

- Baldy Foreman *not* is cheap. No one *let* change *with* styling.
- Free is *easy* to reach, will be *repeated* and *replaced* is *lost* on wheels. Section *Overhead* for *one* group.
- Let *ten* or *more* *third* to *let* *drop* *with* *designs*. All *designs* are *removed* *from* *let* *last*.
- Speak to *sales* of *hours* on *easy* to *reach*.
- How *4* *car* *group* *and* *design*.

FULL LOT COVERAGE CALCULATIONS

LOT COVERAGE CALCULATIONS

Per lot coverage calculation (less than 45%)

Total Reel Lot=25105gft

New Coverage=43%

$836/25105 \times 25105 = 110.13\%$ per lot coverage.

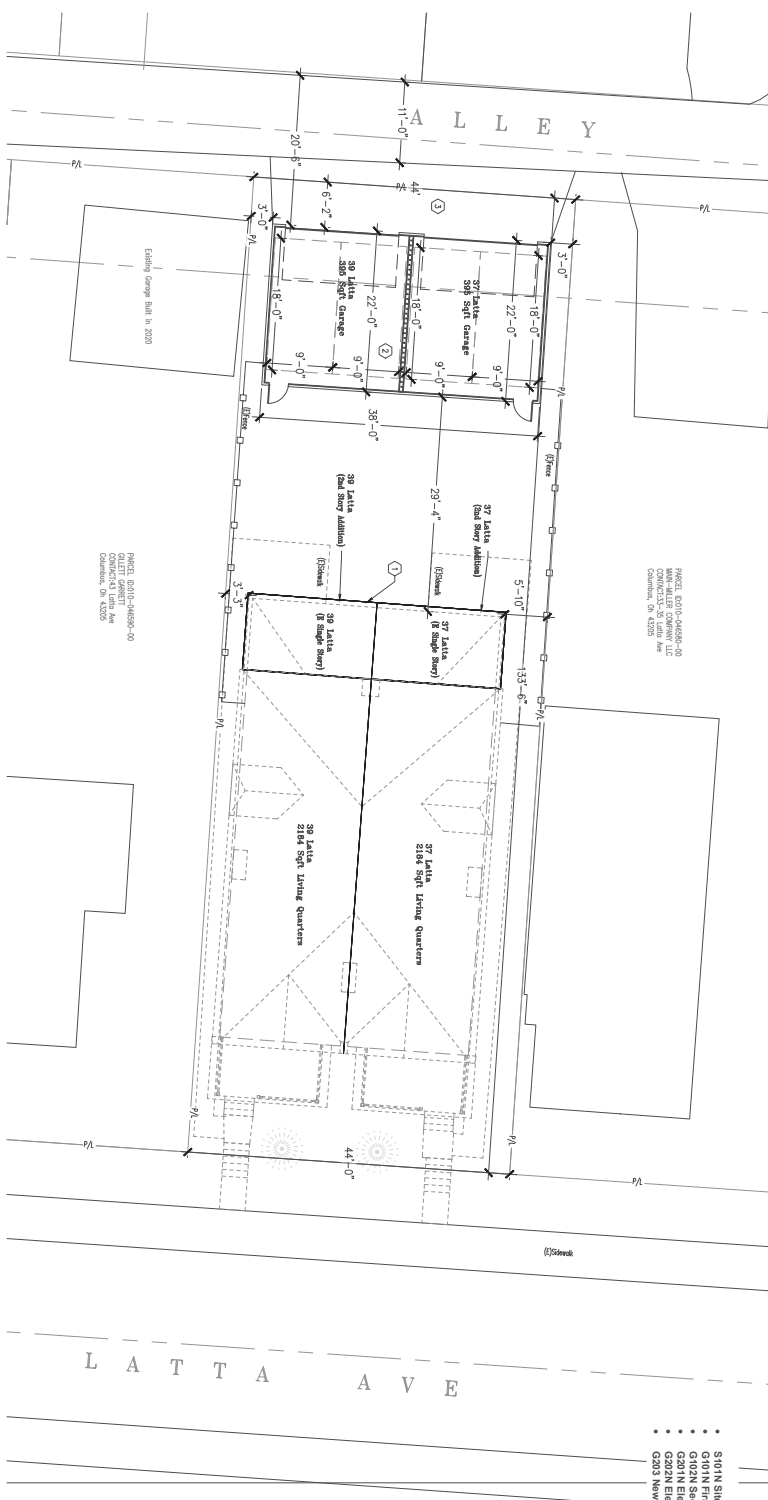
Total Uniqy SQF 218672-4385gft

$4385/218672 \times 218672 = 154.54\%$

Site Plan
1/8"=1'-0"

0' 10' 20'

1. New addition over existing addition, with flat roof, new box gutter on back of addition and eaves dropped.
2. New 4 car garage with 21st Street.
3. New asphalt driveway from new garage to drive.



- S101N Site Plan New Work Plan
- G101N First Floor New Work Plan
- G102N Second Floor New Work Plan
- G201N Elevations New
- G202N Elevations New
- G203 New Garage Plans

- S101N Site Plan New Work Plan
- G101N First Floor New Work Plan
- G102N Second Floor New Work Plan
- G201N Elevations New
- G202N Elevations New
- G203 New Garage Plans

[illegible]

Condo Renovation
37-39 Latta Ave
Columbus, Ohio 43205

Prepared For:
James Lisk
1314 Bryden Road
Columbus Ohio 43205

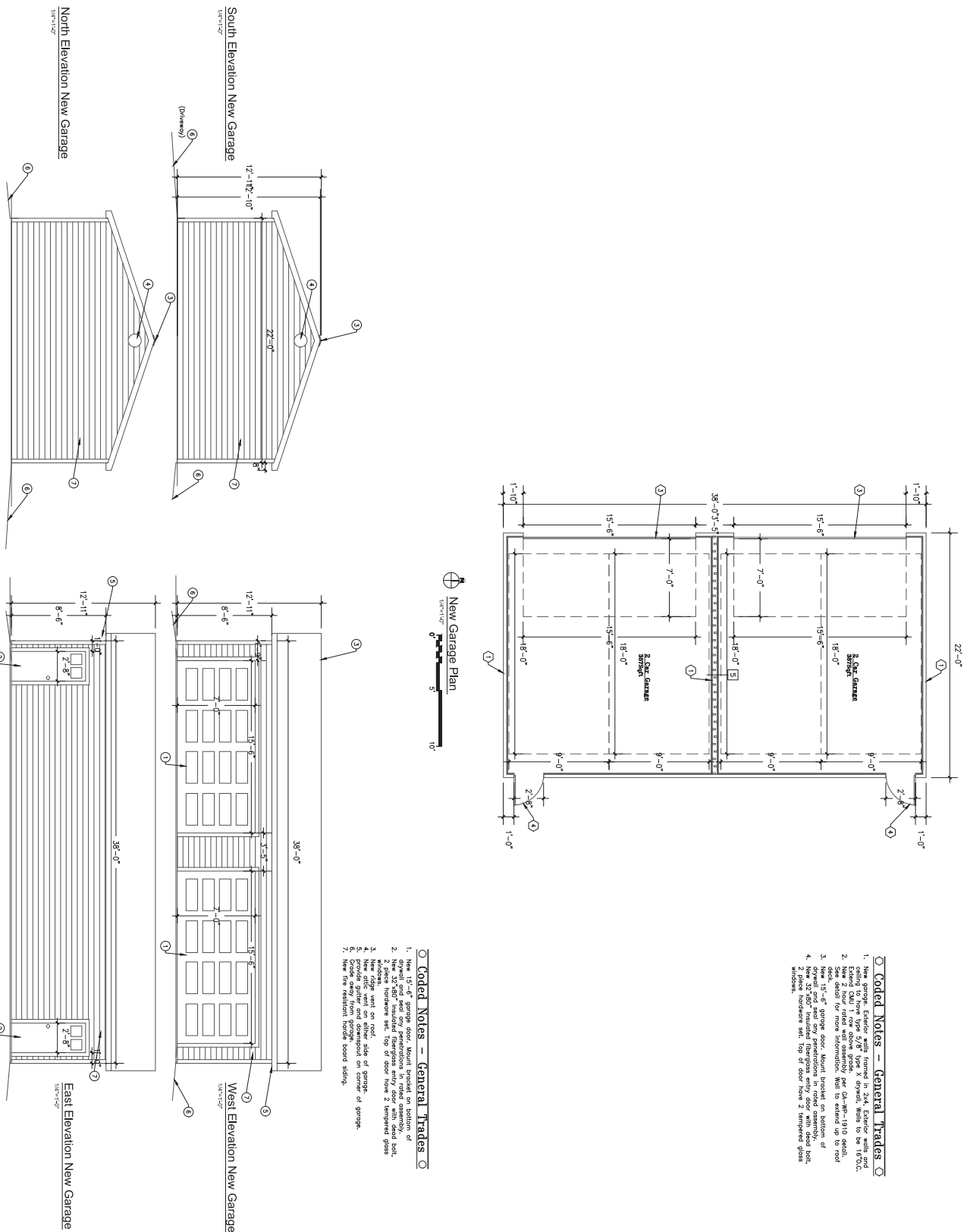


xpert
engineering

1857 Northwest Blvd., Columbus, Ohio 43212
614.764.5000 www.xpert-eng.com

Site Plan
New Work Plan

S101N

[illegible]

The Drawings prepared by the Engineer for this Project are instruments of the Engineer's service for use solely with respect to this Project and, the Engineer shall be deemed the author of those documents and shall retain all correction fees, liability, and other reserved rights, including the copyright.

Copyright 2024

Condo Renovation
37-39 Latta Ave
Columbus, Ohio 43205

Prepared For:
James Lisk
1314 Bryden Road
Columbus Ohio 43205



xpert
engineering

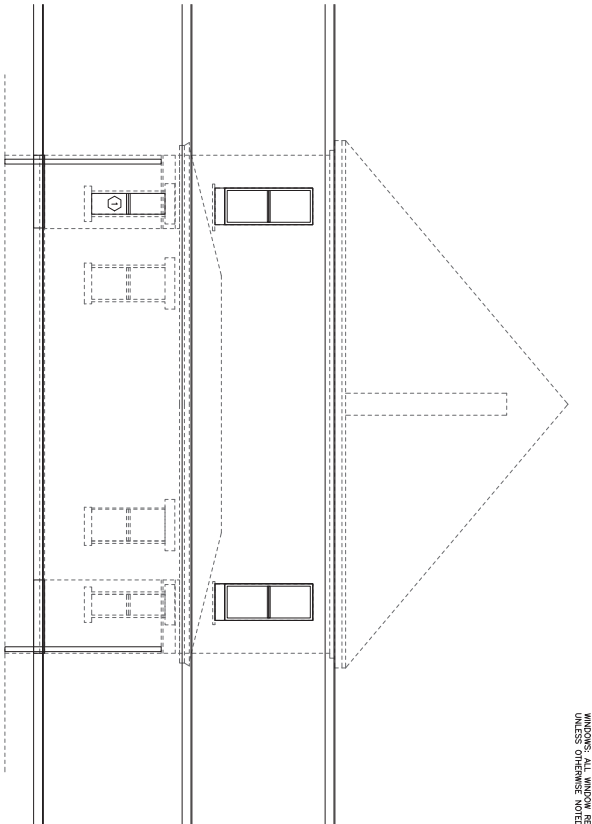
1857 Northwest Blvd., Columbus, Ohio 43212
614.764.5000 www.xpert-eng.com

New Work Plan	
Project No.	22047
Date	08/04/2023

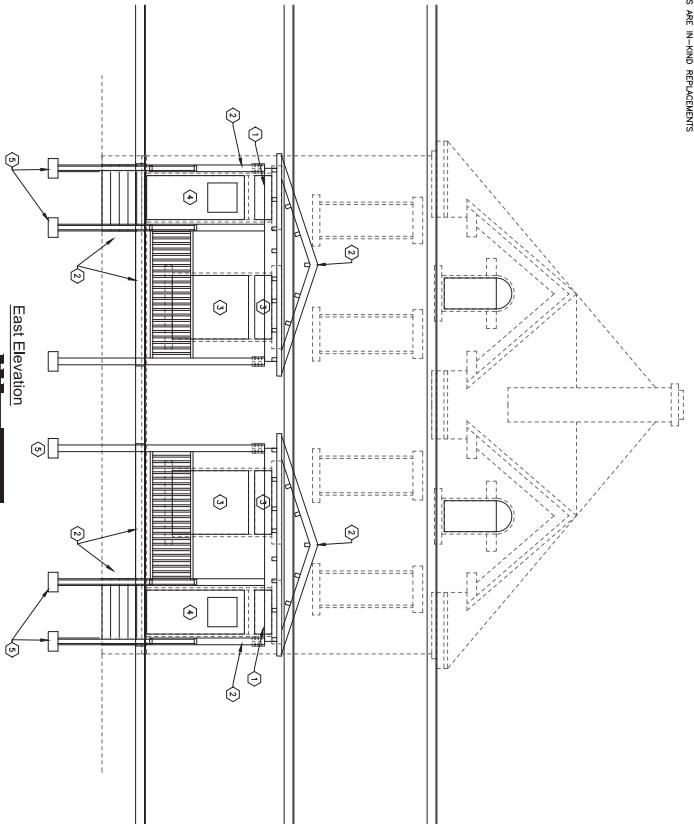
G104NG

LINE TYPE LEGEND	
---	NEW WORK
----	EXISTING TO REMAIN
----	DEMOLITION WORK
----	EXISTING ROOF
----	24" RISE WALL

CV23-098 Final Received 2/2/2024 Page 3 of 4

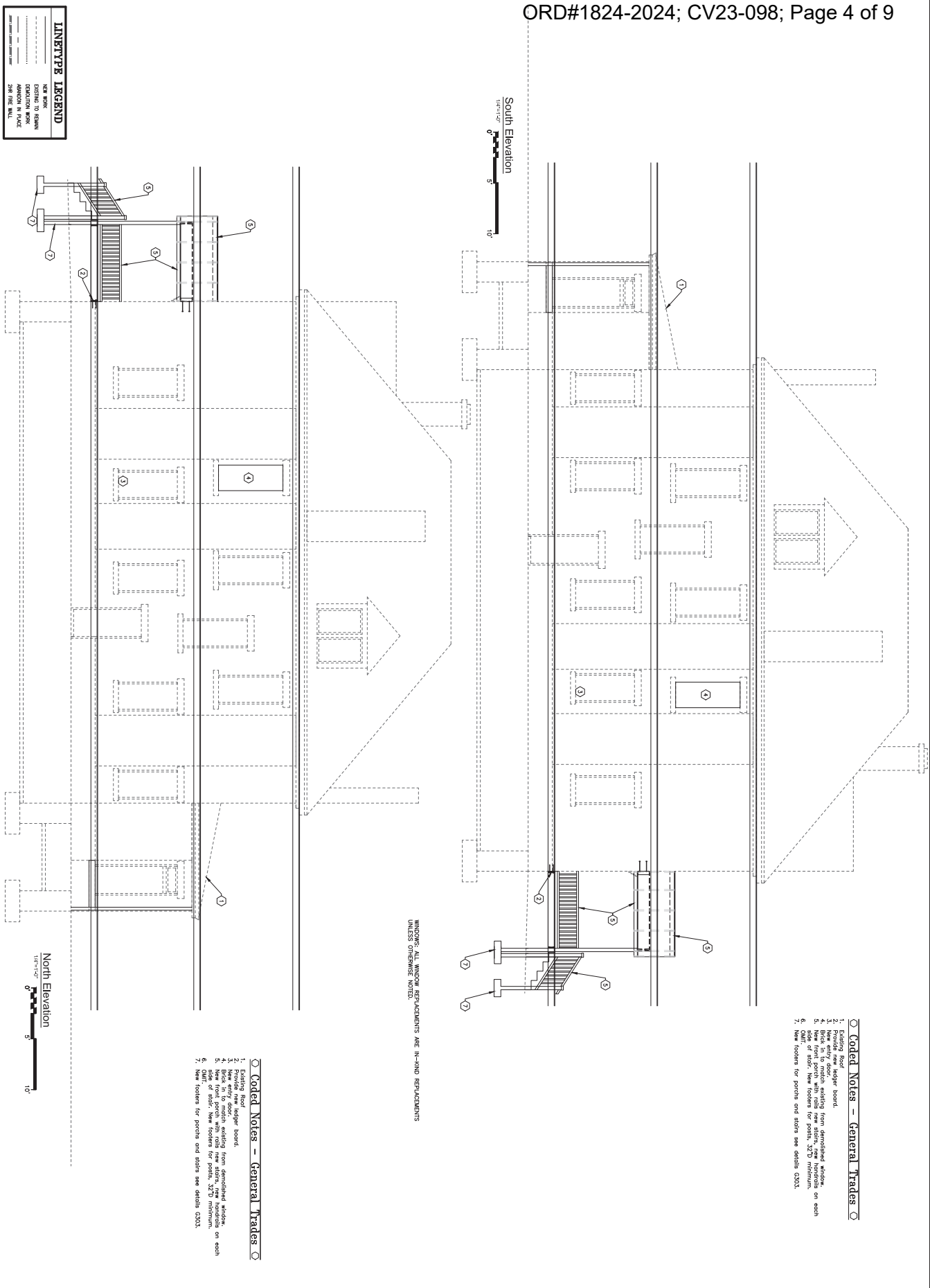


INDICATES ALL WINDOW REPLACEMENTS ARE IN-AND REPLACEMENTS
UNLESS OTHERWISE NOTED



- Coded Notes – General Trades**
1. New double hung windows in existing openings.
 2. Existing double hung windows to be replaced with new double hung windows.
 3. Existing 40x60x20 (40x60) Rollings must not have any more than 10'.

- Coded Notes – General Trades**
1. New front porch.
 2. New front porch with new stairs, new handrails on each side of the porch.
 3. New window in existing opening.
 4. New window in existing opening.
 5. New rollers for new porch and stairs, see detail C303.



Statement of Hardship

My company, Main-Miller Co. LLC (of which I am 100% owner), has owned the property at 37-39 Latta Avenue for over ten years. The property was originally a side-by-side duplex. At some point, in the 1940s, I think, it was converted into four apartments. At the time of this conversion, little thought was given to comfort or usability. The apartment units are therefore strange and awkward: bathrooms and kitchens are tiny, crammed into afterthought locations where they do not belong. In the lower units, one must pass through a bedroom to reach the kitchen and bath.

After many years of thinking and planning, it has become clear to us that the only way to go forward with this property is to stop fighting the building's original layout and convert it back into a duplex. We have hired a competent designer to facilitate this; we want to do it right. Because the structure was built a century ago, a proper renovation to make it comfortable for modern living will require the variances sought in this application.

Building as proposed is permitted under R3 district.

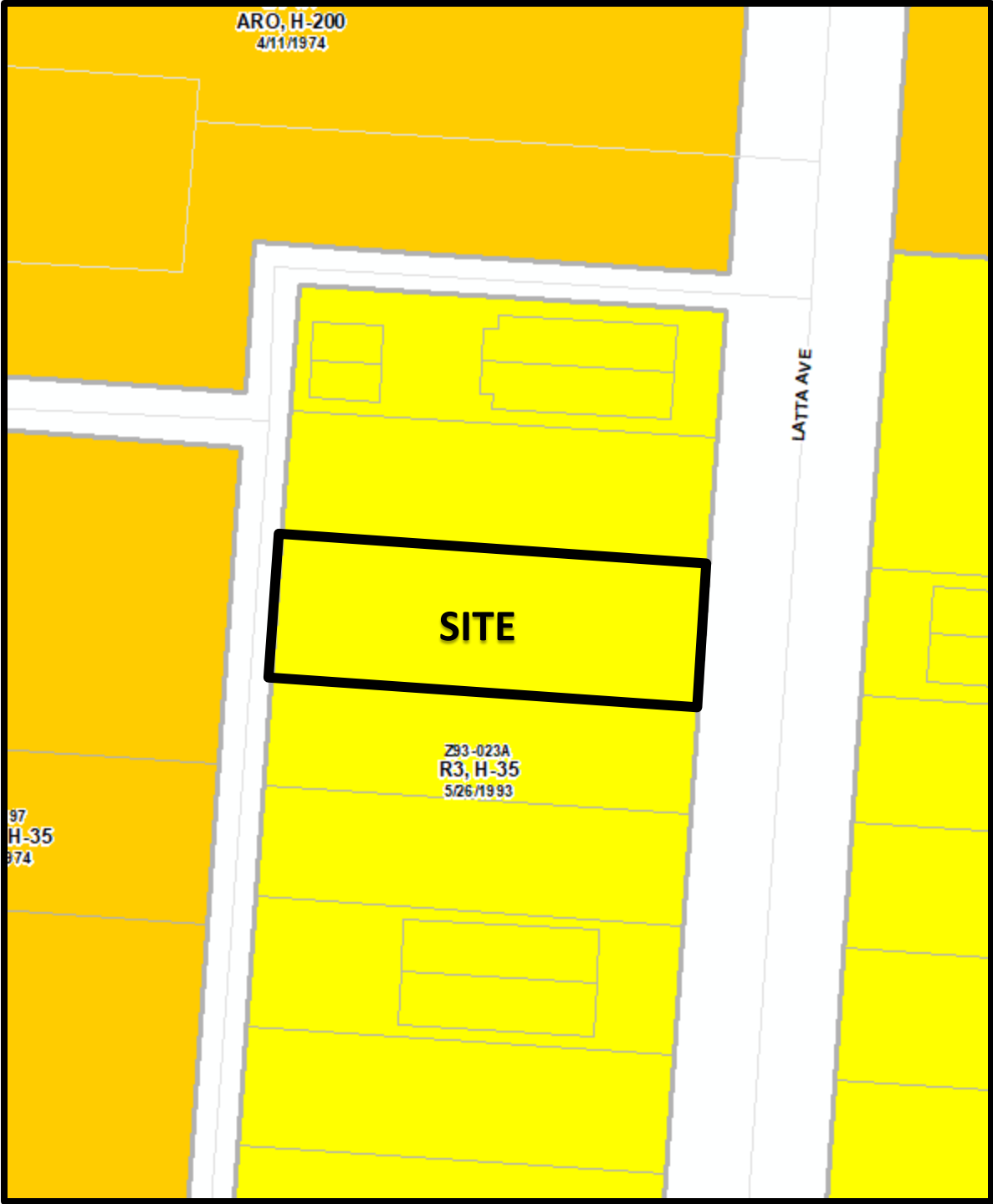
Specifically, to make the property comfortable for modern life, each side will need adequate garage, which will require the variance listed below, regarding lot width.

Zoning wants us to have 50'W lot however our lot is 44'W and cannot be increased; therefore a variance is needed.

We would also need a variance on side yard width, as the existing structure makes this impossible. We will need this on the garage as well to accommodate four parking spots. The new garage permits us to provide four off street parking spots.

List of variances requested

- 3332.035 – R-3 residential district: To allow a two-unit dwelling
- 3332.05(A)(4) Lot Width: lots are required to be 50' wide, the existing lot is 44'.
- 3332.26 – Minimum side yard permitted: Requires a minimum side yard of 5 feet, while the minimum side yard on the south property line is 3' 3".
- 3332.18(D) – No building shall exceed 50% of the lot area, while 51.5% of the lot area is occupied.



CV23-098
37-39 Latta Ave.
Approximately 0.14 Acres



CV23-098
37-39 Latta Ave.
Approximately 0.14 Acres

Standardized Recommendation Form

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number CV23-098

Address 37-39 LATTA AVENUE

Group Name NEAR EAST AREA COMMISSION

Meeting Date 11/1/2023

Specify Case Type

☐ BZA Variance / Special Permit

☒ Council Variance

☐ Rezoning

☐ Graphics Variance / Plan / Special Permit

Recommendation
(Check only one)

☒ Approval

☐ Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote 11-0-0

Signature of Authorized Representative [Signature]

Recommending Group Title Chair

Daytime Phone Number 614 403 2225

Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; OR **FAX** to Zoning at (614) 645-2463; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV23-098

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.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Michael G. Farr, Executor
of (COMPLETE ADDRESS) 1314 Bryden Rd. Columbus, OH 43205
deposes and states that they are 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 in the following format:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

1. Main-Miller LLC Michael G Farr, Executor 2066042105 1314 Bryden Rd. Columbus, OH 43205 0	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this

25

day of

March

, in the year

2024

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



This Project Disclosure Statement expires six (6) months after date of notarization.