

Site Plan Coded Notes

- 1. New addition new existing addition, all fill foot, new box pader on back of addition and around driveway.
2. New 4 car garage with 2nd floor.
3. New original driveway from new garage to alley.

Table with 2 columns: LOT COVERAGES CALCULATIONS, and rows for Total Area, Area of Impervious Surface, Building Footprint, and Area of Open Space.

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



Site Plan Coded Notes

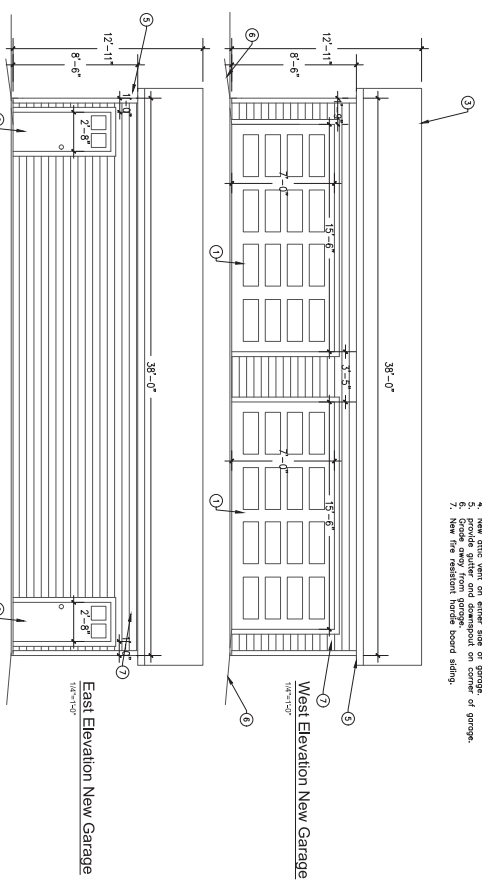
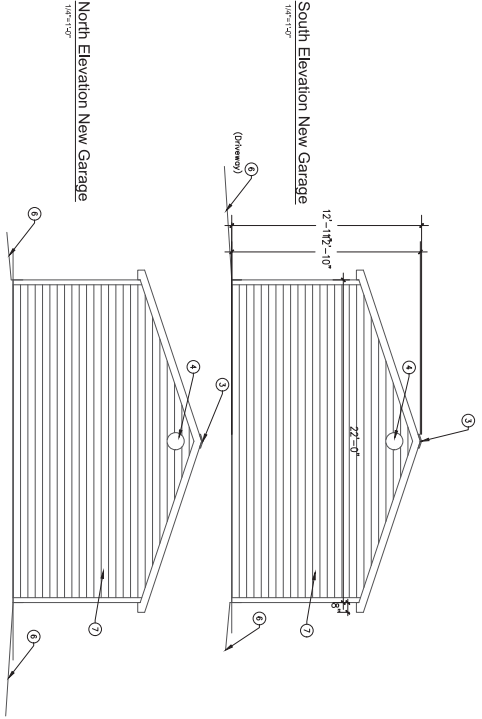
- 1. New addition new existing addition, all fill foot, new box pader on back of addition and around driveway.
2. New 4 car garage with 2nd floor.
3. New original driveway from new garage to alley.

- S101N Site Plan New Work Plan
• G102N Elevations New
• G202N Elevations New
• G302N New Garage Plans

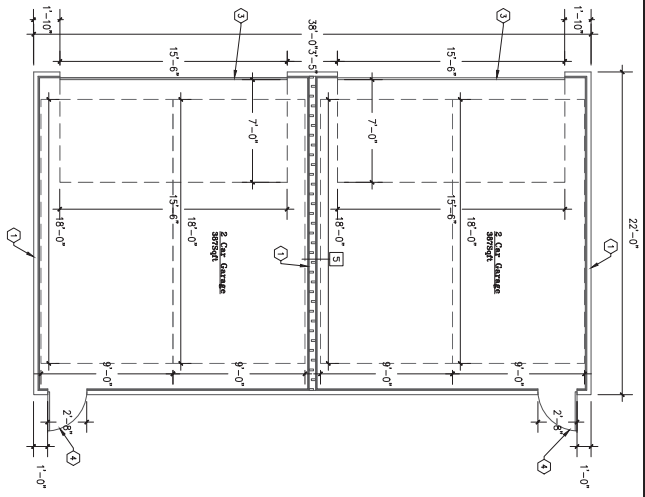


Project information and contact details including 'xpert engineering', address '1857 Northwest Blvd., Columbus, Ohio 43212', and 'Condo Renovation 37-39 Latta Ave Columbus, Ohio 43205'. Includes a seal for James Lisk and a table for project phase and revisions.

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New Garage Plan  
 1/4" = 1'-0"  
 0' 5' 10'



**Code Notes - General Trades**

1. Ceiling to have Type 1/2" Type X gypsum, nails to be 1/8" O.C.
2. Ceiling shall have 1 row above grade.
3. See detail for more information. Nail to extend up to roof.
4. New 15'-0" garage door. Mount brackets on bottom of garage door.
5. New 32' gal. and any penetrations in roof and garrison's ball.
6. Place hardware set. Top of door have 2 tempered glass panes.

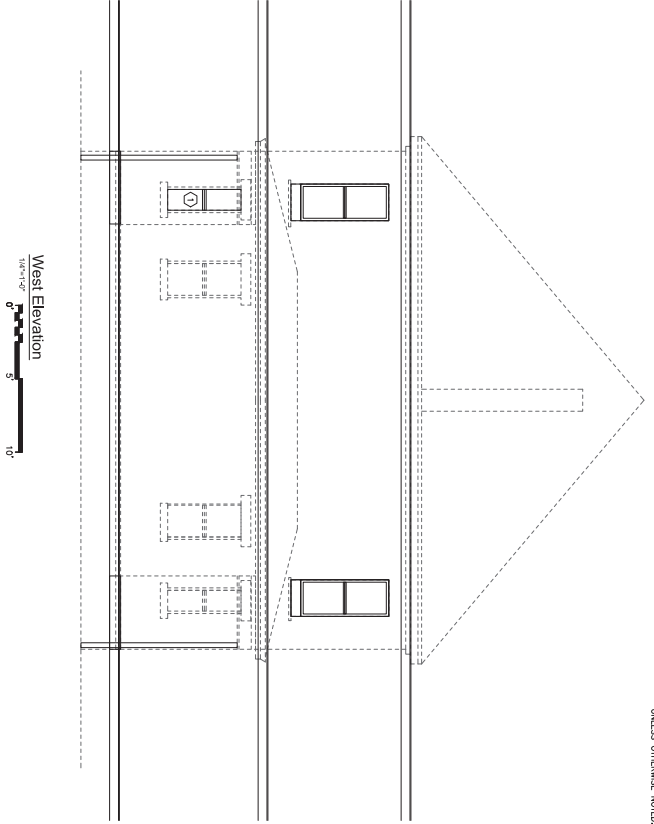
**Code Notes - General Trades**

1. New 15'-0" garage door. Mount bracket on bottom of driveway and seal any penetrations in roof assembly.
2. Place hardware set. Top of door have 2 tempered glass panes.
3. New edge vent on roof.
4. New attic vent on other side of garage.
5. New garrison's ball.
6. Place hardware set. Top of door have 2 tempered glass panes.
7. New fire resistant board siding.

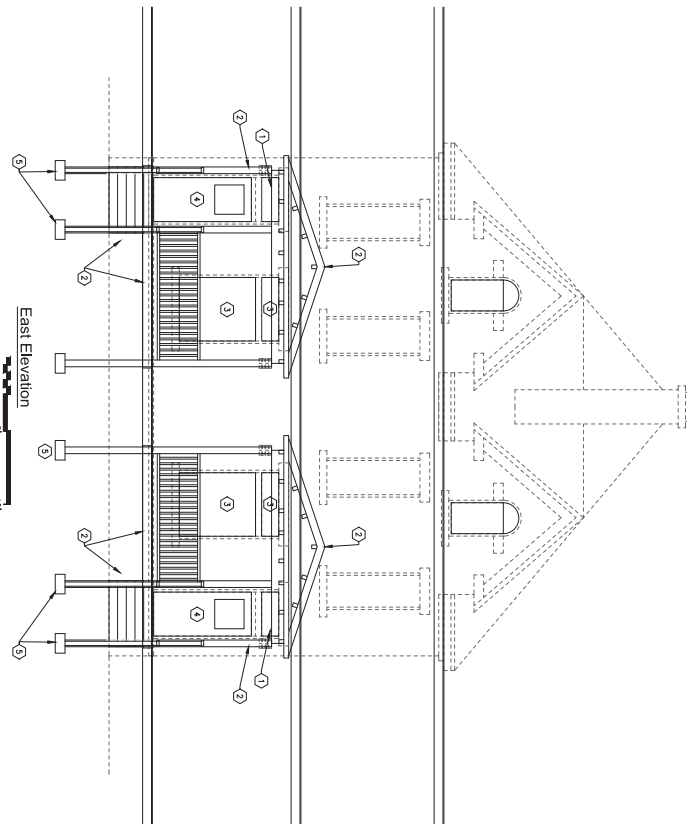
	<p><b>xpert</b> engineering</p> <p>1857 Northwest Blvd., Columbus, Ohio 43212 614.764.5000      www.xpert-eng.com</p>		<p>Condo Renovation 37-39 Latta Ave Columbus, Ohio 43205</p> <p>Prepared For: James Lisk 1314 Bryden Road Columbus Ohio 43205</p>	<p>PROJECT PHASE</p> <p>PRELIMINARY CONTRACT DOCUMENTS OWNER APPROVAL CONSTRUCTION</p> <p>DESIGNED: CMA DRAWN: CMA CHECKED: CMA</p> <p>REVISIONS</p> <p>NO. DATE DESCRIPTION</p>	<p>This drawing was prepared by the Engineer/Architect shown on the title block. It is the property of the Engineer/Architect and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the Engineer/Architect.</p> <p><b>Copyright 2024</b></p>
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LINE TYPE LEGEND	
---	NEW WORK
----	EXISTING TO REMAIN
.....	DEMOLITION WORK
.....	EXISTING WORK
.....	2008 PERM. MARK

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- Coded Notes – General Trades**
1. New double hung windows in existing openings.
  2. Existing windows to be replaced with new double hung windows.
  3. Existing windows to be replaced with new double hung windows.

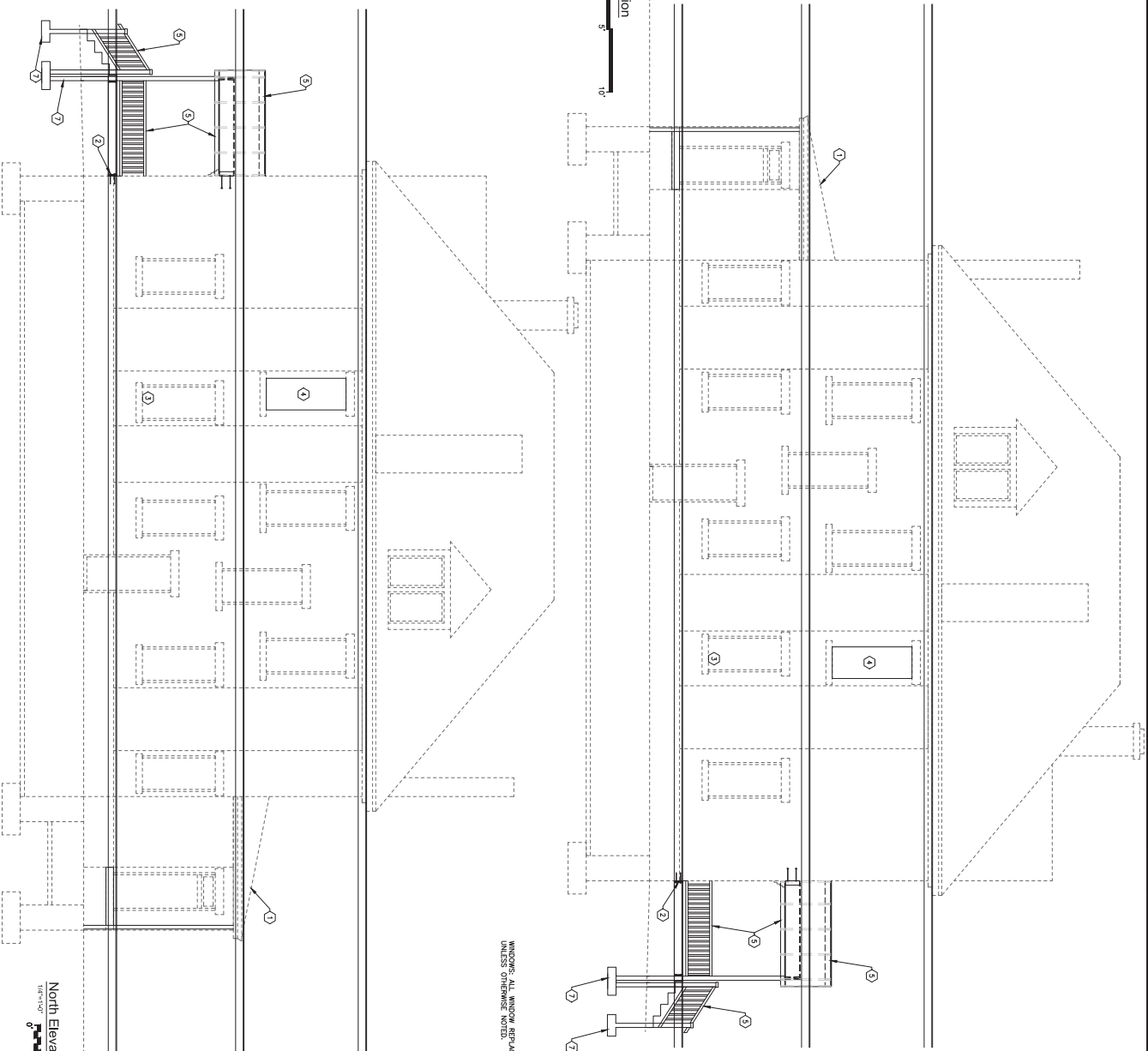


- Coded Notes – General Trades**
1. New front porch.
  2. New front porch with new stairs, new handrails on each side.
  3. New windows in existing openings.
  4. New windows in existing openings.
  5. New rollers for new porch and stairs, see detail C303.

INDICATES ALL WINDOW REPAIRS ARE IN-HAND REPAIRS

	1857 Northwest Blvd., Columbus, Ohio 43212 614.764.5000 www.xpert-eng.com		Condo Renovation 37-39 Latta Ave Columbus, Ohio 43205	Prepared For: James Lisk 1314 Bryden Road Columbus Ohio 43205	PROJECT PHASE <input type="checkbox"/> PRELIMINARY <input type="checkbox"/> CONTRACT DOCUMENTS <input type="checkbox"/> OWNER APPROVAL <input type="checkbox"/> CONSTRUCTION	DESIGNED: CMA DRAWN: CMA CHECKED: CMA REVISIONS:	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	DESCRIPTION																														
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G201N	1857 Northwest Blvd., Columbus, Ohio 43212 614.764.5000 www.xpert-eng.com	CONSTRUCTION	CONSTRUCTION	CONSTRUCTION	CONSTRUCTION																																			

LINE TYPE LEGEND	
--- (dashed)	NEW WORK
--- (dash-dot)	EXISTING TO REMAIN
--- (dash-dot-dot)	DEMOLITION WORK
--- (solid)	2018 PREC. BALK.



South Elevation  
 Vertical Scale: 0, 5, 10'

North Elevation  
 Vertical Scale: 0, 5, 10'

UNLESS ALL NEWER SPECIFICATIONS ARE IN-HAND REPAIRMENTS  
 UNLESS OTHERWISE NOTED

- Code Notes - General Trades**
1. Existing Roof
  2. Provide new ledger board.
  3. Provide new roof sheathing.
  4. Brick in to match existing from demolished window, on each side of stud. New rollers for posts, 2" minimum.
  5. Old rollers for posts and stairs see details C303.

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  2. Provide new ledger board.
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PROJECT PHASE	
<input type="checkbox"/>	PRELIMINARY
<input type="checkbox"/>	CONTRACT DOCUMENTS
<input type="checkbox"/>	OWNER APPROVAL
<input type="checkbox"/>	CONSTRUCTION
DESIGNED	CMA
DRAWN	CMA
CHECKED	CMA
REVISIONS	
NO	DATE / DESCRIPTION

This document prepared by the Civil Engineer  
 The Engineer's seal and signature are required  
 for the document to be valid. The Engineer's  
 seal and signature are required for the document  
 to be valid. The Engineer's seal and signature  
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**GOVERN 024**

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

Elevations New

PROJECT NO. 22947  
 DATE 05/26/2023

**G202N**

### **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.

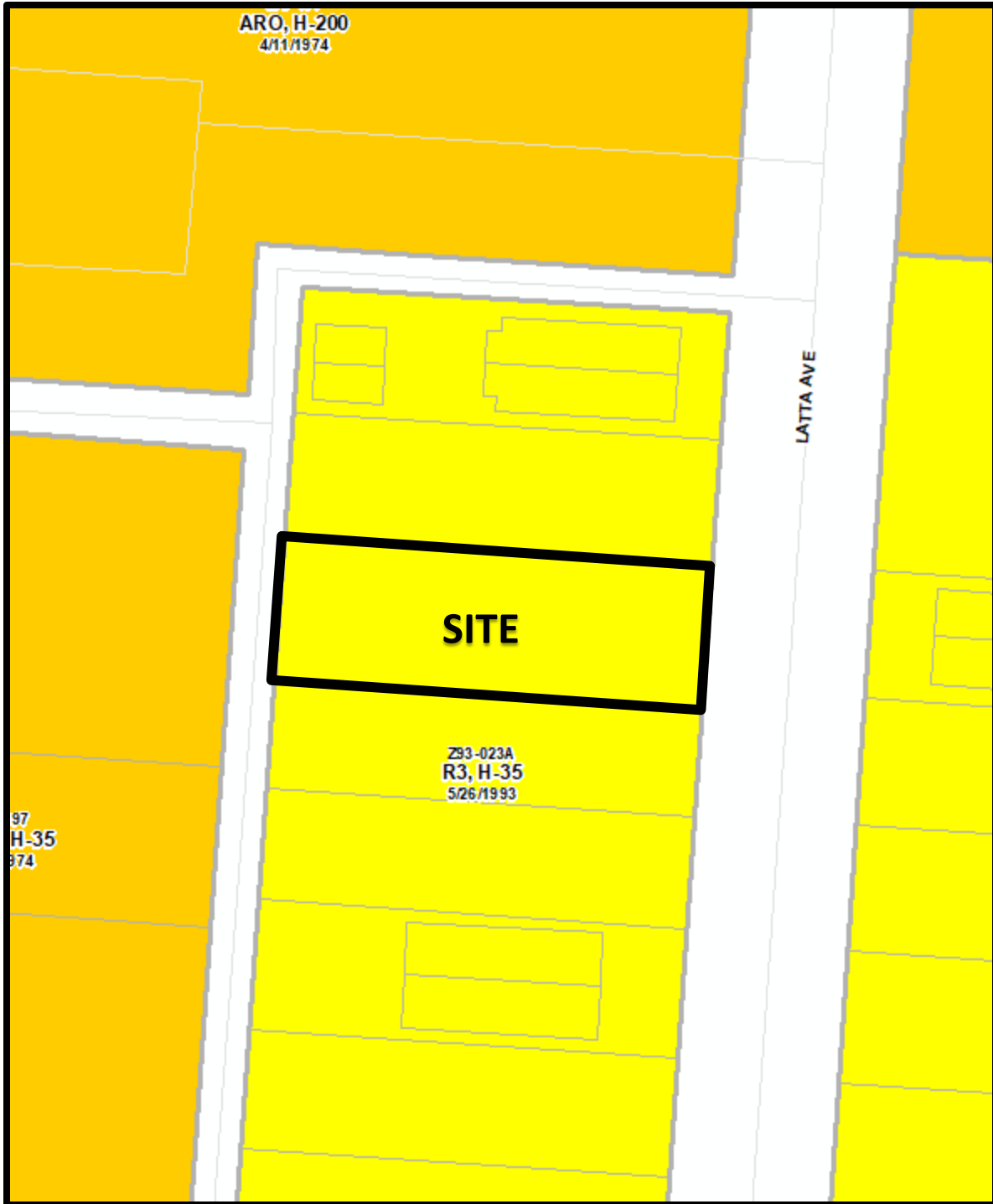
Specifically, to make the property comfortable for modern life, each side will need adequate garage, which will require the variance listed below, regarding lot width.

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

DEPARTMENT OF BUILDING AND ZONING SERVICES

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 11/9/2023

- 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

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

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Michael G Farr

Sworn to before me and signed in my presence this 25 day of March, in the year 2024

Shella Mann  
SIGNATURE OF NOTARY PUBLIC

Dec 12 - 2026  
My Commission Expires

Notary Seal Here



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