



Mayor Michael B. Coleman

BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: 13310-0-00654
Date Received: 9/9/13
Commission/Group: 5th by Northwest
Existing Zoning: C-4 Application Accepted by: W. Reiss Fee: \$1,900⁰⁰
Comments: 11/19/13

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Columbus, Ohio Codified Ordinance 3372.704 - Setback Requirements

We are requesting that the 25' +/- setback requirement from primary streets be reduced to approximately 8' (as shown on the Site Plan) to roughly align with the new building to the North as recommended by the Area Commission

LOCATION

1. Certified Address Number and Street Name 1515 Olentangy River Road
City Columbus State Ohio Zip 43212
Parcel Number (only one required) 010-100738-80

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Michael j. Maistros, AIA
Address 4740 Reed Road City/State Upper Arlington, Ohio Zip 43220
Phone # 614-884-8888 Fax # 614-884-8448 Email mjmaistros@new-avenue.net

PROPERTY OWNER(S):

Name Fine Line Auto Body - Ty Safaryan
Address 640 Alum Creek Drive City/State Columbus, Ohio Zip 43205
Phone # 614-841-1111 Fax # Email tysafaryan@yahoo.com
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☒ Agent

Name Michael j. Maistros, AIA
Address 4740 Reed Road City/State Upper Arlington, Ohio Zip 43220
Phone # 614-884-8888 Fax # 614-884-8448 Email: mjmaistros@new-avenue.net

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE [Signature]
PROPERTY OWNER SIGNATURE Ty Safaryan
ATTORNEY / AGENT SIGNATURE [Signature]

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

AFFIDAVIT

13310-00654
1515 Olentangy River Rd.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Michael j. Maistros, AIA

of (1) MAILING ADDRESS 4740 Reed Road, Upper Arlington, Ohio 43220

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

(4) Fine Line Auto Body - Ty Safaryan

AND MAILING ADDRESS

640 Alum Creek Drive

Columbus, Ohio 43205

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Michael j. Maistros, AIA

614-884-8888

AREA COMMISSION OR CIVIC GROUP

(5) 5th by Northwest Area Commission

AREA COMMISSION ZONING CHAIR OR

Rebecca Obester

CONTACT PERSON AND ADDRESS

1802 Kings Ct. Unit C. Columbus, Ohio 43212

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME	(6A) ADDRESS OF PROPERTY	(6B) PROPERTY OWNER(S) MAILING ADDRESS
Campus Hotel LLC	1445 Olentangy River Road	511 Park Street, Fl 2 Columbus, Ohio 43215
Mangs Corp LLC	1539-1555 Olentangy River Road	511 Park Street Columbus, Ohio 43215
George & Sharon Sabo	750 King Avenue	3591 Grafton Avenue Columbus, Ohio 43220
Tim Donut US Limited Inc	1501 Olentangy River Road	4150 Tuller Road, Ste 236 Columbus, Ohio 43017
Clifford & Craig Weisheimer	756-780 West King Avenue	760 King Avenue Columbus, Ohio 43212

☐ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 6th day of September, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Seal Here



(8) Tamara R. Sines
Notary Public, State of Ohio
My Commission Expires 7/13/16

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer

Applicant

Michael j. Maistros
4740 Reed Road
Upper Arlington, Ohio 43220

Property Owner

Ty Safaryan
640 Alum Creek Drive
Columbus, Ohio 43205

Area Commission

5th by Northwest Commission

Rebecca Obester
1802 Kings Ct, Unit C.
Columbus, Ohio 43212

Surrounding Property Owners

Campus Hotel LLC
511 Park Street, Fl 2
Columbus, Ohio 43215

Mangs Corp LLC
511 Park Street
Columbus, Ohio 43215

George & Sharon Sabo
3591 Grafton Avenue
Columbus, Ohio 43220

Tim Donut US Limited Inc
4150 Tuller Road, Ste 236
Dublin, Ohio 43017

Clifford & Craig Weisheimer
760 King Avenue
Columbus, Ohio 43212

13310-00654
1515 Olentangy River Rd.



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

13310-00654
1515 Olentangy River Rd.

One Stop Shop Zoning Report Date: Tue Sep 10 2013

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1515 OLENTANGY RIVER RD COLUMBUS, OH

Mailing Address: 2555 BRICE RD

REYNOLDSBURG OH 43068

Owner: 1515 GRAY GABLES REALTY LLC

Parcel Number: 010100738

ZONING INFORMATION

Zoning: ORIG, Commercial, C4

effective 2/27/1928, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: OLENTANGY RIVER ROAD SOUTH CCO

Graphic Commission: N/A

Area Commission: 5th by Northwest Area Commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

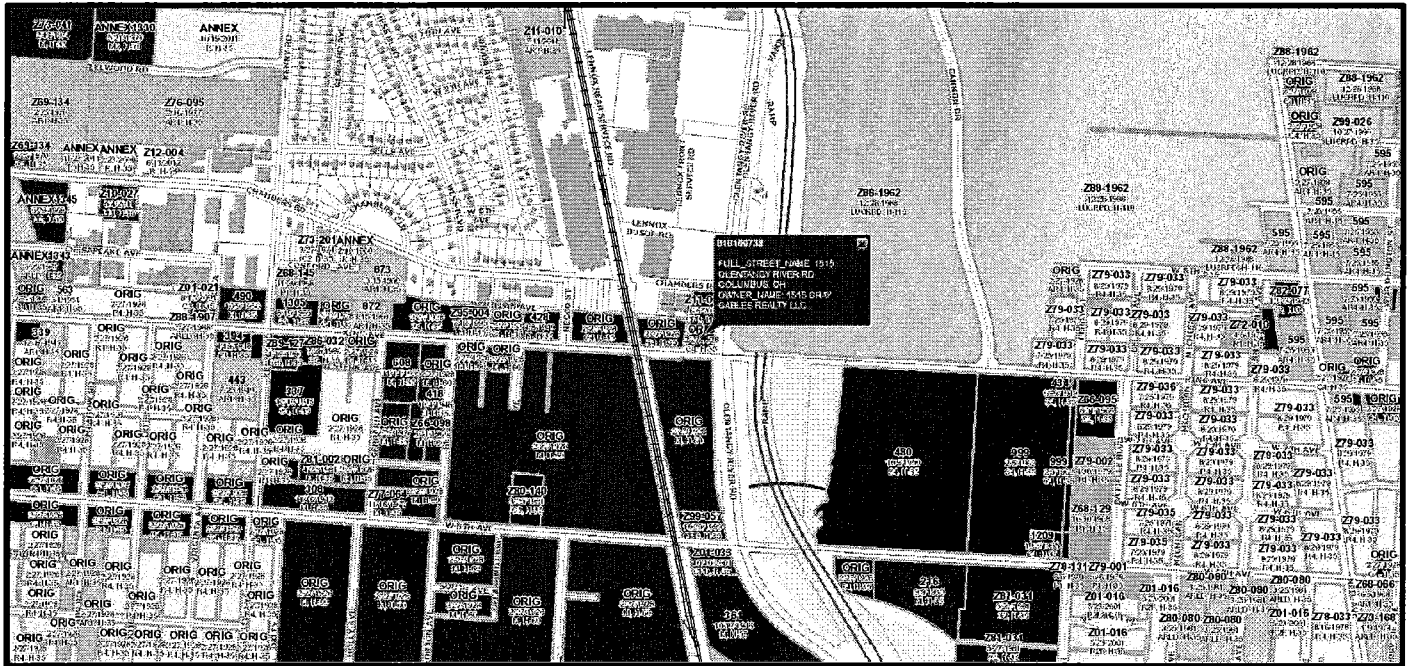
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

STATEMENT OF HARDSHIP

13310-00654

1515 Olentangy River Rd.

APPLICATION # _____

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

The Property is on the corner of King Avenue and Olentangy River Road, a prominent corner in an area that has seen significant redevelopment in recent time. It lies at the edge of the district managed by the 5th by Northwest Area Commission. It was this Committee that made a recommendation that the proposed Auto Body Shop be turned around from the original (conforming) design and moved much closer to the corner of the site. The reasons for this change was to locate the parking and the overhead service doors to the less visible rear of the property while creating a relationship with the new retail building just to the North of the site, which previously received a variance to encroach well into the original established setback line off of Olentangy River Road. By allowing this same variance for our site on both Olentangy and King Avenue, we will be able to create a more notable corner which was previously a Budget Rent-a-Car parking lot scattered with unsightly moving trucks and vans.

Signature of Applicant _____

Date 09/05/2013

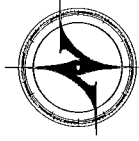
PLEASE NOTE: incomplete information will result in the rejection of this submittal.

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer

Fine Line Auto Body - Commercial

1515 Olentangy River Road Columbus, Ohio 43212



NEW AVENUE
architects • engineers

www.new-avenue.net

4740 REED ROAD, SUITE 201
UPPER MERIDON, OHIO 43229
INFO@NEW-AVENUE.NET

614.884.8888

PERMIT SET - REVISION	08/04/2010
PERMIT SET - REVISION	08/10/2010
PERMIT SET - REVISION	08/17/2010
PERMIT SET - REVISION	08/24/2010
PERMIT SET - REVISION	08/31/2010
PERMIT SET - REVISION	09/07/2010

Fine-Line Auto Body
Commercial

1515 Olentangy River Road
Columbus, Ohio 43212

OWNERS:
Ty Salaryan

BUILDER:
RND Construction, Co.

Project No.

13-0018



Seal of the State of Ohio, Department of Public Safety, Division of Building and Construction

Cover Sheet

Site Location

Information

© 2010 NEW AVENUE, LLC
ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM NEW AVENUE, LLC.

Drawing List:

Cover Sheet & Site Location Information	
Site Description Plan	SP1.0
Proposed Site Plan Layout	SP1.1
Main Level Plan & Notes	A1.1
Roof Plan & Notes	A1.2
Roof Plan & Notes	A1.3
Roof Plan & Notes	A1.4
Roof Plan & Notes	A2.1
Roof Plan & Notes	A2.2
Roof Plan & Notes	A2.3
Roof Plan & Notes	A2.4
Roof Plan & Notes	A2.5
Roof Plan & Notes	A2.6
Roof Plan & Notes	A2.7
Roof Plan & Notes	A2.8
Roof Plan & Notes	A2.9
Roof Plan & Notes	A2.10
Roof Plan & Notes	A2.11
Roof Plan & Notes	A2.12
Roof Plan & Notes	A2.13
Roof Plan & Notes	A2.14
Roof Plan & Notes	A2.15
Roof Plan & Notes	A2.16
Roof Plan & Notes	A2.17
Roof Plan & Notes	A2.18
Roof Plan & Notes	A2.19
Roof Plan & Notes	A2.20
Roof Plan & Notes	A2.21
Roof Plan & Notes	A2.22
Roof Plan & Notes	A2.23
Roof Plan & Notes	A2.24
Roof Plan & Notes	A2.25
Roof Plan & Notes	A2.26
Roof Plan & Notes	A2.27
Roof Plan & Notes	A2.28
Roof Plan & Notes	A2.29
Roof Plan & Notes	A2.30
Roof Plan & Notes	A2.31
Roof Plan & Notes	A2.32
Roof Plan & Notes	A2.33
Roof Plan & Notes	A2.34
Roof Plan & Notes	A2.35
Roof Plan & Notes	A2.36
Roof Plan & Notes	A2.37

Building Summary:

Structure	Two-Story
Exterior Walls:	
Foundation:	CMU Foundation Walls
Main Floor:	CMU & Brick Veneer Walls
Floor Construction:	Concrete Slab on Grade
Main Roof:	Steel Trusses with Concrete over Metal Decking
Roofing Level:	Steel Trusses with Metal Decking & Rigid Insulation
Roof Construction:	

Scope of Work:

Scope of Work:

The Scope of Work for this Project is for a new Auto Body Shop to replace the existing Budget Rent-a-Car at the corner of Long Avenue & Olentangy River Road.

Building Areas:

First Floor Area:	2,464 Net Square Feet
Second Floor Area:	680 Net Square Feet
Mezzanine Area:	293 Net Square Feet
Total Building Area:	3,437 Net Square Feet

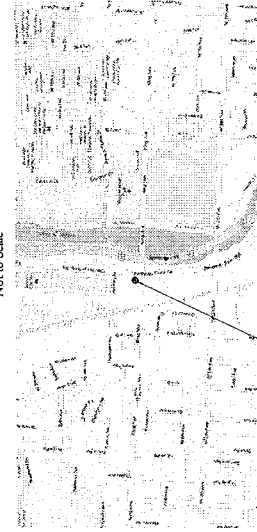
General Requirements

- Due to New Avenue, LLC having limited access to the project site during the design phase, the Contractor shall be responsible for obtaining all necessary permits and approvals from the local, state, and federal authorities. New Avenue, LLC shall be notified prior to proceeding with construction or the building shall be responsible for same.
- The Contractor shall be familiar with provisions of all applicable codes and shall assure compliance of work to these codes.
- These documents do not include the necessary components for construction safety. Safety, one of adjacent property during construction, shall be the responsibility of the Contractor. The Contractor shall be responsible for obtaining all necessary permits and approvals from the local, state, and federal authorities. New Avenue, LLC shall be notified prior to proceeding with construction or the building shall be responsible for same.
- The Contractor shall supervise and direct the work and shall be solely responsible for all construction means, methods, techniques, and safety procedures and for coordinating all portions of the work.
- If in the event of conflict between local, state, and national codes, the more stringent shall govern.
- Use of these Documents beyond the construction of this particular building, as indicated by the certified addendum, including sale of these plans to a third party for any use whatsoever, without the written permission of New Avenue, LLC of Upper Arlington, Ohio is strictly forbidden and is just cause for filing suit against the permittee.
- Square footage calculations as shown in the floor plans include the Net Rentable Square Footage measured from the inside face of exterior or boundary walls.
- The term "Work" as used in these notes shall include all provisions as shown or specified in these documents as provided by New Avenue, LLC.



Site Vicinity Map

Not to Scale



Project Location

13310-00654
1515 Olentangy River Rd.



www.new-avenue.net

4740 REED ROAD, SUITE 201
UPPER ARLINGTON, OHIO 43220
INFO@NEW-AVENUE.NET

614.884.8888

PERMIT SET - REVISION	09/26/2020
PERMIT SET - REVISION	06/24/2020
PERMIT SET	05/10/2020
DESIGN DEVELOPMENT	04/01/2020
SCHEMATIC DESIGN	03/02/2020
PRELIMINARY DESIGN	02/04/2020

Fine-Line Auto Body
Commercial

1515 Olentangy River Road
Columbus, Ohio 43212

OWNERS:
Ty Safaryan

BUILDER:
RND Construction, Co.

Project No:	13-0018
-------------	---------

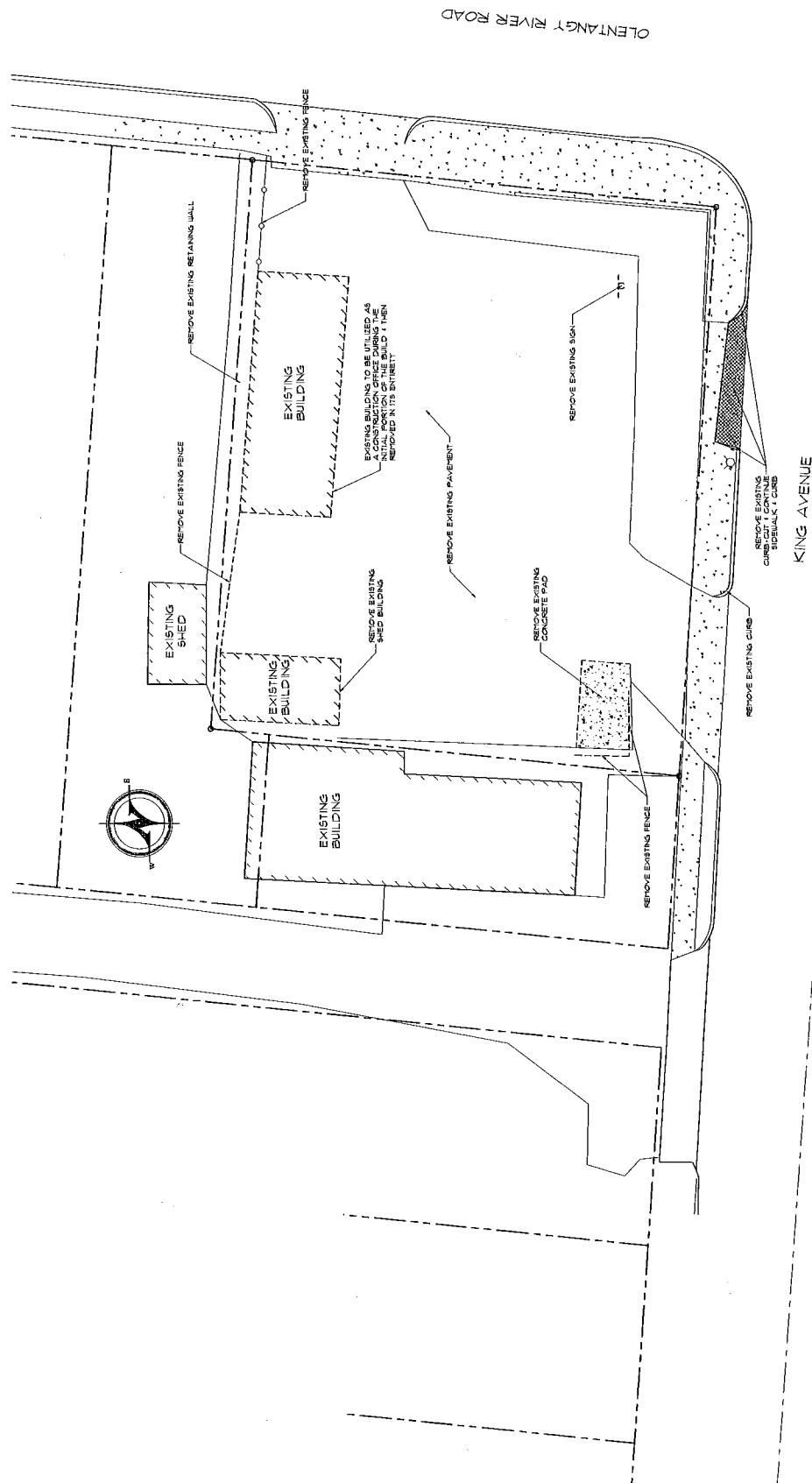


Michael J. Malstrom, License #13350
Expiration Date 12/31/2013

SITE DEMOLITION PLAN

© 2011 NEW VISION LLC

SP1.0



SITE DEMOLITION PLAN
SCALE: 1" = 10'-0"

CASE: 1:07-cv-00001

13310-00654

1515 Olentangy River Rd.



www.new-avenue.net

4740 REED ROAD, SUITE 201
UPPER ARLINGTON, OHIO 43220
INFO@NEW-AVENUE.NET

514.884.8888

PERMIT SET - REVISION	A	09/04/03
PERMIT SET - REVISION	A	04/17/03
PERMIT SET		05/07/03
DESIGN DEVELOPMENT		04/02/03
SCHEMATIC DESIGN		03/27/03
PRELIMINARY DESIGN		03/07/03

Fine-Line Auto Body
Commercial

515 Olentangy River Road
Columbus, Ohio 43212

OWNERS:
Ty Safaryan

BUILDER:
RND Construction, Co.

Project No: 13-00118



Michael J. Magros, License #13360
Expiration Date 12/31/2013

PROPOSED SITE PLAN LAYOUT

© 2013 NIKE AVIATION, LLC.

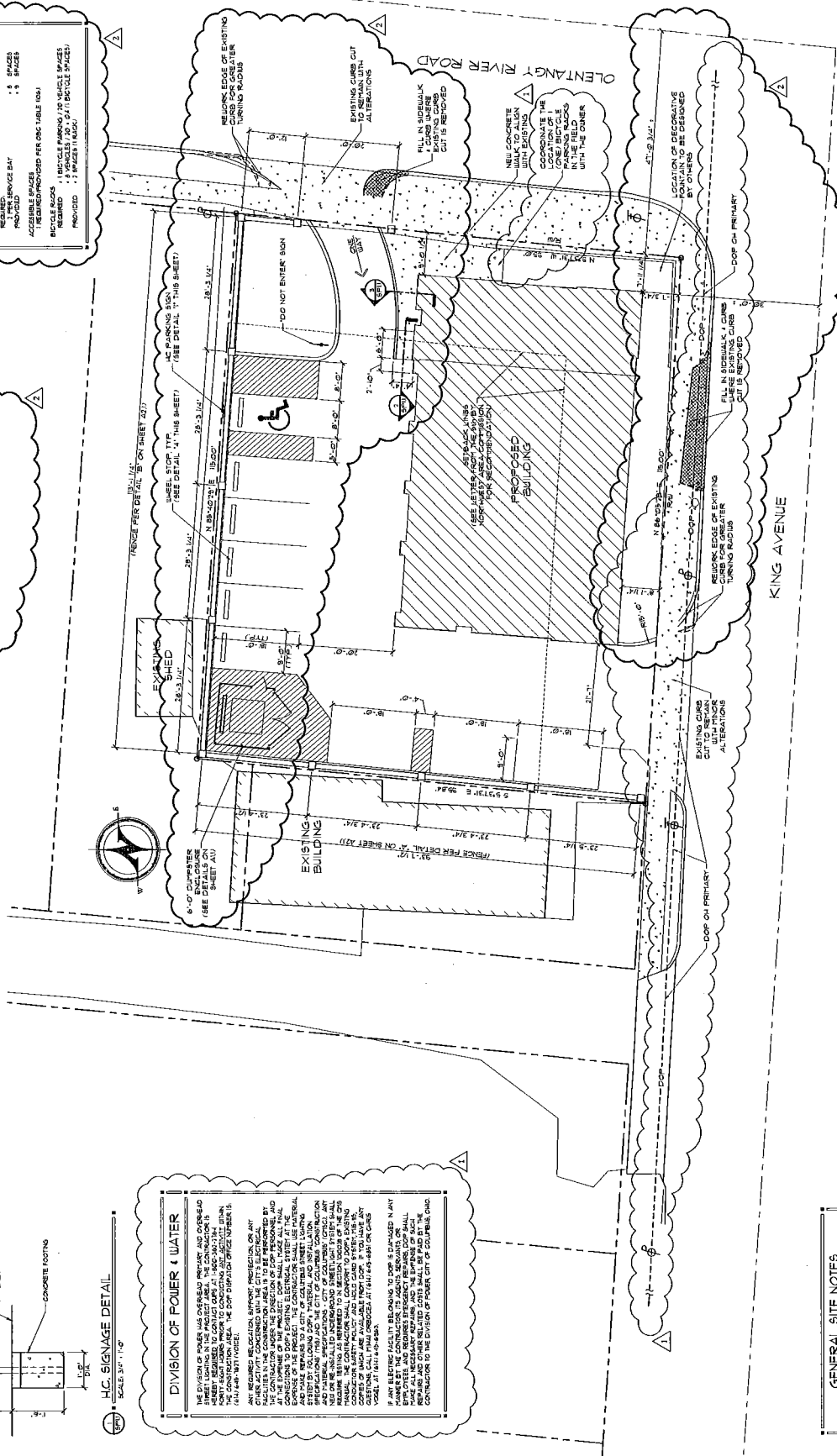
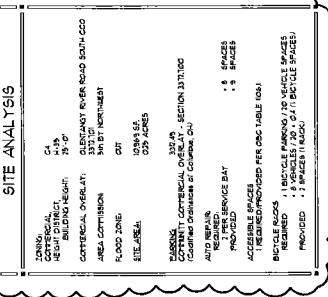
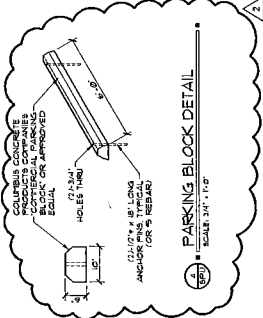
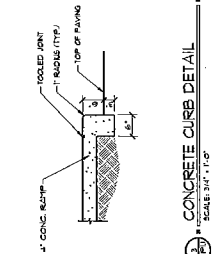
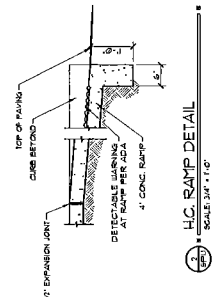
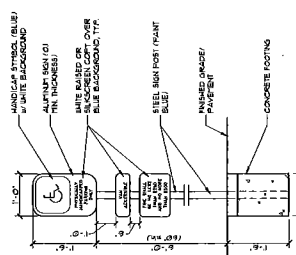
SP1.1

13310-00654
1515 Olentangy River Rd.

PROPOSED SITE PLAN
SCALE: 1" = 10'-0"

GENERAL SITE NOTES

THIS SITE PLAN IS DESIGNED FOR REFERENCE PURPOSES ONLY. THE FINAL SITE PLAN SHALL BE COMPLETED BY A PROFESSIONAL CIVIL ENGINEER



VISION OF POWER & WATER

[illegible]

—

—

100

5

100

A vertical scale bar with markings from 0 to 10. The markings are: 0, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10.

2000

THE FINAL SITE PLAN SHALL BE COMPLETED BY A
SESSIONAL CIVIL ENGINEER





www.new-avenue.net

4740 REED ROAD, SUITE 201
UPPER ARLINGTON, OHIO 43220
INFO@NEW-AVENUE.NET

614.884.8888

PERMIT SET - REVISION	A	09/04/2003
PERMIT SET - REVISION	A	04/24/2003
PERMIT SET		09/07/2003
DESIGN DEVELOPMENT		04/01/2003
SCHEMATIC DESIGN		03/21/2003
PRELIMINARY DESIGN		01/07/2003

Fine-Line Auto Body
Commercial

1515 Olentangy River Road
Columbus, Ohio 43212

OWNERS:
Ty Safaryan

BUILDER:
RND Construction, Co.

Prince Niv



Michael J. Malstrom, License #13380

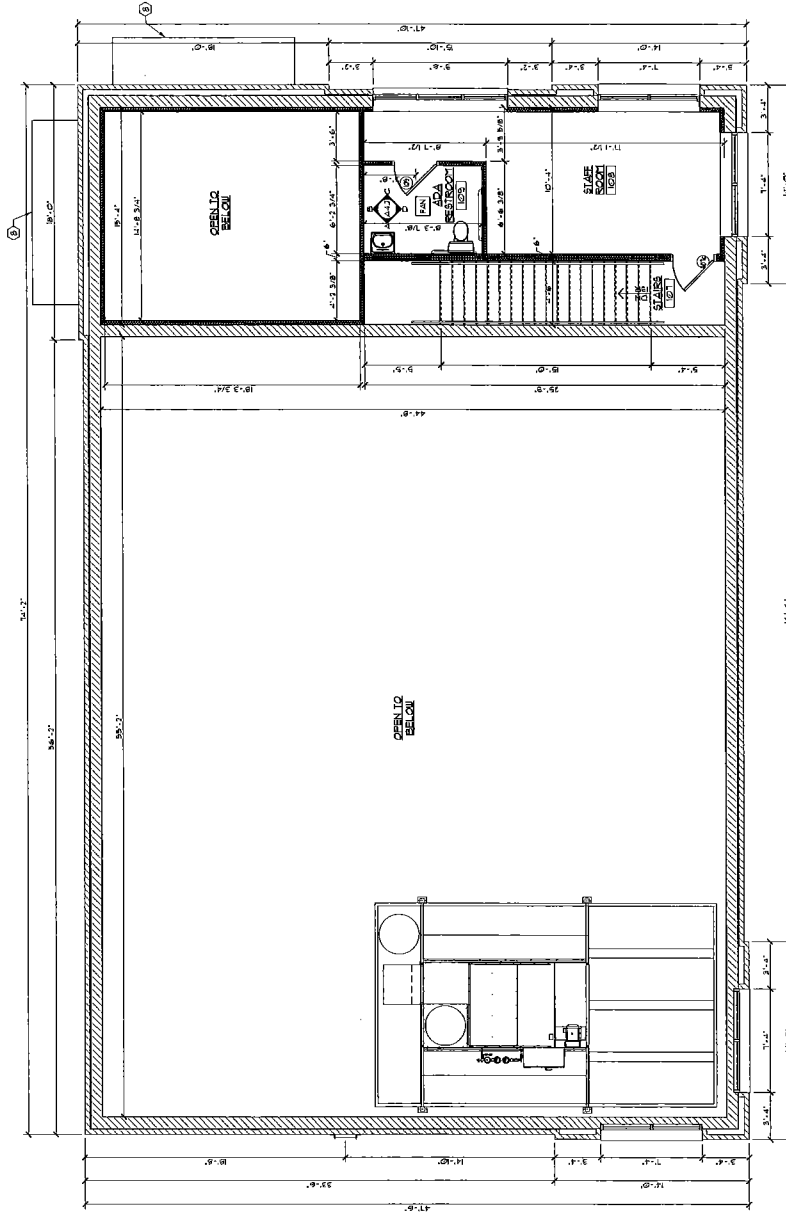
MEZZANINE LEVEL
FLOOR PLAN
& NOTES

© 2013 NEW AMSTERDAM, LLC

A1.2

PLAN CODED NOTES	
①	PRE-FABRICATED PAINT BOOTH BY OTHERS
②	GLASS PANEL OVERSLAP DOOR
③	NOOT ACCESS LADDERS (SEE FUNCTIONAL SHEETS FOR DETAIL)
④	16" DEEP BASE CABINETS
⑤	HALL CABINETS
⑥	BALL-TOON KITCH ABOVE
⑦	FLOOR PAN. (SEE DETAIL SHEET A/J)
⑧	AWNING BELOW

SYMBOL LEGEND	
① PLAN SECTION VIEW TAG (SEE SHEET 211 FOR SCHEDULE)	② CROSS SECTION
③ PLAN SECTION VIEW TAG (SEE SHEET 211 FOR SCHEDULE)	④ SECTION ELEVATION TAG (SEE SHEET 211 FOR SCHEDULE)
⑤ DETAIL REFERENCE SYMBOL	⑥ DIM. SMALL (DIMENSION VALUES)
⑦ IDENTIFICATION REFERENCE SYMBOL	⑧ LOCATED EXAMINER TAG
⑨ UNIFORM TAG	⑩ INTERIOR ELEVATION NUMBER



MEZZANINE LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

13310-00654
1515 Olentangy River Rd.



www.new-avenue.net

4740 REED ROAD, SUITE 201
UPPER ARLINGTON, OHIO 43220
INFO@NEW-AVENUE.NET

514.884.8888

PERMIT SET - REVISION	△	09/04/2003
PERMIT SET - REVISION	△	04/14/2003
PERMIT SET		04/17/2003
DESIGN DEVELOPMENT		04/10/2003
SCHEMATIC DESIGN		03/22/2003
PRELIMINARY DESIGN		02/07/2003

Fine-Line Auto Body
Commercial

515 Olentangy River Road
Columbus, Ohio 43212

OWNERS:
Ty Safaryan

BUILDER:
RND Construction, Co.

Project No: 13-0018

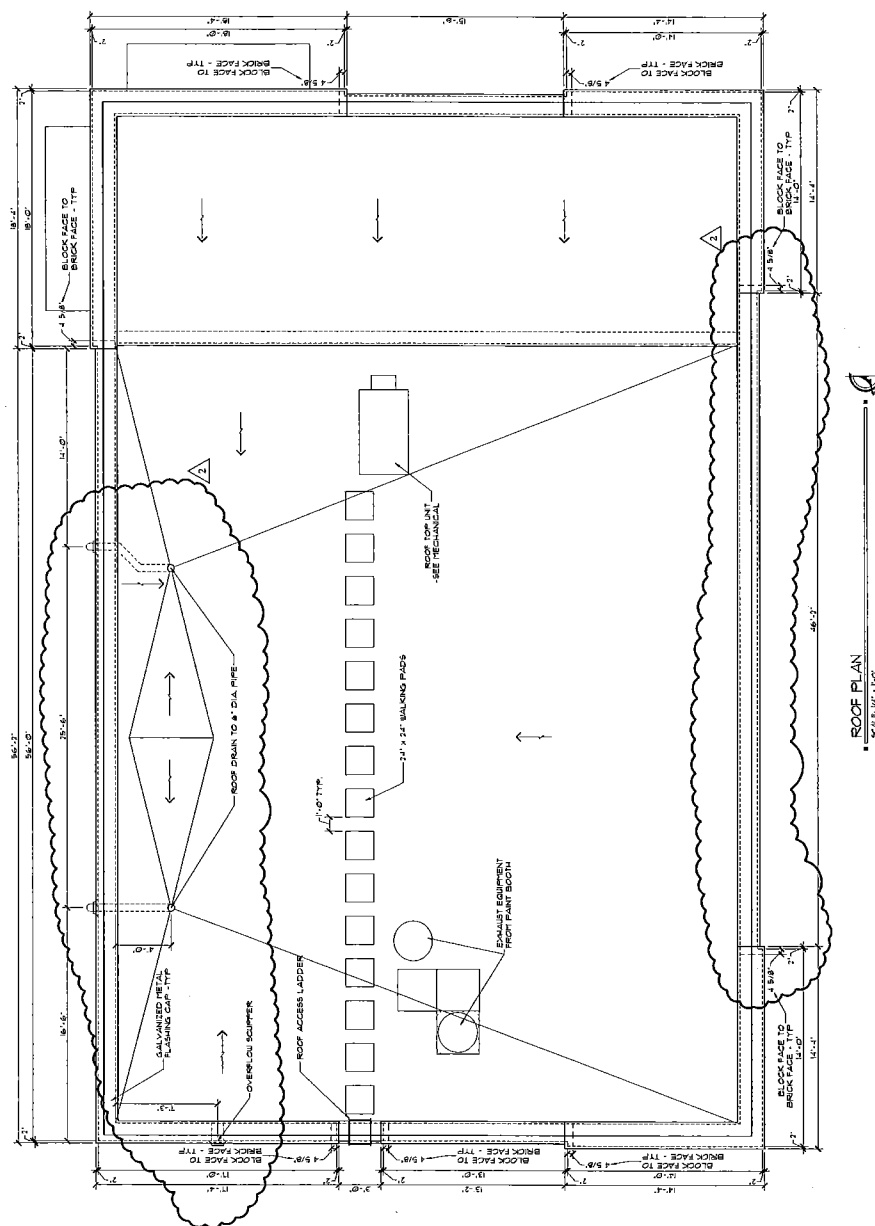


Michael J. Malstrom, Loomis #13350

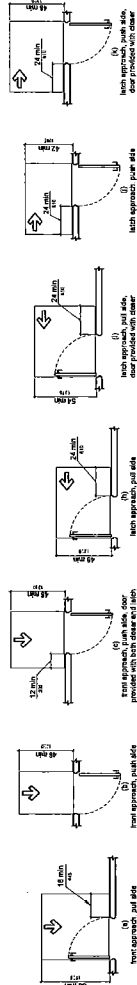
ROOF PLAN
4 NOTES

© 2013 NINE AVENUE, LLC.

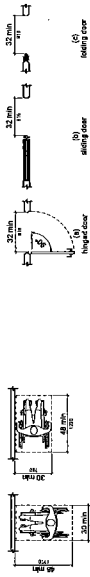
A1.3



13310-00654
1515 Olentangy River



SCALE: 1/4" = 1'-0"



0.1, 0.7, 1.0

SCALE: V4' , 1"=0'

PERMIT SET - REVISION	5	05/10/2003
PERMIT SET - REVISION	1	06/12/2003
PERMIT SET		06/10/2003
DESIGN DEVELOPMENT		04/04/03
SCHEMATIC DESIGN		03/22/2003
PRELIMINARY DESIGN		02/07/2003

1515 Olentangy River Road
Columbus, Ohio 43212

BUILDER:
RND Construction Co.

Project No:	13-0018
-------------	---------

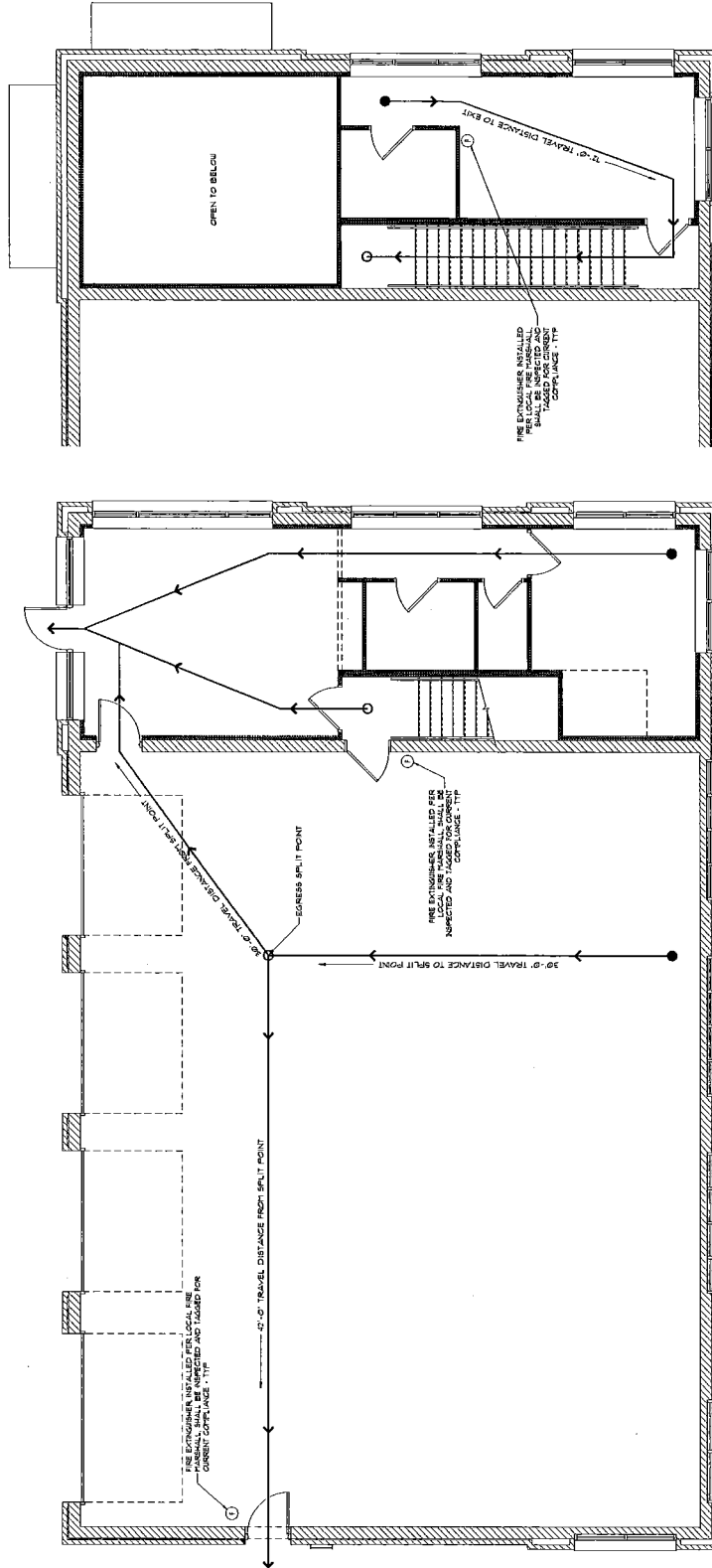


Michael J. Maistrok, License #13360
Expiration Date: 12/31/2012

EGRESS, LIFE SAFETY,
& ADA PLANS
& DETAILS

© 2013 NINE AVENUE, LLC
ALL RIGHTS ARE RESERVED. NO PART MAY BE REPRODUCED OR
TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND
RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM NINE AVENUE, LLC.

A1.4



MAIN LEVEL EGRESS PLAN
SCALE: 1/4" = 1'-0"

MEZZANINE LEVEL EGRESS PLAN
SCALE: 1/4" = 1'-0"



4740 REED ROAD, SUITE 201
UPPER ARLINGTON, OHIO 43220
INFO@NEW-AVENUE.NET

614.884.8888

PERMIT SET - REVISION	A	06/04/2003
PERMIT SET - REVISION	A	06/04/2003
PERMIT SET		06/04/2003
DESIGN DEVELOPMENT		04/01/2003
SCHEMATIC DESIGN		03/07/2003
PRELIMINARY DESIGN		02/07/2003

Fine-Line Auto Body
Commercial

1515 Oientangy River Road
Columbus, Ohio 43212

OWNERS:
Ty Safaryan

BUILDER:
RND Construction, Co.

Project No: 13-0018



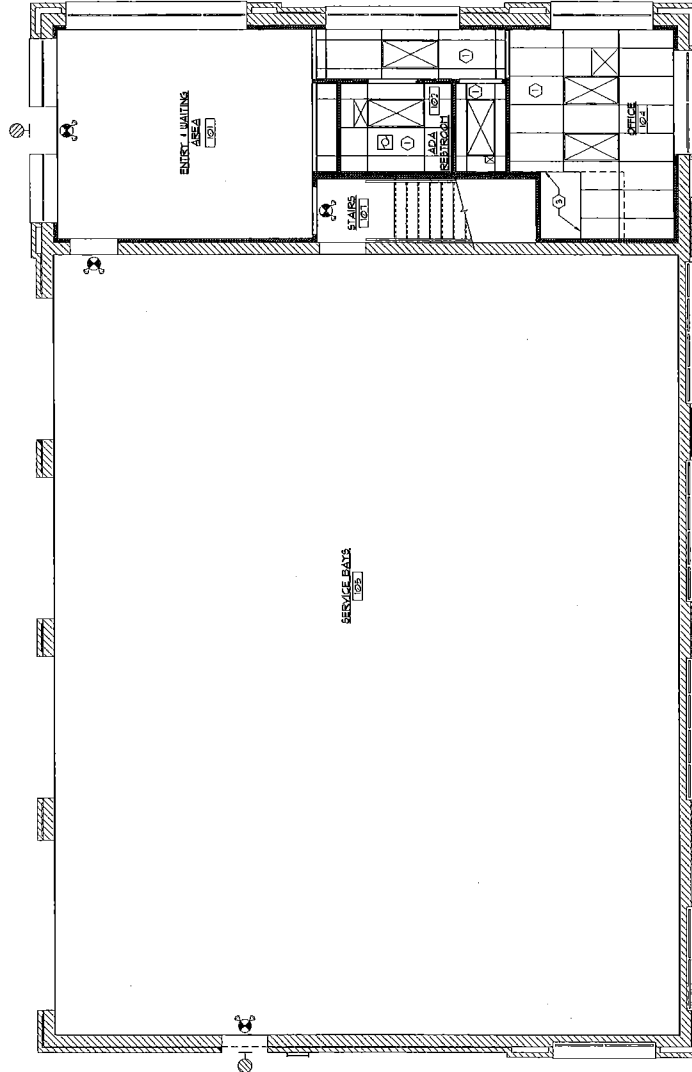
MAIN LEVEL
REFLECTED CEILING
PLAN

© 2013 NEW AVENUE, LLC

A2.1

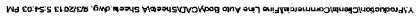
[illegible]

1. SUSPENDED ACOUSTIC CEILING TO BE INSTALLED AT 8'-0" R.F.F.
2. SEE MECHANICAL/ELECTRICAL SHEETS FOR LIGHT FIXTURE AND HVAC SERVICE LOCATIONS.
3. CEILING GRID TO BE ANTI-DROPS, PRELUXE, EXPOSED TEE 3/4" x 1/4" (7/16")
4. CEILING INFORMATION SHOWN AS REFERENCE ONLY. SEE MECHANICAL AND ELECTRICAL SHEETS FOR ALL SPECIFIC INFORMATION.
5. CENTER ALL GRID SYSTEMS WITH ROOM WALLS. DIMENSIONS SHOWN DENOTE OTHERWISE.



MAIN LEVEL REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

13310-00654
1515 Olentangy River Rd.







www.new-avenue.net

4740 REED ROAD, SUITE 201
UPPER ARLINGTON, OHIO 43220
INFO@NEW-AVENUE.NET

514.884.8888

PERMIT SET - REVISION	A	05/04/2003
PERMIT SET - REVISION	A	06/04/2003
PERMIT SET		05/07/2003
DESIGN DEVELOPMENT		04/07/03
SCHEMATIC DESIGN		03/02/2003
PRELIMINARY DESIGN		02/07/2003

Fine-Line Auto Body
Commercial

1515 Olentangy River Road
Columbus, Ohio 43212

OWNERS:
Ty Safaryan

BUILDER:
RND Construction, Co.

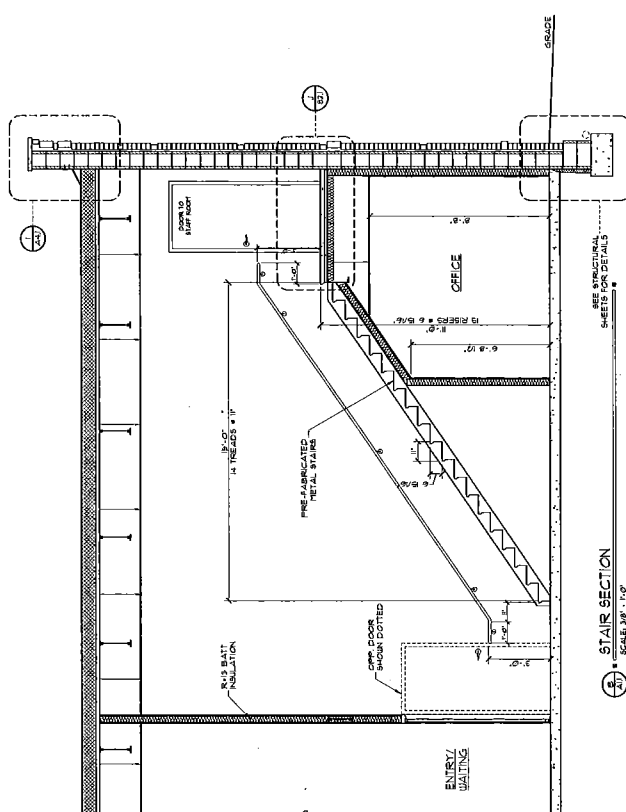
Project No:	13-0018
-------------	---------



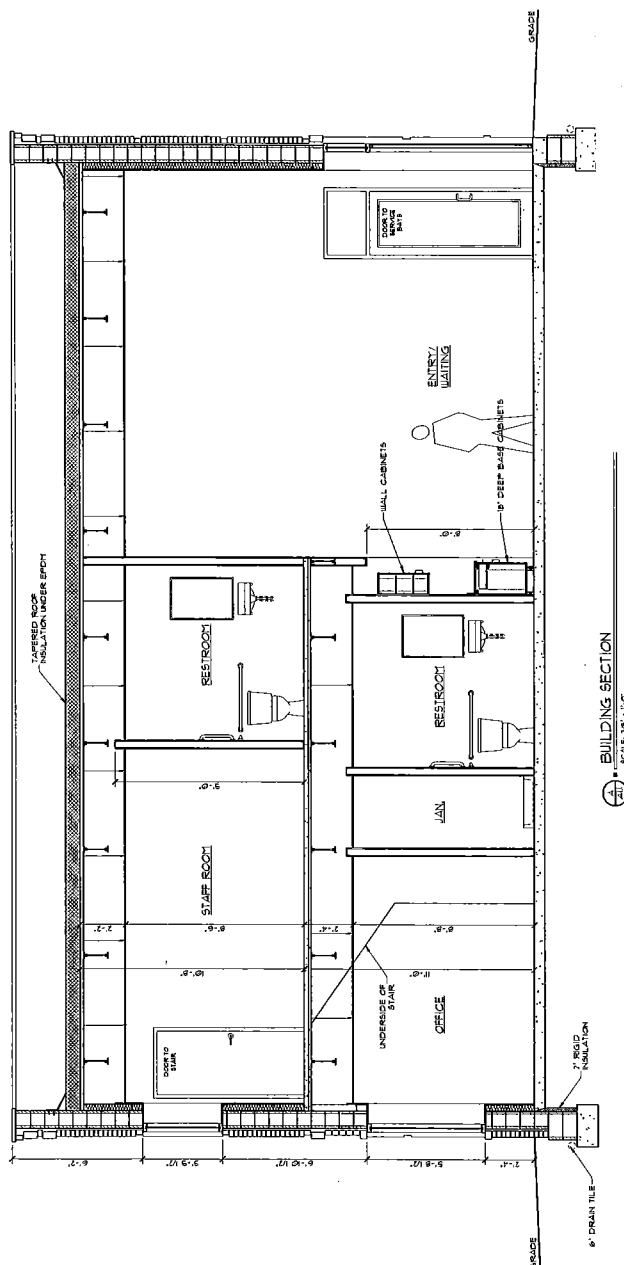
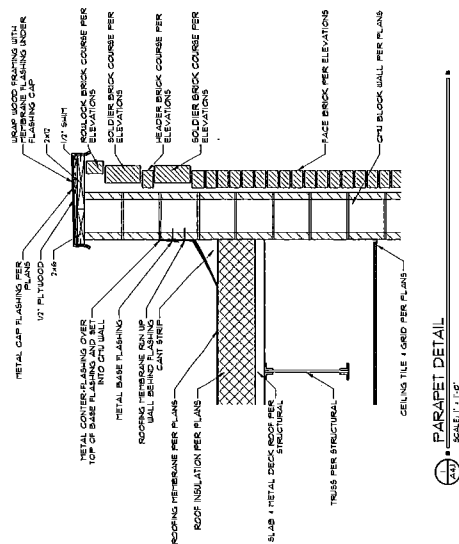
**BUILDING & STAIR
SECTIONS**

© 2013 NINE WEST LTD.
ALL RIGHTS RESERVED. NO PART OF THIS PUBLICATION MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM NINE WEST LTD.

A4.1



SEE STRUCTURAL SHEETS FOR
FOUNDATION & WALL DETAILS



BUILDING SECTION

13310-00654
1515 Olentangy River Rd.



www.new-avenue.net

4740 REED ROAD, SUITE 201
UPPER ARLINGTON, OHIO 43220
INFO@NEW.AVENUE.NET

614.884.8888

PERMIT SET - REVISION	1	09/04/2003
PERMIT SET - REVISION	1	04/04/2003
PERMIT SET		09/07/2003
DESIGN DEVELOPMENT		04/02/03
SCHEMATIC DESIGN		01/02/2003
PRELIMINARY DESIGN		02/07/2003

Fine-Line Auto Body
Commercial

515 Olentangy River Road
Columbus, Ohio 43212

OWNERS:
Ty Safaryan

BUILDER:
RND Construction, Co.

Project Nux 13-01178

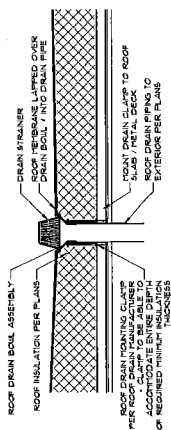


Michael J. Malvestro, License #13350
Expiration Date 12/31/2013

BUILDING
SECTION & BRICK
COURSING DETAIL

© 2013 NINE AVENUE, LLC

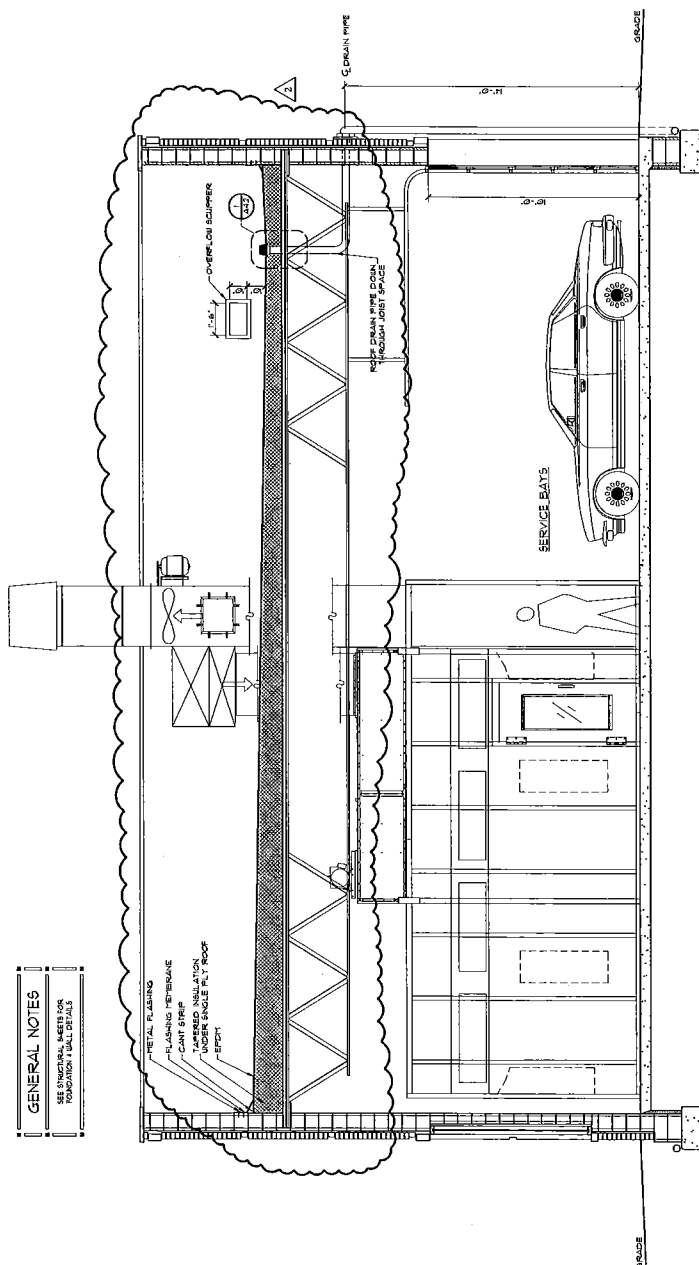
A4.2



4-3

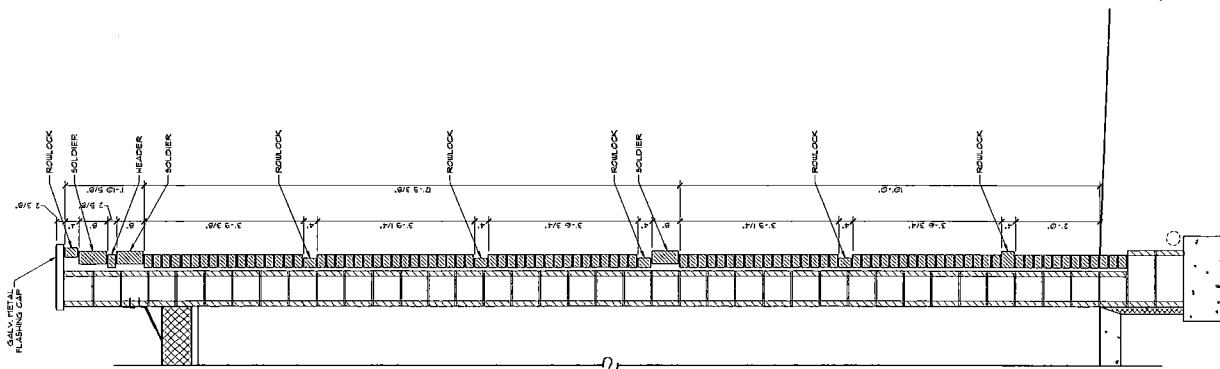
ROOF DRAIN DETAIL

SCALE: 1" = 1'-0"



 BUILDING SECTION
SCALE: 3/8" = 1'-0"

13310-00654
1515 Olentangy River Rd.



BRICK COURSING DETAIL



www.new-avenue.net

4740 REED ROAD, SUITE 201
UPPER ARLINGTON, OHIO 43220
INFO@NEW-AVENUE.NET

614.884.8888

PERMIT SET - REVISION	A	09/04/2003
PERMIT SET - REVISION	A	09/04/2003
PERMIT SET		09/04/2003
DESIGN DEVELOPMENT		04/04/2003
SCHEMATIC DESIGN		03/12/2003
PRELIMINARY DESIGN		02/07/2003

Fine-Line Auto Body
Commercial

1515 Olentangy River Road
Columbus, Ohio 43212

OWNERS:
Ty Safaryan

BUILDER:
RND Construction, Co.

Project No: 13-0018

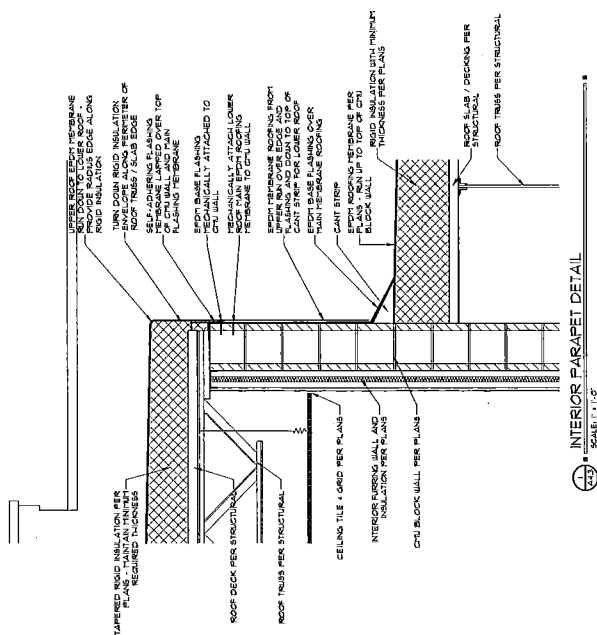


Michael J. Meltzer, License #13360
Expiration Date 12/31/2013

BUILDING
SECTION

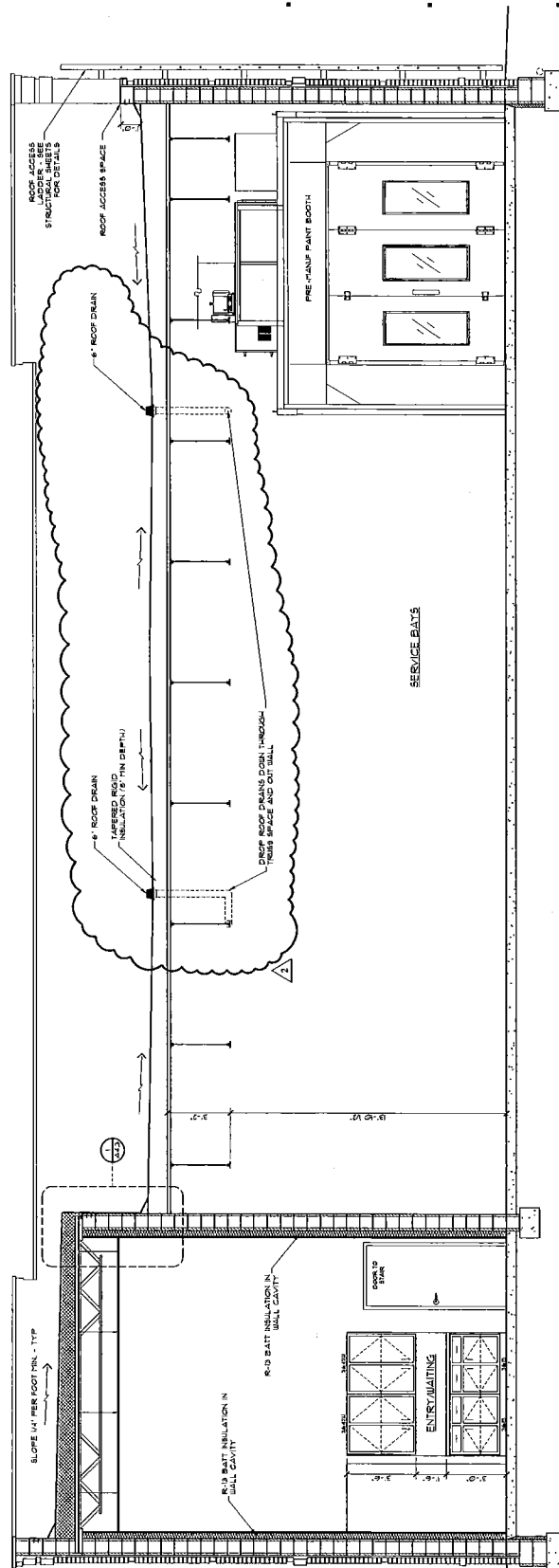
© 2011 NINE AVENUE, LLC.
ALL RIGHTS RESERVED AND SHALL REMAIN THE PROPERTY OF NINE

A4.3



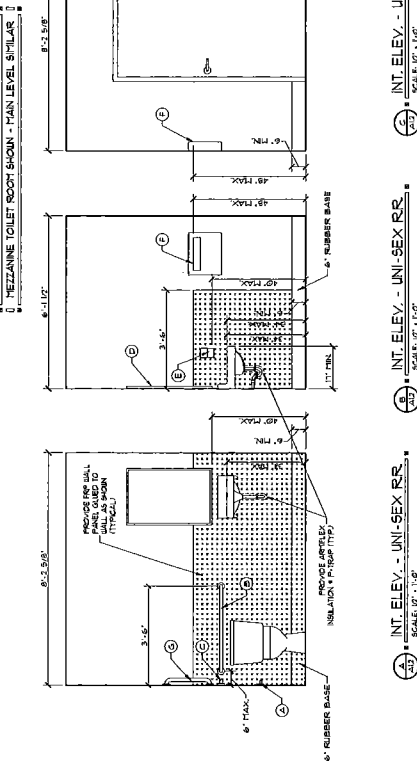
GENERAL NOTES

SEE STRUCTURAL SHEETS FOR



BUILDING SECTION
 SCALE: 3/8" = 1'-0"

13310-00654
1515 Olentangy River Rd.



INT. ELEV. - UNI-SEX RR.
SCALE OF 1/4" = 1'-0"

INT. ELEV. - UNI-SEX RR.
SCALE OF 1/4" = 1'-0"

INT. ELEV. - UNI-SEX RR.
SCALE OF 1/4" = 1'-0"

- TOILET ROOM ACCESSORIES**
1. SINGLE ROLL 6" X 45" STEEL TOILET PAPER DISPENSER
 2. 3/4" LONG WALL HANG GAS BAR TYP. 1" FROM WALL 33" AFF.
 3. 3/4" LONG WALL HANG GAS BAR TYP. 1" FROM WALL 33" AFF.
 4. 3/4" LONG WALL HANG GAS BAR TYP. 1" FROM WALL 33" AFF.
 5. 3/4" LONG WALL HANG GAS BAR TYP. 1" FROM WALL 33" AFF.
 6. 3/4" LONG WALL HANG GAS BAR TYP. 1" FROM WALL 33" AFF.
 7. 3/4" LONG WALL HANG GAS BAR TYP. 1" FROM WALL 33" AFF.
 8. 3/4" LONG WALL HANG GAS BAR TYP. 1" FROM WALL 33" AFF.
 9. 3/4" LONG WALL HANG GAS BAR TYP. 1" FROM WALL 33" AFF.
 10. 3/4" LONG WALL HANG GAS BAR TYP. 1" FROM WALL 33" AFF.

- TOILET ROOM NOTES**
1. INSTALL ALL USED BUILDING AT ALL ACCESSORY AND GAS BAR LOCATIONS.
 2. PROVIDE 1" MINIMUM CLEARANCE BETWEEN PARTITION AND SIDE FACE OF ALL TOILET ROOM PARTITIONS.
 3. MANUFACTURER FOR ALL ACCESSORIES IS TO BE SUBMITTED WITH SUBMITTALS FOR REVIEW.
 4. TOILET ROOMS SHALL BE 6'0" X 6'0" MIN. (SEE DETAIL ON THIS SHEET) FOR 1 TOILET.
 5. HERMETIC AND PRESSURE BALANCE VALVE WITH INTEGRATED VOLUME CONTROL, TYPED BY KOHLER OR EQUAL (TYP. T-100).
 6. TOILET SHALL BE 16" X 31" TYP. (SEE DETAIL ON THIS SHEET) FOR 1 TOILET.
 7. LAVATORY AND ELONGATE WATER COVERS SHALL BE LOCATED SUCH THAT A CLEAR SPACE OF 30" X 48" IS PROVIDED AND SERVICE WATER COVERS CAN BE ELIMINATED.
 8. ALL FLOORING SHALL BE LEVER OPERATED PUSH TYPE AND COMPLIANT WITH ADAAG 4.01.1.2. (SEE DETAIL ON THIS SHEET) FOR 1 TOILET.
 9. PROVIDE THRESHOLD RAMP UP TO PROGRAM AT ALL ADA ACCESSIBLE LOCATIONS.
 10. WATER CLOSET FLUSH CONTROLS SHALL BE HAND OPERATED OR FLUSH VALVES SHALL BE TYPED ON THE SIDE FACE OF TOILET AREA NOT MORE THAN 48" AFF.

NEW AVENUE
architects • engineers

www.new-avenue.net

4740 REED ROAD, SUITE 201
UPPER ARLINGTON, OHIO 43220
INFO@NEW-AVENUE.NET

614.884.8888

Fine-Line Auto Body
Commercial

1515 Olentangy River Road
Columbus, Ohio 43212

OWNERS:
Ty Siskayant

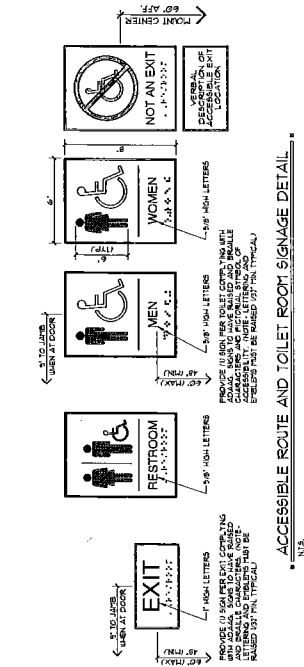
BUILDER:
RND Construction, Co.

Project No: 13310

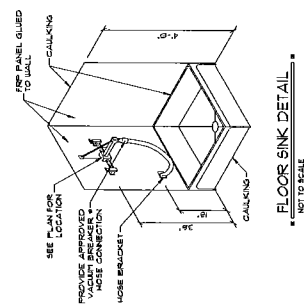
**TOILET ROOM
INTERIOR ELEVATIONS,
4 DETAILS**

© 2023 NEW AVENUE LLC
ALL RIGHTS RESERVED
THIS DOCUMENT IS THE PROPERTY OF NEW AVENUE LLC
IT IS TO BE USED ONLY FOR THE PROJECT AND LOCATION SPECIFIED HEREON

A5.1



ACCESSIBLE ROUTE AND TOILET ROOM SIGNAGE DETAIL
NOT TO SCALE



FLOOR SINK DETAIL
NOT TO SCALE

13310-00654
1515 Olentangy River Rd.



Technical drawings of four door types, each with a height of 3'-0" and a width of 2'-1".

- TYPE 'A'**: POLISHED METAL. A simple rectangular door with a vertical handle.
- TYPE 'B'**: PAINTED WOOD. A door with a decorative panel design and a vertical handle.
- TYPE 'C'**: POLISHED METAL. A door with a decorative panel design and a vertical handle.
- TYPE 'D'**: SOLID CORE WOOD. A solid rectangular door with a vertical handle.

[illegible]



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 9/4/13



Disclaimer

Scale = 60

Grid
th

This map is prepared for the real property inventory within this county. survey plats, and other public records and data. Users of this map are information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibilities for the accuracy of the map. Please notify the Franklin County GIS Division of any discrepancies.

13310-00654
1515 Olentangy River Rd.

Franklin County GIS Department



City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010100738

Zoning Number: 1515

Street Name: OLENTANGY RIVER RD

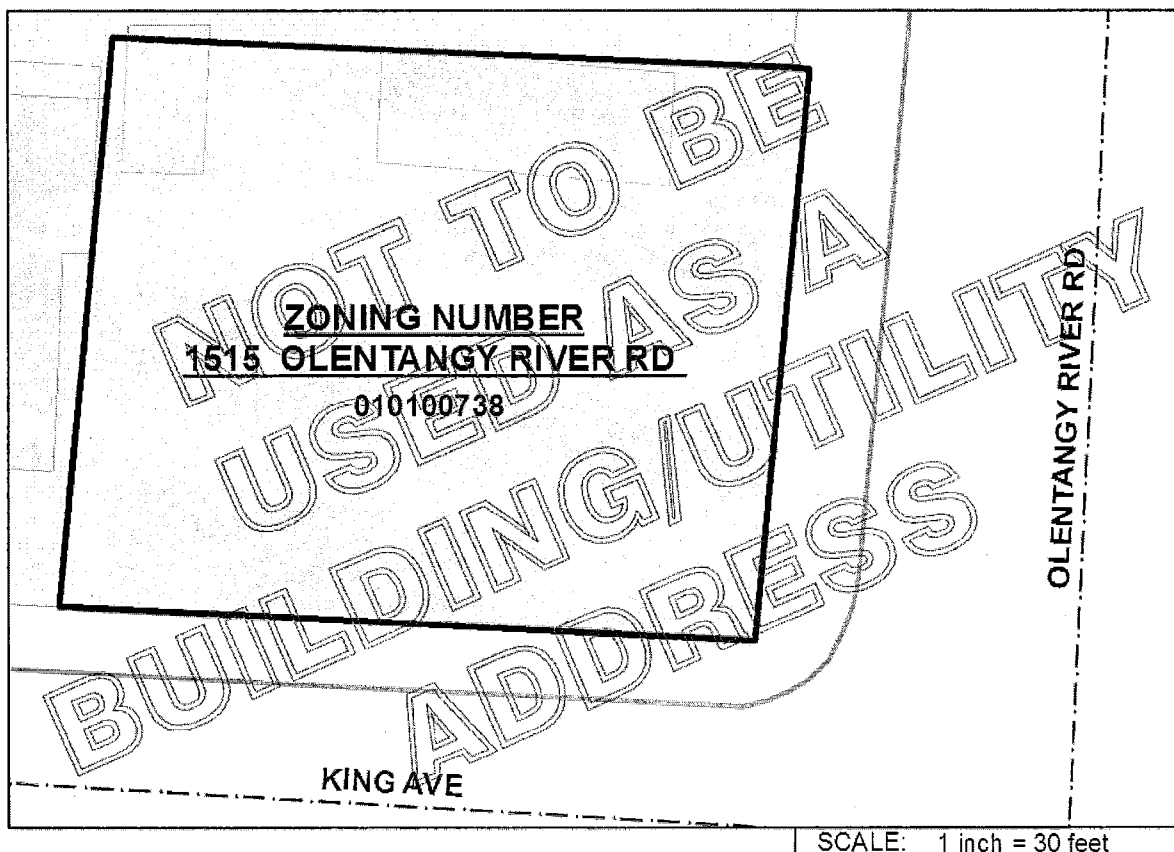
Lot Number: 13-15

Subdivision: JOSEPH BERGER

Requested By: GRAY GABLES REALTY (ART KOHLIAN)

Issued By: *Patricia A. Austin*

Date: 9/5/2013



SCALE: 1 inch = 30 feet

GIS FILE NUMBER: 14162



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

STANDARDIZED RECOMMENDATION FORM

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS

13310-00654

1515 Olentangy River Rd.

GROUP NAME 5th by Northwest Area Commission

MEETING DATE March 15th, 2013

CASE NUMBER _____

Case Type ☒ Variance ☐ Special Permit

ZONING ADDRESS 1515 Olentangy River Road

APPLICANT Fine Line Auto Body - Ty Safaryan

PERSON[S] REPRESENTING APPLICANT AT MEETING Michael J. Maistros, AIA

CONDITIONS REQUESTED BY GROUP (Add continuation sheet if needed)

	Applicant Response	
	Yes	No
1. <u>Move proposed building towards Olentangy & King Avenue in order to have parking and service bay doors to the rear</u>	☒	☐
2. _____	☐	☐
3. _____	☐	☐
4. _____	☐	☐
5. _____	☐	☐
6. _____	☐	☐
7. _____	☐	☐
8. _____	☐	☐

Recommendations

☐ Approval ☐ Disapproval ☒ Conditional approval (list conditions and applicant response above)
Explain the basis for the Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed.)

Recommending Commission / Association / Accord Partner Vote: For _____ Against _____

Signature / Title of Authorized Representative _____

Daytime phone number _____

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION

13310-00654

STATE OF OHIO
COUNTY OF FRANKLIN

1515 Olentangy River Rd.

Being first duly cautioned and sworn (NAME) MICHAEL J. MAISTROS
of (COMPLETE ADDRESS) 1740 REED RD UPPER ARLINGTON, OH 43220
deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

1515 Gray Gables Realty
Tigran (Ty) Sutyayan

1515 Olentangy River Rd, Columbus, OH 43212
2555 Brice Rd, Reynoldsburg, OH 43068

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 6th day of September, in the year 2013

SIGNATURE OF NOTARY PUBLIC

Tamara R. Sines

My Commission Expires:



Notary Seal Here

Tamara R. Sines
Notary Public, State of Ohio
My Commission Expires 7/13/16

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer