

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: 154 Hamilton Road		Project Name/Business Name (if applicable): La Navona	
Parcel ID No.(s) 025-003901	Current Zoning: PCC	Total Acreage: 5.2	
Please check all that apply:			
SITE PLAN <input checked="" type="checkbox"/>	LANDSCAPING <input type="checkbox"/>	BUILDING DESIGN <input type="checkbox"/>	DEMOLITION <input type="checkbox"/> <small>only applicable to Code Chapter 1150, Olde Gahanna</small>
SIGNAGE - please use the Permanent Sign Permit Application			
Additional Information (if applicable): Approval of an outdoor patio area			
APPLICANT INFORMATION (primary contact)			
Name (please do not use a business name): Mario Nedelkoski		Address: 161 East College Ave, Westerville, Ohio 43081	
E-Mail: Marionedelkoski@gmail.com		Phone No. 614-893-5800	
ATTORNEY/AGENT INFORMATION			
Name:		Address:	
E-Mail:		Phone No.	
ADDITIONAL CONTACT INFORMATION (please list all applicable contacts)			
Names: -Contractor: -Developer: -Architect: Pontia Architecture		Contact Information (phone no./email): Pontia Architecture Dave Pontia 39 E. Main St New Albany, Ohio 43054	
Property Owner Name: (if different from Applicant) Dean Adamantidis		Contact Information (phone no./email): deanadamant@yahoo.com	

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: Mario Nedelkoski

Date: 3/13/17

INTERNAL USE ONLY

Zoning File No. 17030008
PC Meeting Date: 4-26-17
PC File No. DR- -2017

RECEIVED: JW
DATE: 3/16/17

PAID: 50.00
DATE: 3/16/17
CHECK#: 1256

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS 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 <u>Section 119Z</u> (visit www.municode.com)	✓			
	2. Pre-application conference with staff	✓		✓	
	3. Materials List (see page 3) – does not apply to demolition applicants	✓		✓	
	4. Authorization Consent Form Complete & Notarized (see page 4)	✓		✓	
	5. Application & all supporting documents submitted in digital format	✓		✓	
	6. Application & all supporting documents submitted in hardcopy format	✓		✓	
	7. Application fee paid (in accordance with the <u>Building & Zoning Fee Schedule</u>)	✓		✓	
PLEASE CONTINUE TO THE APPROPRIATE SECTION OF REQUIREMENTS FOR YOUR PROJECT					
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					
	1. One 24"x36" & One 11"x17" prints of the plans	✓		✓	
	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 #'s (required for all exterior materials) – please bring samples to meeting(s)	✓			
	4. Color rendering(s) of the project in plan/perspective/or elevation			✓	
BUILDING CONSTRUCTION, EXTERIOR REMODELING, & ADDITIONS (INCLUDING PARKING LOTS & LANDSCAPING)					
	1. <u>SITE PLAN</u> that includes the following: (include: scale, north arrow, & address)	✓		✓	
	- 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		✓		1
	- Breakdown of parking spaces required & spaces provided (see Gahanna Code <u>Section 1163</u>)		✓		1
	- Provide lot coverage breakdown of building & paved surface areas		✓		1
	2. <u>LANDSCAPE PLAN</u> (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		✓		1
	- 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)		✓		1
	- Designation of required buffer screens (if any) between parking area & adjacent property		✓		1
	- Interior landscaping breakdown for paved surface (see Gahanna Code <u>Section 1163</u>)		✓		1
	3. <u>ELEVATIONS</u> 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. <u>LIGHTING STANDARD DRAWING</u> 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.)				
	- Materials, colors, & manufacturer's cut sheet				
	- Ground or wall anchorage details				
CONTINUE TO PAGE 3					



CITY OF GAHANNA
DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

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

5. OPTIONAL REQUIREMENTS AT THE DISCRETION OF PLANNING COMMISSION:			✓		✓
- Scale model					
- Section profiles					
- Perspective drawing					
DEMOLITION OR REMOVAL OF EXISTING STRUCTURES REQUIREMENTS					
1. 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					

MATERIAL LIST

NOT REQUIRED FOR DEMOLITION APPLICANTS

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

other fencing is 7' white oak

INTERNAL USE ONLY

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.
☐ Forwarded to Administration for consideration.

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

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.

Planning & Zoning Administrator Signature: _____ Date: _____

Chief Building Official Signature: _____ Date: _____

Director of Public Service Signature: _____ Date: _____

City Engineer Signature: _____ Date: _____

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



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

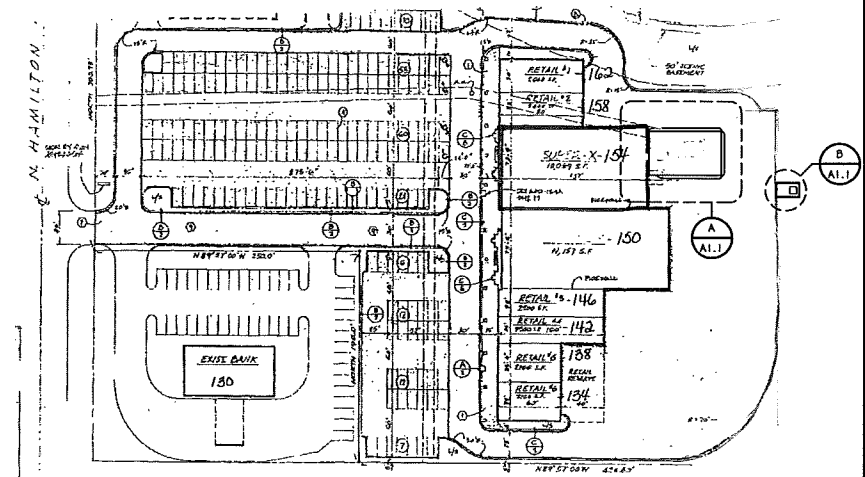
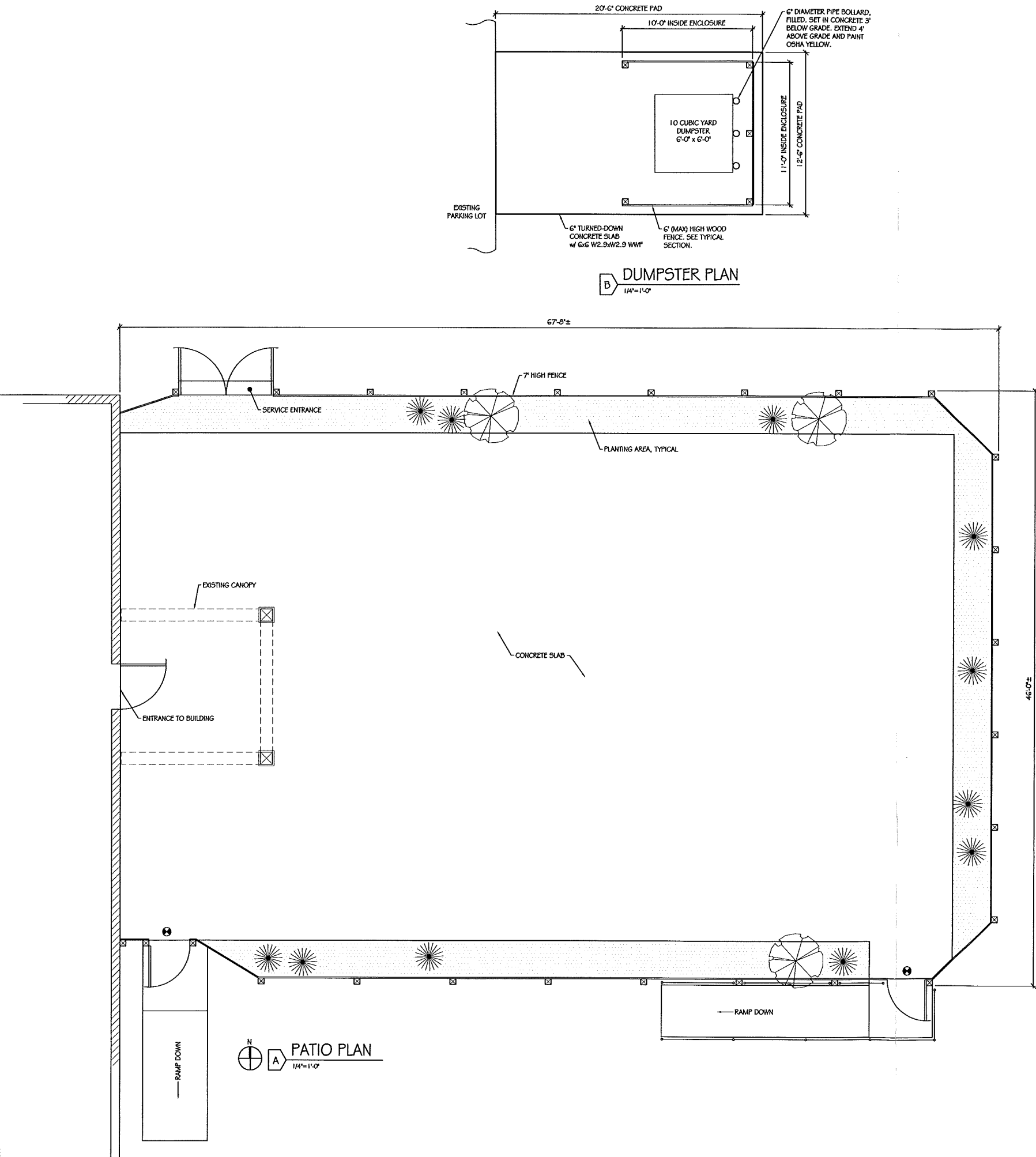
SHEET INFORMATION

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

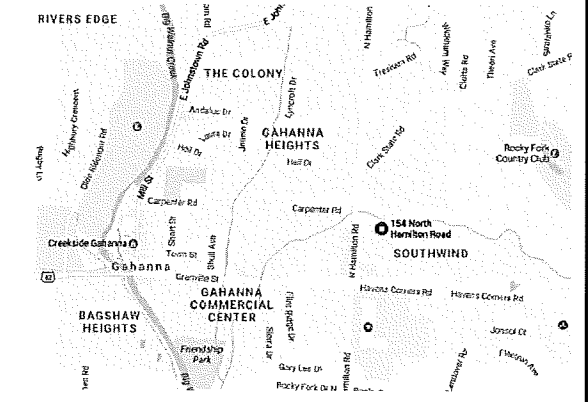
REVISIONS

SHEET NUMBER

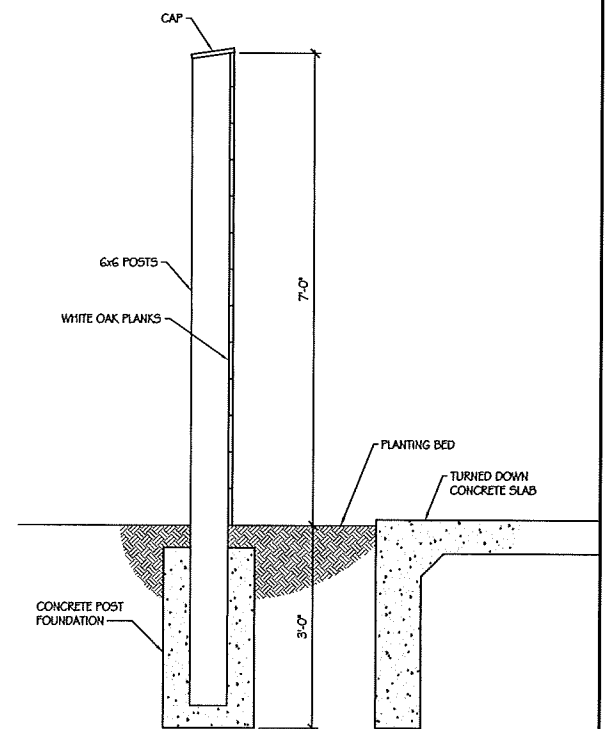
A1.2



LOCATION PLAN
N.T.S.



VICINITY PLAN
N.T.S.



TYPICAL SECTION
3/4"=1'-0"

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
614-245-0273 fax 614-245-0791



SHEET TITLE

PLANS AND
SECTIONS

SHEET INFORMATION

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

SHEET NUMBER

A1.1



Mifflin Township Division of Fire Fire Inspection Bureau

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

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

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.

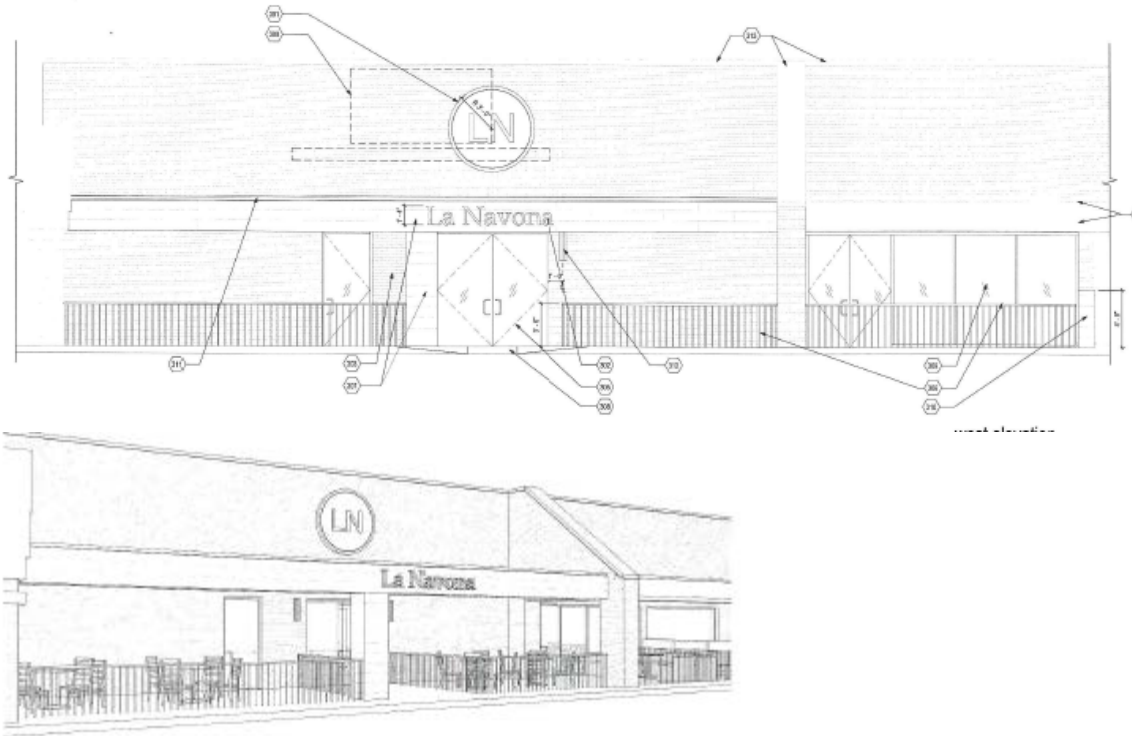
The development of the shopping center may constitute a special condition. The surrounding uses are not conducive to the enjoyment of outdoor spaces. Surrounding uses are functional to the shopping center, i.e., dumpsters and service entrances. It appears that the fence height is necessary to screen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

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

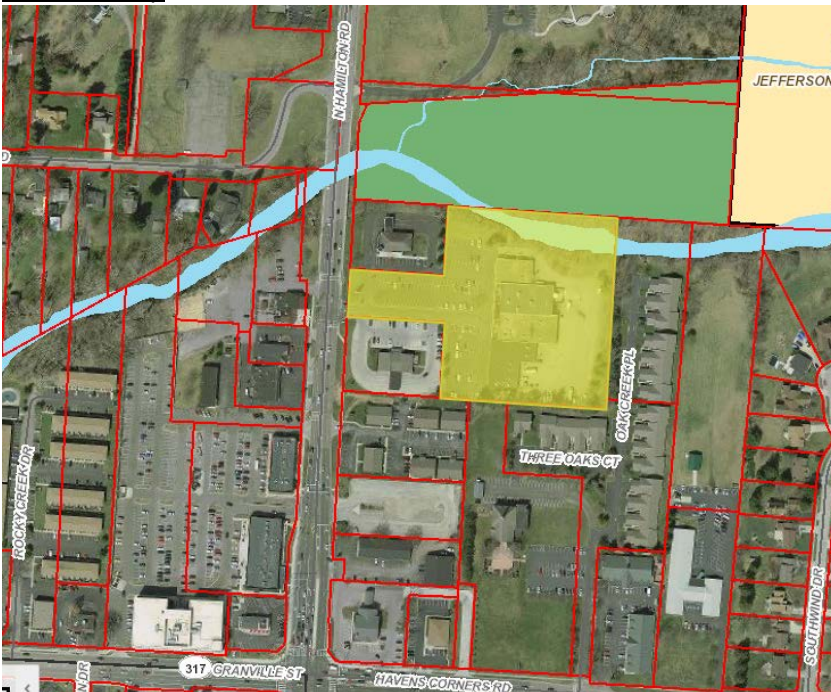
Without the variance it may be difficult if not impossible to utilize the rear of the property for anything other than a dumpster or storage.

- 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



APPLICATION STAFF COMMENTS

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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.

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To SUBMIT: File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
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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.