appropriateness for exterior modifications to an existing building. The proposal is to remove the existing door wells (they are not ingress/egress doors) and stoops on the south elevation, and also to add four new faux windows and replace one window. Stone to match the existing wall will fill in the removed door spaces. No new penetrations will be necessary for the upgrade. The awning and lighting illustrated on the south side are future improvements and not part of the application.