

## VARIANCE 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: <b>BACK PATIO / 154 N. HAMILTON RD.</b>		Project Name/Business Name (if applicable): <b>LA NAVONA</b>	
Parcel ID No.(s)	Current Zoning: <b>COMMERCIAL PCC</b>	Total Acreage: <b>0.10 (OUTSIDE PATIO)</b>	
Description of Variance Requested: <b>OUTDOOR PATIO, CONCRETE W/ TALL FENCES SO THAT WE ARE ABLE TO HOST WEDDING CEREMONIES AND OTHER SPECIAL EVENTS. PRIVATELY.</b>			
STAFF USE ONLY – Code Section(s) & Description of Variance: <b>1171.03(R) To allow a fence to exceed 6' in height</b>			
<b>APPLICANT INFORMATION (primary contact)</b>			
Name (please do not use a business name): <b>MARIO NEDELKOSKI</b>		Address: <b>161 EAST COLLEGE AVE. WESTERVILLE, OHIO 43081</b>	
E-Mail: <b>marionedelkoski@gmail.com</b>		Phone No. <b>(614) 893-5800</b>	
<b>ATTORNEY/AGENT INFORMATION</b>			
Name: <b>JAMIE RYAN</b>		Address:	
E-Mail: <b>jamie.ryan@baileycavalieri.com</b>		Phone No. <b>(614) 619-9144</b>	
<b>ADDITIONAL CONTACT INFORMATION (please list all applicable contacts)</b>			
Names: -Contractor: -Developer: -Architect:		Contact Information (phone no./email):	
Property Owner Name: (if different from Applicant) <b>DEAN ADAMANTOIS</b>		Contact Information (phone no./email): <b>deanadamant@yahoo.com</b>	

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

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: 03/01/17

Zoning File No. 17030007  
PC Meeting Date: 4-26-2017  
PC File No. V-2017

RECEIVED: JW.  
DATE: 3/16/17

PAID: 300.00  
DATE: 3/16/17  
CHECK#: 1256

## VARIANCE APPLICATION – SUBMISSION REQUIREMENTS

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

STAFF USE - INTAKE	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT		STAFF USE	
		YES	N/A	YES	N/A
	1. Review Gahanna Code Section 1131 (visit <a href="http://www.municode.com">www.municode.com</a> ) (Sign Variances, refer to Section 1165.12; Fence Variances, 1171.05; Flood Plain Variances, 1191.18)	✓			
	2. Pre-application conference with staff	✓		✓	
	3. Survey of property certified by a registered surveyor (11"x17" copy)		✓		
	4. List of contiguous property owners & their mailing address	✓		✓	
	5. Pre-printed mailing labels for all contiguous property owners	✓		✓	
	6. A statement of the reason(s) for the variance request that address the following three conditions: (not applicable for Sign, Fence, or Flood Plain Variances) - Special circumstances or conditions - Necessary for preservation - Will not materially affect adversely the health or safety	✓		✓	
	7. Application fee paid (in accordance with the <u>Building &amp; Zoning Fee Schedule</u> )	✓		✓	
	8. Application & all supporting documents submitted in digital format	✓		✓	
	9. Application & all supporting documents submitted in hardcopy format	✓		✓	
	10. Authorization Consent Form Complete & Notarized (see page 3)	✓		✓	

## APPLICATION ACCEPTANCE

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.

Planning Commission must recommend to City Council for final approval

Planning & Zoning Administrator Signature: Bonnie Gard Date: 4/3/17

INTERNAL USE ONLY



## 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, DEAN ADAMANTIDIS, the owner of the subject property listed on this application, hereby authorize MARIO NEDELKOSKI 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: [Signature]

Date: 3/24/17

### AUTHORIZATION TO VISIT THE PROPERTY

I, DEAN ADAMANTIDIS, 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: [Signature]

Date: 3/29/17

NOTARY

Subscribed and sworn to before me on this 24<sup>th</sup> day of March  
State of Ohio County of Franklin  
Notary Public Signature: Dava Shamblin



Dava Shamblin  
Notary Public, State of Ohio  
My Commission Expires 01-08-2018

### AGREEMENT TO COMPLY AS APPROVED

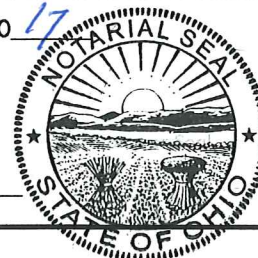
I, MARIO NEDELKOSKI, the contractor/applicant of the subject property listed on this application, hereby agree that the project will be completed as approved and any proposed changes to the approved plans shall be submitted for review and approval to the Zoning Division staff.

Contractor/Applicant Signature: [Signature]

Date: 03/24/17

NOTARY

Subscribed and sworn to before me on this 24<sup>th</sup> day of March, 2017  
State of Ohio County of Franklin  
Notary Public Signature: Dava Shamblin



Dava Shamblin  
Notary Public, State of Ohio  
My Commission Expires 01-08-2018

SAVE APPLICATION

STAPLES

V 154 N. Hamilton  
KANE Patrick D  
156 OAK CREEK PL  
GAHANNA OH 43230

MILLS MILDRED TOD  
134 OAK CREEK PL  
COLUMBUS OH 43230

HARLEY JUDITH A  
1368 MILK ST APT A  
COLUMBUS OH 43230

GALLAGHER AMELIA S  
154 OAK CREEK PL  
COLUMBUS OH 43230

PERSHING JOHN J II  
132 OAK CREEK PL  
COLUMBUS OH 43230

WHITE-GREEN NANCY  
490 CLARK STATE RD  
COLUMBUS OH 43230

AGUILAR GEORGINA ALVAREZ  
152 OAK CREEK PL  
COLUMBUS OH 43230

KAERCHER STEVEN T  
130 OAK CREEK PL  
COLUMBUS OH 43230

SMITH BARBARA A  
492 THREE OAKS CT  
COLUMBUS OH 43230

WALTERS MARY  
139 FAIRWAY DR  
PATASKALA OH 43062

SPANOVICH RUDOLPH A TR  
128 OAK CREEK PL  
GAHANNA OH 43230

STANULONIS CECILIA  
490 THREE OAKS COURT  
COLUMBUS OH 43230-3190

GOODIN DENNIS A  
148 OAK CREEK PL  
COLUMBUS OH 43230

EVANS DAVID W  
124 OAK CREEK PL  
COLUMBUS OH 43230

HOLLANDER PAULINE TOD  
488 THREE OAKS CT  
COLUMBUS OH 43230

JONES KAY E  
651 ROCKFORD DR  
HAMILTON OH 45013

STEFFANO GERALD R  
122 OAK CREEK PL  
GAHANNA OH 43230

FLANNERY VICKY J  
486 THREE OAKS CT  
COLUMBUS OH 43230

STARCHER CARRIE C TOD  
142 OAK CREEK PL  
COLUMBUS OH 43230

CALTRIDER JENIFER R  
120 OAK CREEK PL  
COLUMBUS OH 43230

MCGINN CHARLES R JR  
482 THREE OAKS CT  
COLUMBUS OH 43230

RAPP JAMES L  
140 OAK CREEK PL  
COLUMBUS OH 43230

RODERICK L GORDON TR  
118 OAK CREEK PL  
COLUMBUS OH 43230

JOHNSON ALBERT C  
480 THREE OAKS CT  
COLUMBUS OH 43230

RENNER PATRICIA A  
138 OAK CREEK PL  
COLUMBUS OH 43230

HAMMONS ROBERT D  
11470 STATE RD  
DELPHOS OH 45833

CLYDE BEVERLY A  
478 THREE OAKS CT  
COLUMBUS OH 43230

COOPER PLEASANT A TOD  
136 OAK CREEK PL  
COLUMBUS OH 43230

MEEK DAVID L  
3679 WILLIAMS NOOK  
GROVE CITY OH 43123

HIPP MARY A  
476 THREE OAKS CT  
COLUMBUS OH 43230

STAPLES

GAHANNA COMMUNITY CHURCH  
470 HAVENS CORNERS RD  
COLUMBUS OH 43230

CITY OF GAHANNA  
200 S HAMILTON RD  
COLUMBUS OH 43230

VAUGHT LIESELOTTE  
8310 PRIESTLEY DR  
REYNOLDSBURG OH 43068

GANT REAL ESTATE HOLDINGS  
116 N HAMILTON RD  
GAHANNA OH 43230

POLAR REAL ESTATE V LLC  
1780 CHATEAUGAY WAY  
BLACKLICK OH 43004

YOUNKINS LUCY L  
SHROYER SCOTT B  
90 OAK CREEK PL  
COLUMBUS OH 43230

MAHILO JOHN D & DARLENE A  
102 N HAMILTON RD  
GAHANNA OH 43230-2602

ALDRICH BRUCE D  
100 N HAMILTON RD  
COLUMBUS OH 43230

MARC J HOLLANDER  
MARGERY K HOLLANDER  
118 N HAMILTON RD  
GAHANNA OH 43230-2602

SHELDON ROSEMARY  
199 SHULL AVE  
COLUMBUS OH 43230

PAULUS RICHARD L TR  
PAULUS SUSAN E TR  
1241 RAINBOW DR NW  
LANCASTER OH 43130

WEETZER ENTERPRISES LLC  
6465 SUMMERS NOOK DR  
NEW ALBANY OH 43054

DEAN MARSHA G  
102 OAK CREEK PL  
COLUMBUS OH 43230

WINE CANDACE L  
94 OAK CREEK PL  
COLUMBUS OH 43230

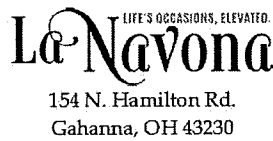
BANK ONE COLUMBUS NA  
PO BOX 1919  
WICHITA FALLS TX 76307

MONICO NICK  
633 CROSSING CRK S  
COLUMBUS OH 43230

EISELE SUSAN A  
96 OAK CREEK PL  
COLUMBUS OH 43230

WEIL CHRISTOPHER P  
632 BRIGHTON ST  
PICKERINGTON OH 43147





Variance Request  
La Navona  
154 N. Hamilton Rd.  
Gahanna, Ohio 43230

Applicant Statement for Variance request to allow a seven foot high fence in lieu of a six foot high fence.

**1131.04 - PUBLIC HEARING.**

At such hearing the applicant shall present a statement and adequate evidence, in such form as the Planning Commission may require and the Planning Commission shall not grant a variance unless it finds that all of the following conditions apply to the case in question:

There are special circumstances or conditions applying to the land, building or use referred to in the application.

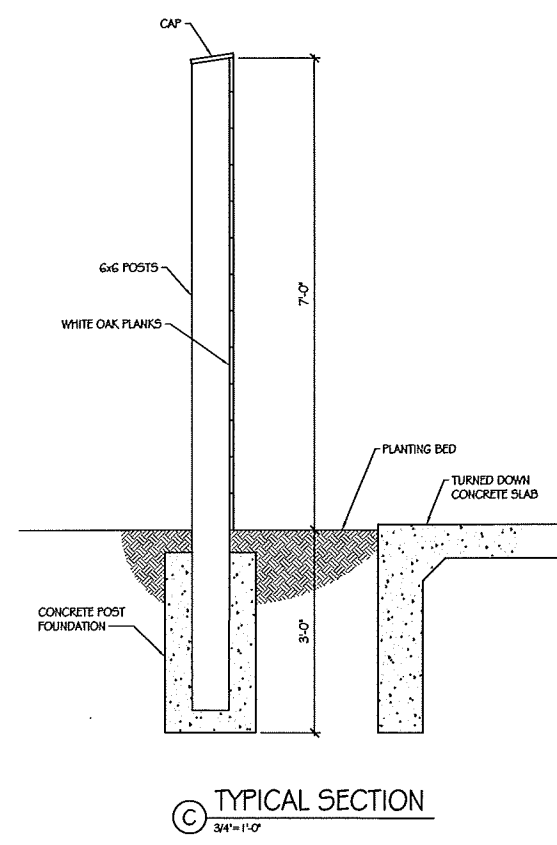
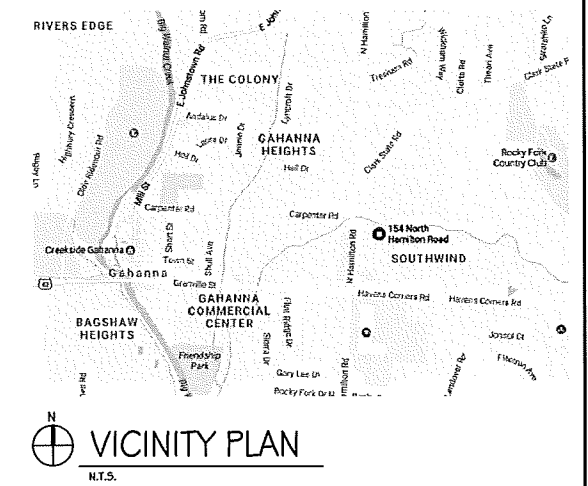
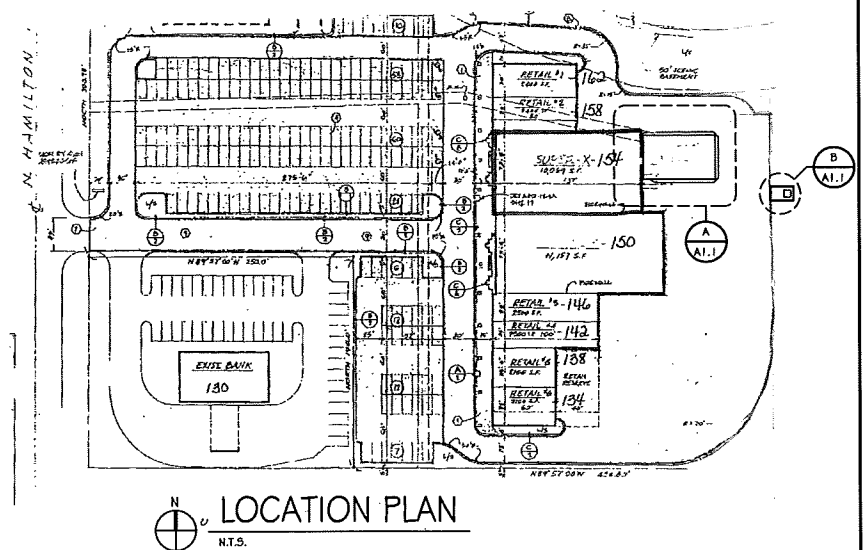
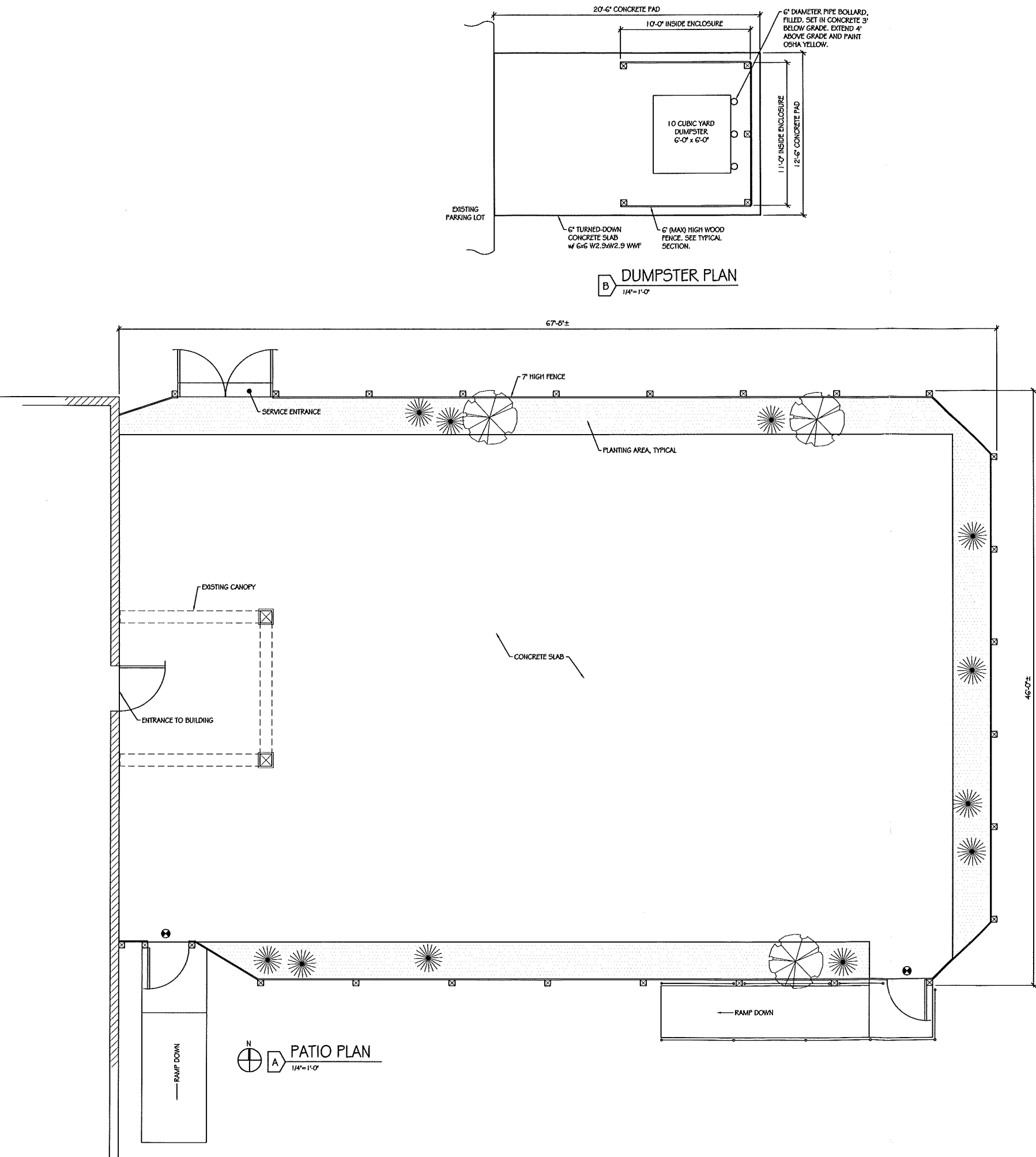
*The patio area is located in the rear of the retail center, directly behind the leased area of the La Navona Banquet Facility. To provide an outdoor patio in the rear of a retail building it was important to provide screening from the surroundings. In the rear of the building were other tenant delivery areas as well as a residential neighborhood. Making the fence surrounding the patio a solid white oak fence of seven feet high provided better screening from those occupants using the patio as well as the adjacent neighborhood and surroundings.*

The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.

*The higher screening capacity of a seven foot solid white oak fence provides increased screening for both the user and surrounding neighborhood.*

The granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

*Increasing the fence height the additional foot to increase screening for all will enhance the space for all.*



**LA NAVONA**  
154 Hamilton Rd  
Gahanna, Ohio 43230



DAVID PONTIA, #9310464  
EXPIRATION DATE 12/31/2017

**PONTIA**  
ARCHITECTURE  
39 E. Main Street, Suite 101  
New Albany, Ohio 43054  
614-245-8273 fax 614-245-8791



SHEET TITLE

PLANS AND  
SECTIONS

SHEET INFORMATION

PROJECT NUMBER 1709  
DRAWN BY RLA  
CHECKED BY DP  
SCALE AS NOTED  
ISSUE FOR PERMIT  
DATE 3-2-2017

REVISIONS

SHEET NUMBER

**A1.1**





LA NAVONA  
154 Hamilton Rd  
Gahanna, Ohio 43230



DAVID PONTIA, #9310464  
EXPIRATION DATE 12/31/2017

**PONTIA**  
ARCHITECTURE  
39 E. Main Street, Suite 101  
New Albany, Ohio 43054  
614-245-8273 fax 614-245-8791



SHEET TITLE  
PHOTOS

SHEET INFORMATION  
PROJECT NUMBER 1709  
DRAWN BY FLA  
CHECKED BY DP  
SCALE AS NOTED  
ISSUE FOR PERMIT  
DATE 3-2-2017  
REVISIONS

SHEET NUMBER

A1.2





## Mifflin Township Division of Fire Fire Inspection Bureau

485 Rocky Fork Blvd., Gahanna, OH 43230  
Phone: (614) 471-0542

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### Development Plan Review 2017040702

**Applicant**    **LaNovana**  
156 North Hamilton Roads  
Gahanna, OH 43230

The fire division is ok with the site plan for the fenced in patio. There are 2 exits on the south side of the patio. There will need to be exit signs and appropriate door hardware installed to comply with the Ohio Fire Code.

A handwritten signature in black ink, appearing to be "Steve Welsh", written over a horizontal line.

April 7, 2017

Date

Steve Welsh, Captain, Fire Marshal

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## 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:** 154 North Hamilton Road

**Project Name/Business Name:** La Navona

SUBMITTED BY:

**Name:** Michael Blackford **Title:** Deputy Director

**Department:** Planning and Development

### Request Summary

The applicants request Design Review and Variance approval in order to permit an outdoor patio area designed to host wedding and similar special events. The variance is required in order to permit a 7' fence. The code limits fence height to 6'. The applicant has provided reasons why the fence variance is necessary. Essentially, the increased fence height is necessary to screen the event space from other activities in the shopping center.

The request is similar in design and materials to a 2016 request. At that time, La Navona was performing interior and exterior improvements as they were converting from a restaurant to an event center.

### Variance Criteria

Planning Commission shall not grant a variance unless it finds that all of the following conditions apply to the case in questions:

- a) There are special circumstances or conditions applying to the land, building or use referred to in the application.

*The development of the shopping center may constitute a special condition. The surrounding uses are not conducive to the enjoyment of outdoor spaces. Surrounding uses are functional to the shopping center, i.e., dumpsters and service entrances. It appears that the fence height is necessary to screen the event space from surrounding properties.*

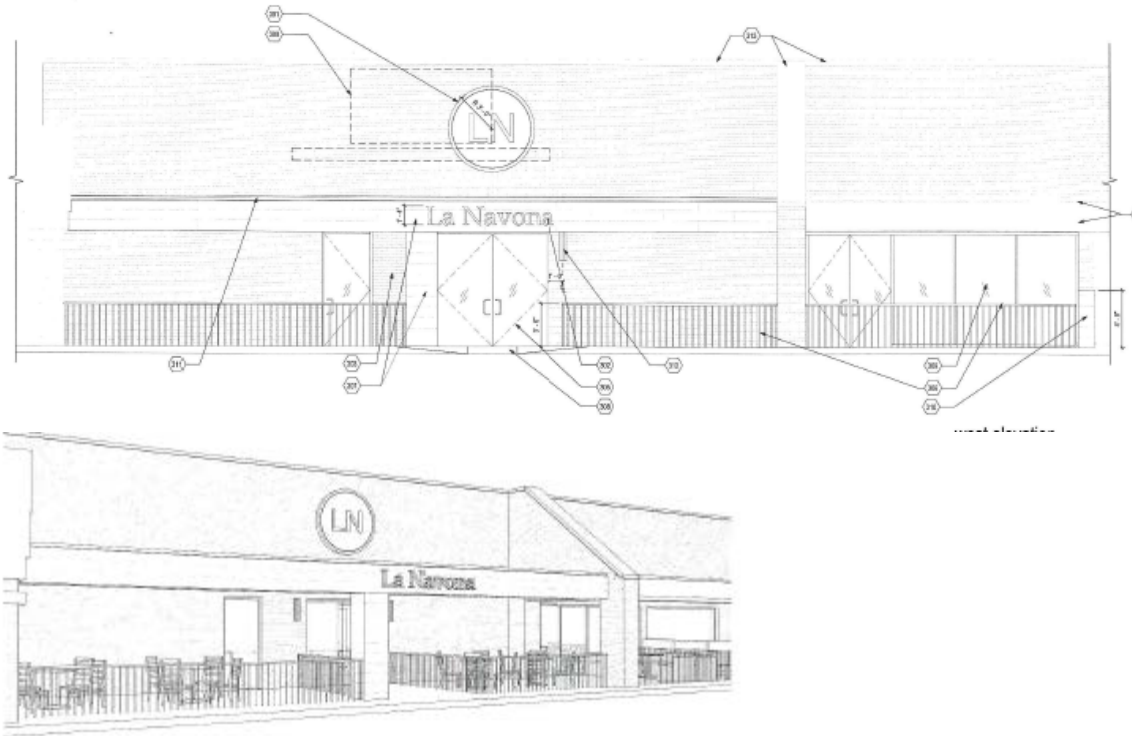
- b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.

*Without the variance it may be difficult if not impossible to utilize the rear of the property for anything other than a dumpster or storage.*

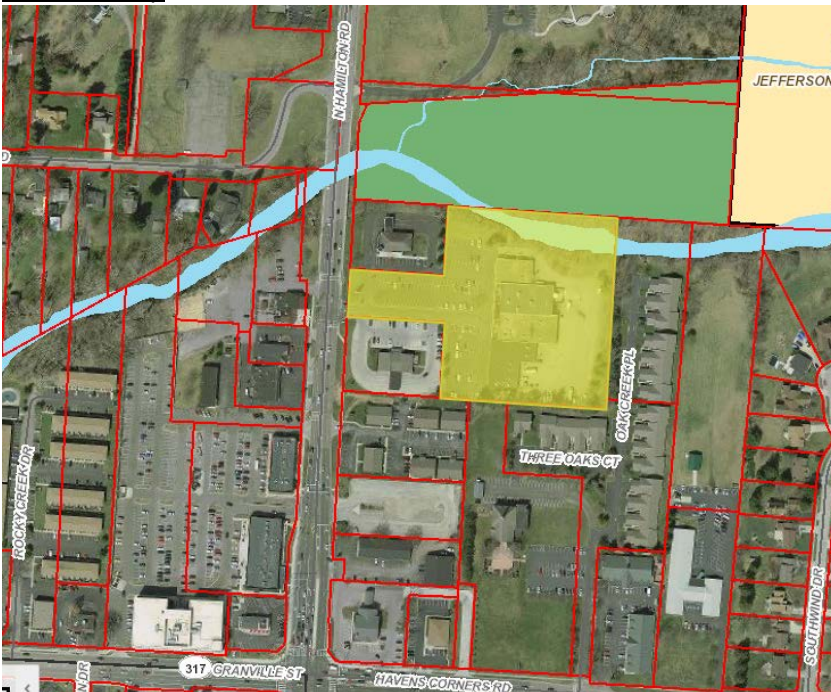
- c) The granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be detrimental to the public welfare or injurious to property or improvements in such neighborhood.

*If granted, it does not appear that the requested variances would detrimentally affect the health, safety and welfare of people residing or working in the area.*





Location Map



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## APPLICATION STAFF COMMENTS

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

**Project/Property Address or Location:** 154 N. Hamilton Road

**Project Name/Business Name:** La Navona

SUBMITTED BY:

Name: Bonnie Title: P&ZA

Department: Service

The applicant seeks a variance to allow a fence to exceed 6'. The fence is 7' high and is constructed of white oak. The fence screens an outdoor venue at the rear of the business, which can be used for weddings, receptions, etc. The height of the fence allows this outdoor area to be closed off from the surrounding parking lot.

The applicant also seeks approval for the outdoor area itself. It is surrounded by the fence, and the inside area is landscaped around the perimeter. The space contains a large metal pergola, seating, and decorative lighting. The outdoor area is on a concrete base on top of the asphalt parking lot.

Both the outdoor area and the fence currently exist on the property.



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## APPLICATION STAFF COMMENTS

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

**Project/Property Address or Location:** 154 Hamilton Road

**Project Name/Business Name:** La Novana

SUBMITTED BY:

**Name:** Robert S. Priestas, P.E. **Title:** City Engineer

**Department:** Public Service and Engineering

1. The constructed improvements encroach into water and sanitary sewer easements that are currently occupied by active utilities. The owner shall be responsible for all costs associated with the removal, repair, or replacement of any of the improvements if they are disturbed for the maintenance, repair, or replacement of the utilities located within the easements. Within 48 hours of notice from the City of Gahanna, the owner shall remove all improvements within the easement area. If said improvements are not removed in the aforementioned time frame, all costs associated with the removal shall be assessed to the property.