

File No. 14010002

Fee: \_\_\_\_\_

Check or Receipt#: \_\_\_\_\_

Supersedes File No.(s) \_\_\_\_\_ or none \_\_\_\_\_

Initials: \_\_\_\_\_

Scheduled Public Hearing Date: \_\_\_\_\_

Date Received \_\_\_\_\_

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS  
DESIGN REVIEW  
CITY OF GAHANNA PLANNING COMMISSION**

**\*Required Information**

\*Site Address 154 N. HAMILTON RD.

\*Parcel ID# 025-003901-00 \*Zoning District PCC

\*Business Name LA NAVONA \*Contact JOHN A. BROOKS

\*Business Owner Name JOHN A. BROOKS \*Phone# 614-554-3819

\*Business Address 154 N. HAMILTON RD

\*Applicant Name MARK BRYAN \*Applicant Email markb@ma-architects.com

\*Applicant Full Address 775 YARD ST. SUITE 325

\*Applicant Phone# 614-764-0407 Applicant Fax# \_\_\_\_\_

\*Designer/ Architect/ Engineer M+A ARCHITECTS

\*Address 775 YARD ST. SUITE 325 \*Phone 614-764-0407

\*City/ State/ Zip COLUMBUS OH 43212 Fax \_\_\_\_\_

\*D/A/E Representative MARK BRYAN Title PROJECT MANAGER

\*Design Review of: Site Plan \_\_\_\_\_ Landscaping \_\_\_\_\_ Building Design X Signage X Other \_\_\_\_\_

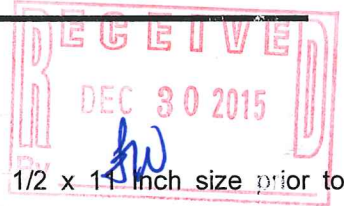
\*Special Information Regarding the Property and its Proposed Use: EXISTING RESTAURANT  
BEING CONVERTED TO EVENT SPACE

**Submission Requirements**

- (1) Applicant is required to complete the checklist on the following pages.
- (2) Fee: \$50.00 for review plus \$.01 per square foot.
- (3) Eleven copies of plans: Two (2) copies of 24x36 (folded, **not rolled**, to 8 1/2 x 11 inch size prior to submission) & nine (9) 11x17.
- (4) Submit one (1) reduced drawing suitable to an 8 1/2 x 11 inch size.
- (5) Submit one (1) color rendering of the project in plan/ perspective/ or elevation, mounted on 18 x 24 inch size foam core, gator board or other acceptable material.
- (6) Submit a detailed list of materials.

\*Note: This application will not officially be accepted until **all** items listed above have been received.

\*\*Note: Planning Commission members and/or City Staff may visit the property prior to the hearing to review the application.



[Signature]  
\*Applicant's Signature

12/30/15  
\*Date

**APPROVAL**

In accordance with Sections 1197.05 of the Codified Ordinances of Gahanna, this certifies that this project, as stated above, has been approved by the Gahanna Planning Commission on \_\_\_\_\_. The applicant shall comply with any conditions approved by the Commission, and shall comply with all building and zoning regulations now in force.

Conditions: \_\_\_\_\_

\_\_\_\_\_  
Planning & Zoning Administrator Date

# SUBMITTAL REQUIREMENTS

Applicant  
Or Agent  
  
Planning &  
Zoning  
Administrator

## I. GENERAL REQUIREMENTS

A. All exhibits required for the permanent file (noted in the following paragraphs) must be able to be reduced to 8 1/2 x 11 by folding, photo reduction, etc. (ALL 24x36 PLANS ARE TO BE FOLDED BY APPLICANT PRIOR TO SUBMISSION.) While large mounting boards, material samples, or other exhibits not meeting this criteria maybe used for Planning Commission presentation, the Commission does appreciate the use of the audio visual system whenever possible.

A. MB \_\_\_\_\_

B. Eleven ( two 24x 36, nine 11x 17) black or blue-line prints of the plans including the items listed in section II below shall be submitted to the Planning & Zoning Administrator for presentation to the Planning Commission.

B. MB \_\_\_\_\_

C. An adequate number of color photographs (Polaroid-type acceptable) are required to illustrate the site, including buildings and other existing features as well as adjacent properties. Photos may also be used to illustrate installations on other sites that are similar to the applicant's proposal.

C. MB \_\_\_\_\_

D. Materials List

D. MB \_\_\_\_\_

## II. BUILDING CONSTRUCTION, EXTERIOR REMODELING, AND ADDITIONS (INCLUDING PARKING LOTS AND LANDSCAPING)

A. Site Plan. A site plan is required containing the following information:

1. Scale and north arrow;
2. Project name and site address;
3. All property and street pavement lines;
4. Existing and proposed contours;
5. Gross area of tract stated in square feet;
6. Proposed ingress and egress to the site, including on site parking area(s), parking stalls and adjacent streets. Delineate traffic flow with directional arrows and indicate the location of direction signs or other motorist's aids (if any);
7. The designation of required buffer screens (if any) between the parking area and adjacent property;
8. Location of all isolated existing trees having a diameter of six (6) inches or more; (Tree masses may be shown with a diagrammatic outline and a written inventory of individual trees exceeding 6" in caliber);
9. Existing landscaping that will be retained and proposed landscaping shall be differentiated and shown on the plan. The type, size, number, and spacing of all plantings and other landscape features must be illustrated;
10. Identify photograph location;
11. Location of all existing and proposed building on the site
12. Location of all existing (to remain) and proposed lighting standards.
13. Provide breakdown of parking spaces required and spaces provided (see COG 1163);

1. NA \_\_\_\_\_  
 2. NA \_\_\_\_\_  
 3. NA \_\_\_\_\_  
 4. NA \_\_\_\_\_  
 5. NA \_\_\_\_\_  
 6. NA \_\_\_\_\_

7. NA \_\_\_\_\_

8. NA \_\_\_\_\_

9. NA \_\_\_\_\_

10. NA \_\_\_\_\_

11. NA \_\_\_\_\_

12. NA \_\_\_\_\_

13. NA \_\_\_\_\_

14. Provide interior landscaping breakdown for paved surface (5% of paved surface required to be landscaped with one (1) tree per 100 square feet, see COG 1163)

14. NA \_\_\_\_\_

15. Provide lot coverage breakdown of building and paved surface areas.

15. NA \_\_\_\_\_

B. Elevations. Complete elevation from all sides of all proposed construction labeled North, South, East and West and related elevations of existing structures (if any) are required containing the following information:

- 1. Scale;
- 2. Changes in ground elevation;
- 3. All signs to be mounted on the elevations;
- 4. Designation of the kind, color, and texture of all primary materials to be used;
- 5. Fenestration, doorways, and all other projecting and receding elements of the building exterior.

1. NB \_\_\_\_\_

2. NB \_\_\_\_\_

3. NB \_\_\_\_\_

4. NB \_\_\_\_\_

5. NB \_\_\_\_\_

C. Optional requirements at discretion of Planning Commission.

- 1. Scale model.
- 2. Section Profiles.
- 3. Perspective drawing.

1. NA \_\_\_\_\_

2. NA \_\_\_\_\_

3. NB \_\_\_\_\_

D. Material Samples. Material samples are required for all exterior materials. For presentation purposes, a narrative description is required for Planning Commission file.

D. NB \_\_\_\_\_

E. Lighting Standard Drawing. A scaled drawing of the proposed lighting standard(s) is required and should contain the following information:

- 1. All size specifications;
- 2. Information on lighting intensity (number of watts, isofootcandle diagram, etc., at least 1/2 foot candles required);
- 3. Materials, colors, and manufacturer's cut sheet;
- 4. Ground or wall anchorage details.

1. NB \_\_\_\_\_

2. NA \_\_\_\_\_

3. NB \_\_\_\_\_

4. NA \_\_\_\_\_

# MATERIAL LIST

Item	Manufacturer Name	Color Name	Color Number
Awnings	N/A		
Brick	TO MATCH EXISTING OR BELDEN	BELCREST	350
Gutters and Downspouts	N/A		
Lighting	LBL LIGHTING WINDFALL- OUTDOOR	BLACK	
Roofing	N/A		
Siding	SOUND CEDAR T&G SIDING	CLEAR COAT CEDAR	
Signs	T.B.D.	REFER TO ELEVATION	
Stucco	N/A		
Trim	SHERWIN WILLIAMS	RAILING: SW 7020 COPING: SW 7039	BLACK FOX VIRTUAL TAUPE
Windows	KAWNEER	DARK BRONZE	FINISH NO. 40



CITY OF GAHANNA

Agreement to Build as Specified

Your signature below affirms that, as the applicant MARK BRYAN,  
(Please Print - Applicant Name)

M+A ARCHITECTS for LA NAVONA  
(Business Name and/or Address)

you will build the project as approved and specified by the Planning Commission for the City of Gahanna. You, as the applicant, also agree that any necessary change to the project must go back through Planning Commission process to amend the plans.

Applicant Signature [Handwritten Signature]  
(Applicant Name/Applicant Representative )

Date 12-30-16

Catherine Paskvan  
(Signature of Notary)



Catherine Paskvan  
Notary Public, State of Ohio  
My Commission Expires 10-01-2018

12-30-15  
(Date)

Stamp/Seal

# Planning Commission

## Information for All Applicants

1. All required information must be submitted with the application. The Tuesday, four (4) weeks prior to the Public Hearing Date, by 5:00 p.m., is the deadline for acceptance of all applications. No application will be forwarded to Planning Commission until all information is received in the Planning & Zoning Office.
2. It is the responsibility of the applicant to have a court reporter present, at the applicant's expense, if they wish to have a verbatim transcript of the meeting. Council office must be advised in advance if a court reporter is going to be present.
3. Reduced drawings suitable to an 11x17 inch size must be submitted. If an application is amended at any time during the process, a new reduced drawing must be submitted as well as any full size drawings requested.
4. Agendas will be mailed to the applicant on the Friday prior to the Planning Commission meeting. If the agenda is to go to someone other than the applicant, it needs to be noted on the application.
5. If a list of Contiguous Property owners needs to be submitted with an application, it must be compiled in a list on a separate sheet of paper. This must include mailing name and address of property owner. Showing them only on one of the plan sheets is not acceptable.
6. For Design Review applications, a materials list, unless otherwise instructed by the Planning & Zoning Administrator, must be submitted with the application. If materials are changed during the process, then a new materials list must be submitted.
7. For Multi-tenant ground sign & Master Sign Plan applications, location must be noted on a site plan. Also notate location on site plan for a freestanding sign or on building elevation for a wall sign. Color renderings must be submitted.
8. Please review "Submission Requirements" on any application before submitting to the Planning & Zoning Division.
9. Copies of specific sections of the zoning code are available in the Zoning Office at no charge. The entire zoning code with a map is available in the Council Office at a cost of \$25.00. Zoning Code is available on line and can be found @ [www.gahanna.gov/departments/development/planning.asp](http://www.gahanna.gov/departments/development/planning.asp) under Code Ordinances.
10. Planning Commission members may visit the property prior to the hearing to review the application.

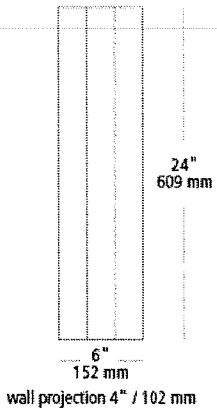
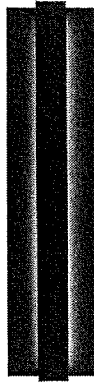
### windfall outdoor

#### DESCRIPTION

Crisp lines and a slim profile combine in this handsome LED outdoor fixture. The indirect light bounces off the smooth, matte finish of the backplate. Mounts vertically or horizontally. Includes (1) 20 watt 1680 lumen 3000K LED module. ADA compliant. 120v or 277v.

#### WEIGHT

4.63lb / 2.1kg ±



black



silver

#### ORDERING INFORMATION

model	finish	lamp	wet location
OD785	BL black	LED LED module 20w 3000K 120v	W wet location
	SI silver	LED277 LED module 20w 3000K 277v	

FIXTURE TYPE:	_____
JOB NAME:	_____
NOTES:	_____
	_____
	_____



7400 Linder Avenue  
Skokie, Illinois 60077

T 847.626.6300  
F 847.626.6350

[www.lblighting.com](http://www.lblighting.com)



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## CONTIGUOUS PROPERTIES

PARCEL ID#	OWNER NAME	OWNER ADDRESS
025-003901-00 (APPLICANT)	LDA INVESTMENTS LLC	75 E GAY STE 100, COLUMBUS, OH 43215
025-007724-00	PAULUS RICHARD L TR	1241 RAINBOW DR NW LANCASTER, OH 43130
025-006462-00	BANK ONE COLUMBUS NA	PO BOX 1919, WICHITA FALLS, TX 76307
025-009999-00	ALDRICH BRUCE D	100 N HAMILTON RD, COLUMBUS, OH 43230
025-004258-00	GAHANNA COMMUNITY CHURCH	470 HAVENS CORNERS RD, COLUMBUS, OH 43230
025-010703-00	YOUNKINS LUCY L, SHROYER SCOTT B	90 OAK CREEK PL, COLUMBUS, OH 43230
025-011147-00	SPANOVICH RUDOLPH A TR	128 OAK CREEK PL, GAHANNA, OH 43230
025-003976-00	CITY OF GAHANNA	200 S HAMILTON RD, COLUMBUS, OH 43230





fm  
SPORTS & MUSIC

All-American Bar & Grill

rama

NO  
PARKING  
IN  
THIS  
ZONE

fm  
SPORTS & MUSIC

All-American Bar & Grill

PARKING

FM

 Signarama



All-American Bar & Grill



158





All-American Bar & Grill

NO  
PARKING  
FIRE  
LANE



NO PARKING

4



NO  
PARKING  
FIRE  
LANE

NO  
PARKING  
FIRE  
LANE

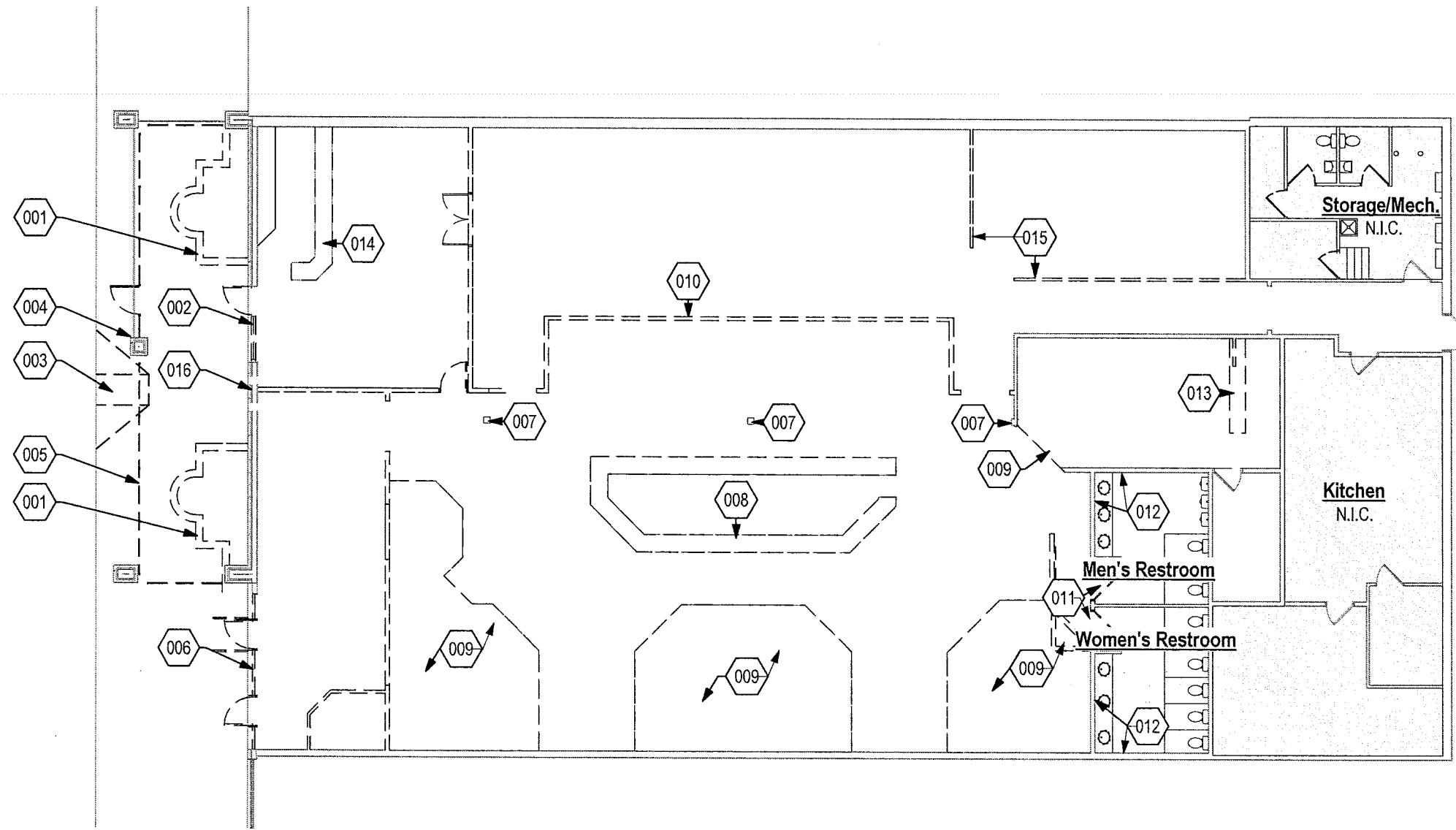
Top Toys!  
at DOLLAR GENERAL

FIRE LANE



# CODED DEMO PLAN NOTES

001	DEMOLISH EXISTING PLANTERS. PATCH AND REPAIR ADJACENT SURFACES AS REQUIRED TO LIKE-NEW CONDITION
002	DEMOLISH EXISTING STOREFRONT SYSTEM AND PREP FOR INSTALLATION OF NEW STOREFRONT AND BRICK INFILL
003	MODIFY EXISTING CONCRETE TO ALLOW FOR INSTALLATION OF NEW ACCESSIBLE RAMP
004	REMOVE EXISTING EIFS BAND AT COLUMN
005	DEMOLISH EXISTING PATIO RAILING
006	DEMOLISH EXISTING STOREFRONT AND RAILING. PREP FOR INSTALLATION OF NEW STOREFRONT SYSTEM.
007	REMOVE EXISTING WOOD CLADDING AT COLUMNS.
008	DEMOLISH EXISTING BAR. CAP ALL PLUMBING AND ELECTRICAL AS REQUIRED.
009	DEMOLISH EXISTING RAISED PLATFORMS/STAGES THROUGHOUT
010	DEMOLISH EXISTING WALLS SHOWN DASHED. PRESERVE STONE FOR REUSE.
011	DEMOLISH EXISTING DOOR. PREP FOR INSTALLATION OF NEW.
012	REMOVE EXISTING WALL TILE - TYP THROUGHOUT RESTROOMS - PATCH AND REPAIR DRYWALL TO BE PAINT-READY
013	DEMOLISH EXISTING BAR AND WING WALL. PATCH AND REPAIR ADJACENT WALL AS REQUIRED TO PAINT READY FINISH
014	REMOVE EXISTING BAR TOP. PREP FOR INSTALLATION OF NEW TOP & VERTICAL FACE
015	REMOVE EXISTING WOOD RAILINGS
016	DEMOLISH PORTION OF BRICK WALL & PREP FOR INSTALLATION OF NEW STOREFRONT ENTRY. PRESERVE BRICK FOR REUSE.



demo plan  
1/16" = 1'-0"

conceptual drawing only - not for construction

2015.411



ma architects  
ma-architects.com

**La Navona**  
154 N Hamilton Rd | Gahanna, OH

**demolition floor plan**

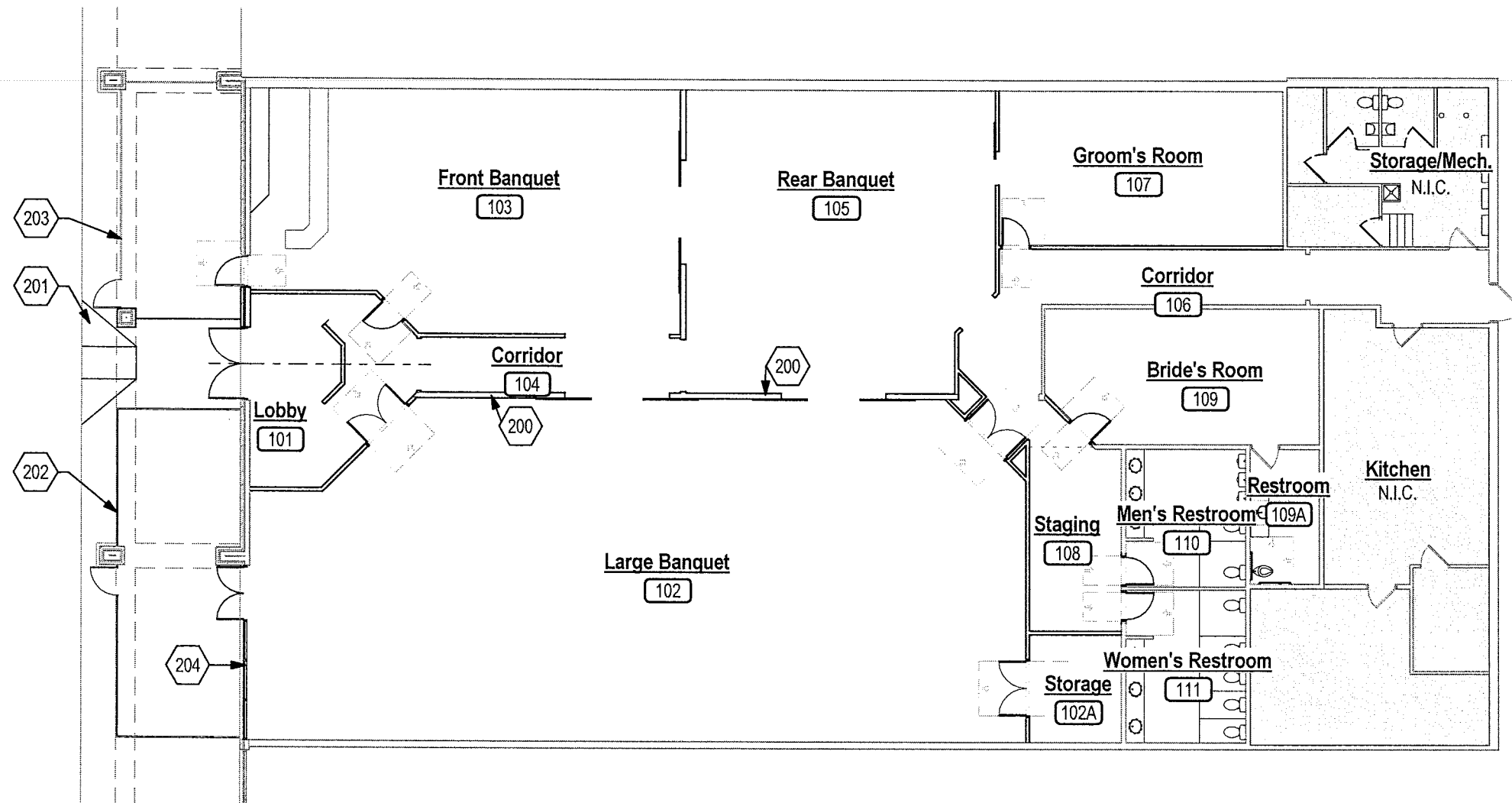
12.30.2015

A2.3

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# CODED FLOOR PLAN NOTES

200	ALIGN NEW WALL WITH EXISTING COLUMN LOCATIONS - VERIFY IN FIELD
201	NEW CURB CUT CENTERED ON NEW ENTRY DOORS
202	NEW PATIO RAILING AND GATE TO MATCH EXISTING RAILING
203	MODIFY EXISTING RAILING & GATE AS REQUIRED PER CODE.
204	INSTALL NEW STOREFRONT SYSTEM AT LOCATION OF EXISTING. MAINTAIN OVERALL HEIGHT AND WIDTH



floor plan

1/16" = 1'-0"

conceptual drawing only - not for construction

2015.411



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La Navona  
154 N Hamilton Rd | Gahanna, OH

floor plan

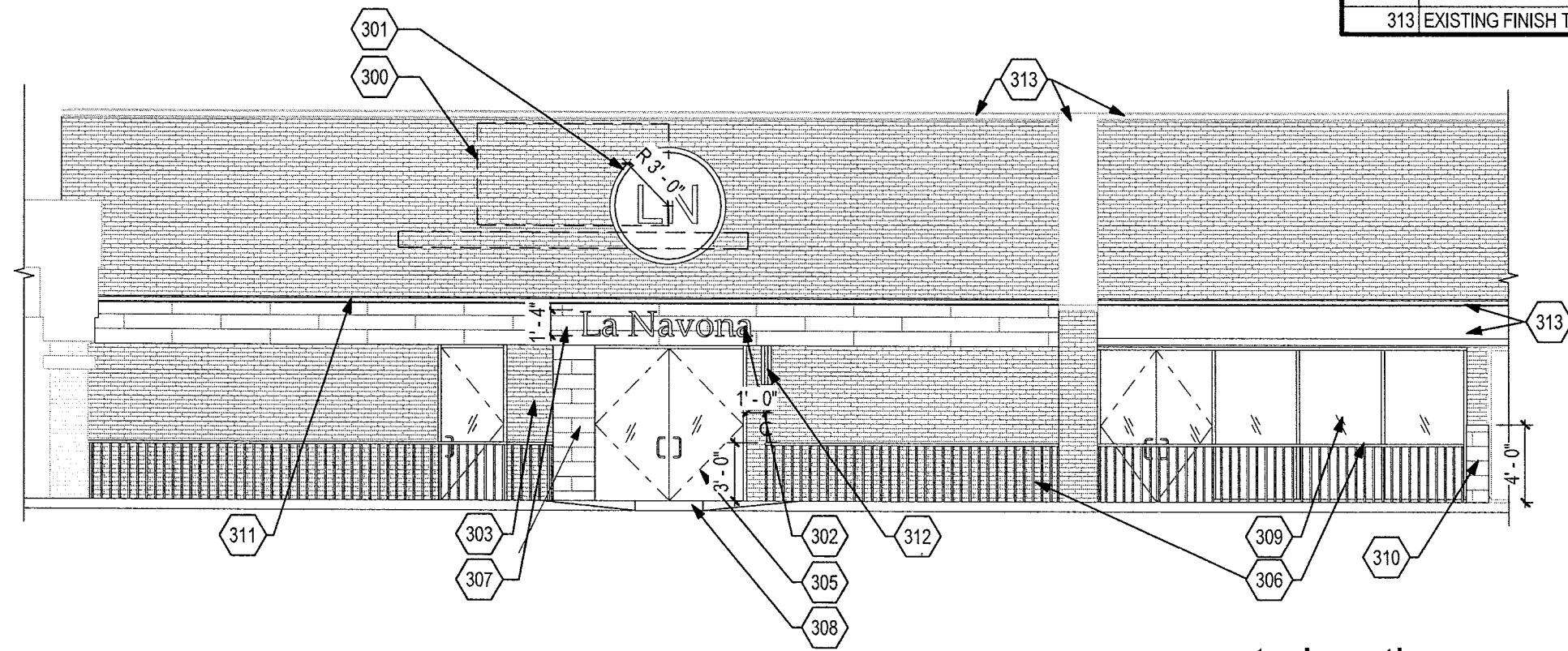
12.30.2015

A2.4

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# CODED ELEVATION NOTES

300	APPROXIMATE SIZE & LOCATION OF EXISTING SIGNAGE SHOWN DASHED TO BE REMOVED. PATCH AND REPAIR SURFACES TO LIKE-NEW CONDITION
301	NEW INTERNALLY LIT LOGO SIGN MOUNTED TO BRICK - AREA = 28 SF
302	NEW BACK LIT METAL WORDMARK - 16" HEIGHT
303	INFILL BRICK TO MATCH EXISTING SHOWN SHADED
305	NEW STOREFRONT ENTRY DOOR
306	NEW PATIO RAILING & GATE
307	RECLAD EXISTING ACCENT BAND & COLUMN IN CLEAR COAT CEDAR PLANK
308	NEW CURB CUT
309	NEW STOREFRONT SYSTEM TO REPLACE EXISTING. MAINTAIN EXISTING OVERALL OPENING HEIGHT AND WIDTH
310	NEW PLANTERS CLAD IN CLEAR COAT CEDAR
311	NEW METAL COPING - PAINT-REFER TO FINISH SCHEDULE
312	NEW EXTERIOR SCONCE AT EACH SIDE OF ENTRY DOOR
313	EXISTING FINISH TO REMAIN



west elevation

1/8" = 1'-0"

conceptual drawing only - not for construction

2015.411



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ma-architects.com

**La Navona**  
154 N Hamilton Rd | Gahanna, OH

exterior elevation

12.30.2015

A3.2

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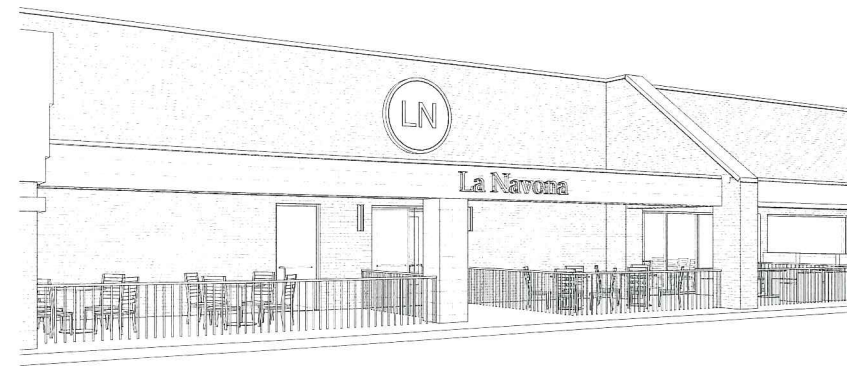




existing railing  
N.T.S.



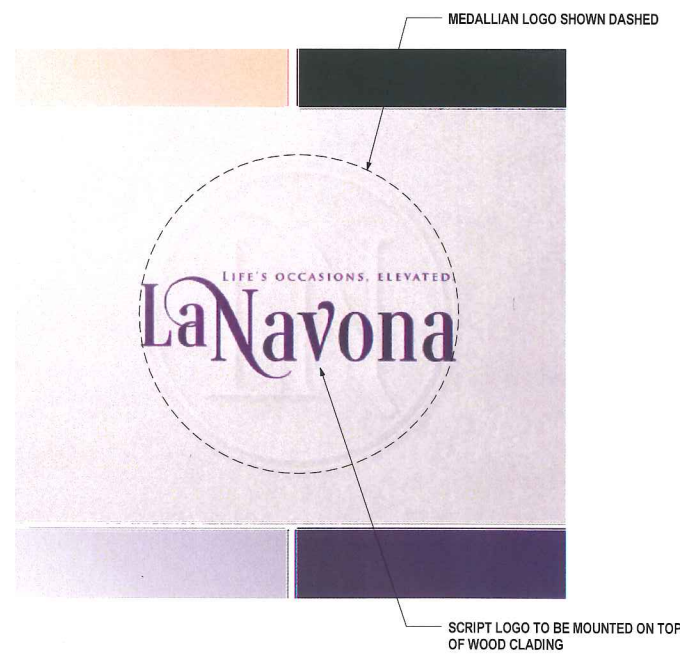
wall sconce  
N.T.S.



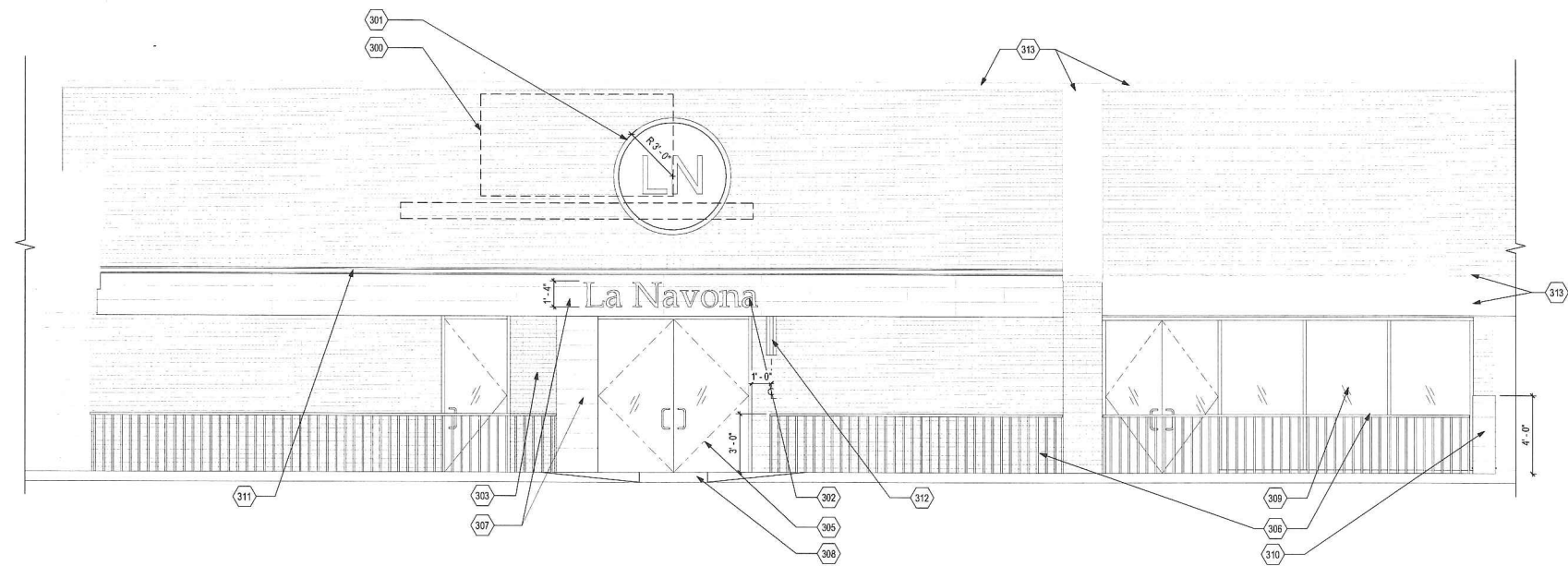
exterior perspective

**CODED ELEVATION NOTES**

300	APPROXIMATE SIZE & LOCATION OF EXISTING SIGNAGE SHOWN DASHED TO BE REMOVED. PATCH AND REPAIR SURFACES TO LIKE-NEW CONDITION
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306	NEW PATIO RAILING & GATE
307	RECLAD EXISTING ACCENT BAND & COLUMN IN CLEAR COAT CEDAR PLANK
308	NEW CLRB CLT
309	NEW STOREFRONT SYSTEM TO REPLACE EXISTING. MAINTAIN EXISTING OVERALL OPENING HEIGHT AND WIDTH
310	NEW PLANTERS CLAD IN CLEAR COAT CEDAR
311	NEW METAL COPING - PAINT-REFER TO FINISH SCHEDULE
312	NEW EXTERIOR SCONCE AT EACH SIDE OF ENTRY DOOR
313	EXISTING FINISH TO REMAIN



new sign design & colors  
N.T.S.



west elevation  
1/4" = 1'-0"

conceptual drawing only - not for construction

2015.411



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**La Navona**  
154 N Hamilton Rd | Gahanna, OH

exterior elevation & branding

12.30.2015

A3.1  
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## CITY OF GAHANNA

### STAFF COMMENTS

Project Name: La Navona  
Project Address: 154 N. Hamilton

#### Development Department

The applicant requests Design Review approval for renovations to a portion of an existing building located at 1370 North Hamilton Rd. The site was home to the FM restaurant. The use is proposed to change to an event space. The main changes are to the exterior façade and signage. Please see the application package for a list of proposed changes, materials, and colors.

#### DR Criteria

Planning Commission shall approve an application for Certificate of Appropriateness if it determines the proposal meets the following criteria:

1. Are stylistically compatible with other new, renovated, and existing structures in the applicable Design Review District in order to maintain design continuity and provide protection of existing design environment.
2. Contribute to the improvement and upgrading of the architectural and design character of the Design Review District.
3. Contribute to the continuing economic and community vitality of the Design Review District.
4. Maintain, protect and enhance the physical surroundings of the Design Review District.

*It is Development staff's opinion that the request meets the four conditions for approval.*



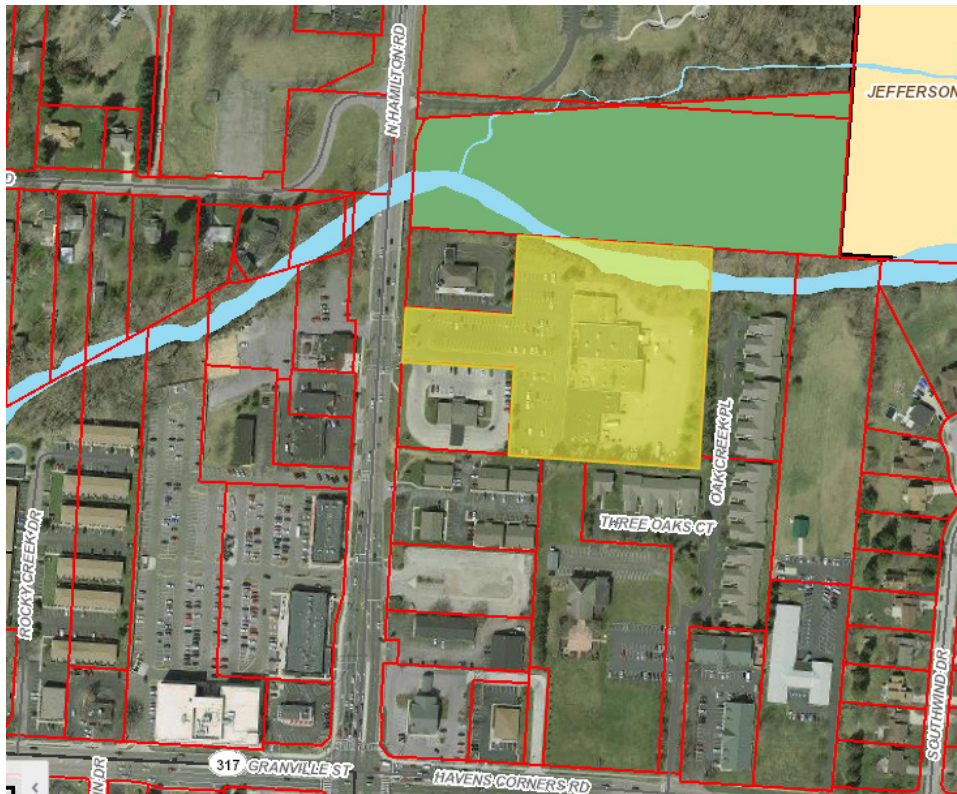
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200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230  
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV



# CITY OF GAHANNA

## Aerial Map



## Existing Façade



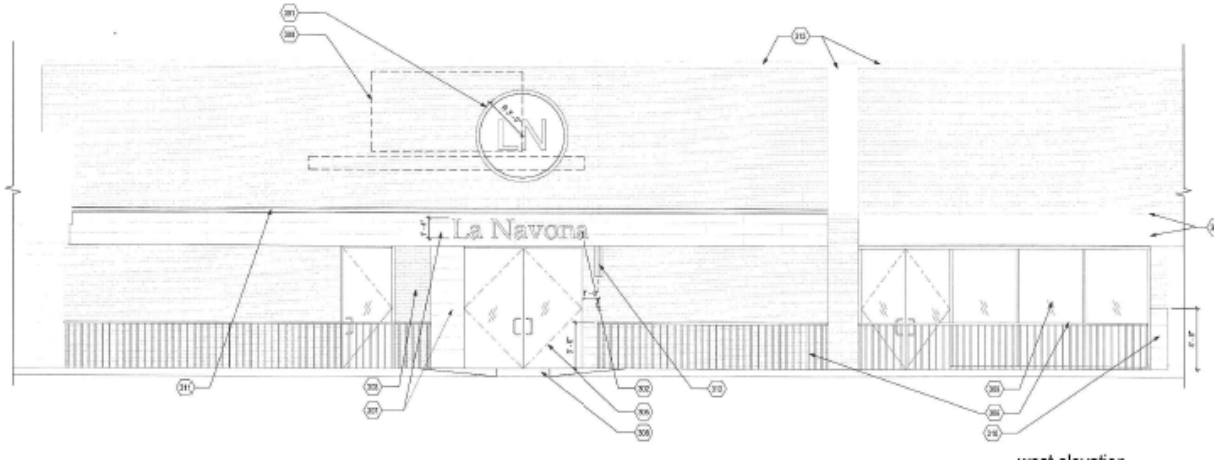
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# CITY OF GAHANNA

Proposed



Respectfully Submitted By:  
Michael Blackford, AICP  
Deputy Director, Development Department





## CITY OF GAHANNA

### STAFF COMMENTS

Project Name: La Navona  
Project Address: 154 N. Hamilton

The applicant plans to convert the former FM restaurant into an events center. Most of the remodeling will take place inside the building but there are some exterior changes proposed:

<b>CODED ELEVATION NOTES</b>	
300	APPROXIMATE SIZE & LOCATION OF EXISTING SIGNAGE SHOWN DASHED TO BE REMOVED. PATCH AND REPAIR SURFACES TO LIKE-NEW CONDITION
301	NEW INTERNALLY LIT LOGO SIGN MOUNTED TO BRICK - AREA = 28 SF
302	NEW BACK LIT METAL WORDMARK - 16" HEIGHT
303	INFILL BRICK TO MATCH EXISTING SHOWN SHADED
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308	NEW CURB CUT
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313	EXISTING FINISH TO REMAIN



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614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV



# CITY OF GAHANNA



existing railing  
KTS



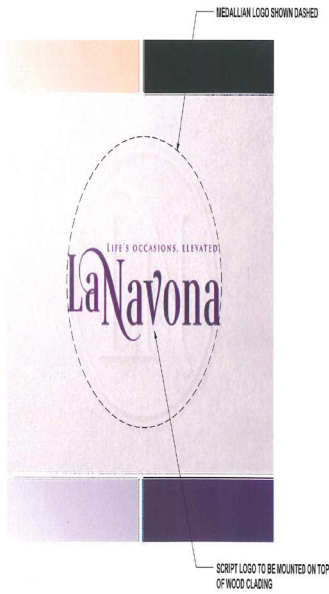
wall sconce  
KTS



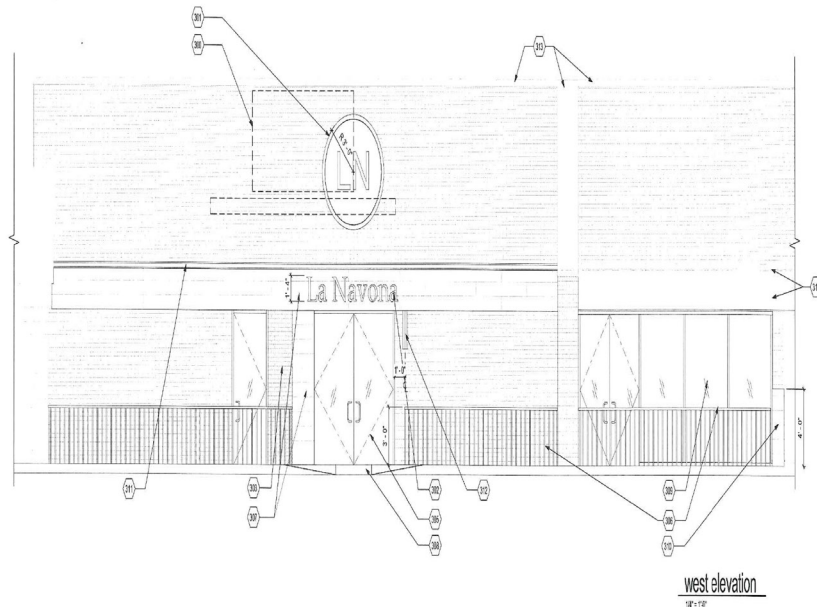
exterior perspective

### CODED ELEVATION NOTES

TO APPROXIMATE SIZE & LOCATION OF EXISTING SIGNAGE SHOWN (SHADED) TO BE REMOVED PATCH AND REPAIR SURFACES TO LIKE NEW CONDITION
TO NEW INTERIALLY LUT LOGO BE MOUNTED TO BRICK - AREA X 36" X 36"
TO NEW BRICK LUT METAL WOODGRAIN - 18" HEIGHT
TO NEW BRICK TO MATCH EXISTING SIGNAGE SHOWN
TO NEW SIGN FRONT BY THE DOOR
TO NEW PROTECTIVE GLASS
TO RELOCATE EXISTING ACCOUNT BAND & COLUMN IN CLEAR CORNER PLANK
TO NEW CURB CUT
TO NEW STREETFRONT SYSTEM TO REPLACE EXISTING GRANITE
EXISTING ORIGINAL OPENING HEIGHT 6' AND WIDTH 3' 6"
TO NEW FINISHES AND MATERIALS TO COMPLY
TO NEW METAL COPING - FINISH REFER TO FINISH SCHEDULE
TO NEW EXTERIOR SIGNAGE AT EACH SIDE OF ENTRY DOOR
TO EXISTING FINISH TO REMAIN



new sign design & colors  
KTS



ma architects  
maarchitects.com

La Navona

154 N Hamilton Rd | Gahanna, OH

exterior elevation & br



## CITY OF GAHANNA

This proposed facility is much needed in Gahanna, and will provide a new venue for weddings and large events.

Respectfully Submitted By:

**BONNIE GARD**

Planning & Zoning Administrator  
Department of Public Service  
Division of Building & Zoning



"HERB CAPITAL OF OHIO"

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