

## Zoning Report

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### Site Information

Address	1026 FRANKLIN AVE, COLUMBUS, OH
Mailing Address	3232 NEWMARK DR MIAMISBURG OH 45342-5421
Owner	FAWCETT NICOLE
Parcel Number	010011654
In Columbus?	Yes
County	FRANKLIN

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### Zoning Information

Zoning	Z93-023A, Residential, R3, 5/26/1993, H-35
Historic District	None
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	None
Commercial Overlay	None
Planning Overlay	None
Graphics Variance	None
Area Commission	Near East Area Commission
Historic Site	No
Flood Zone	Out
Airport Overlay Environs	None

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### Pending Zoning Action

Zoning	None
Board of Zoning Adjustment (BZA) Variance	None
Council Variance	None
Graphics Variance	None

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THE CITY OF  
**COLUMBUS**

ANDREW L. ROBERTS, MAYOR

DEPARTMENT OF PLANNING  
AND ZONING SERVICES**Board of Zoning Adjustment Application**757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov9 DEC 2017  
~~30 DEC 2016~~

OFFICE USE ONLY

Application Number: BZA16-177 Date Received: 9 DEC 2017  
 Application Accepted by: FF Fee: \$320  
 Commission/Civic: NEAR EAST AC  
 Existing Zoning: \_\_\_\_\_  
 Comments: \_\_\_\_\_

**TYPE(S) OF ACTION REQUESTED** (Check all that apply):☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

THE PROPOSED PROJECT IS TO CONSTRUCT A DETACHED GARAGE AT THE  
BACK OF THE PROPERTY. THE HEIGHT WILL EXCEED (15') FIFTEEN FEET BECAUSE  
THE OWNER DESIRES THE STRUCTURE TO RESEMBLE THE HOUSE AND HAVE ATTIL STORAGE  
DETACHED GARAGE 3332.38 (G) 19'11"

**LOCATION**Certified Address: 1026 FRANKLIN AVE City: COLUMBUS Zip: 43205Parcel Number (only one required): 010-011654-00**APPLICANT** (If different from Owner):

Applicant Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_

Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

**PROPERTY OWNER(S)** ☐ Check here if listing additional property owners on a separate pageName: NICOLE FAWCETT Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_Address: 1026 FRANKLIN AVE City/State: COLUMBUS/OHIO Zip: 43205

Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

**ATTORNEY / AGENT** (Check one if applicable): ☐ Attorney ☒ AgentName: PETER T. LARSEN Phone Number: 614-226-2934 Ext.: \_\_\_\_\_Address: 1131 HIDDEN COVE CT. City/State: WESTERVILLE/OHIO Zip: 43082Email Address: PETER@LARSENDEWELLINGS.COM Fax Number: 614-392-2526**SIGNATURES** (All signatures must be provided and signed in blue ink)APPLICANT SIGNATURE Robert L. Fawcett for Nicole Fawcett (POA)PROPERTY OWNER SIGNATURE Robert L. Fawcett for Nicole Fawcett (POA)ATTORNEY / AGENT SIGNATURE Peter T. Larsen**PLEASE NOTE:** Incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer

THE CITY OF  
**COLUMBUS**

ANDREW J. GONZALEZ, MAYOR

DEPARTMENT OF BUILDINGS  
AND ZONING SERVICES

# Board of Zoning Adjustment Application

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

## AFFIDAVIT

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME PETER T. LARSEN

of (1) MAILING ADDRESS 1131 HIDDEN COVE CT. WESTERVILLE OHIO 43082

deposes 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 1026 FRANKLIN AVE.

for which 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  
AND MAILING ADDRESS

(4) NICOLE FAWCETT  
1026 FRANKLIN AVE  
COLUMBUS, OHIO 43205

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

AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR  
OR CONTACT PERSON AND ADDRESS

(5) NEAR EAST AREA COMMISSION  
KATHLEEN BAILEY, 489 LINWOOD AVE  
COLUMBUS, OHIO 43205, 614-582-3053

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 NAME  
CHRISTINA L. WILLIAMS

(6a) PROPERTY ADDRESS  
1032 FRANKLIN AVE,

(6b) PROPERTY OWNER MAILING ADDRESS  
1032 FRANKLIN AVE, COLUMBUS, OH 43205

FRANKLIN FRAME LLC

1038 FRANKLIN AVE

336 S HIGH ST, COLUMBUS, OH 43215

JOHN O BROGAN

1040 FRANKLIN AVE

1040 FRANKLIN AVE, COLUMBUS, OHIO 43205

COREY E KENDRIX

1046 FRANKLIN AVE

2815 MAYWOOD RD, COLUMBUS OH 43232

REGAN S OAKS

1014 FRANKLIN AVE

1014 FRANKLIN AVE, COLUMBUS, OH 43205

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

BACK SIDE OF THIS PAGE

(8) SIGNATURE OF AFFIANT

Nicole M. Fawcett, Robert L. Fawcett, POA

Sworn to before me and signed in my presence this 15th day of DECEMBER in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC

Notary Seal Here



**MAX T. LARSEN**  
Notary Public, State of Ohio  
My Commission Expires 01-30-2022

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Please make checks payable to the Columbus City Treasurer

CHRISTINA L. WILLIAMS  
1032 FRANKLIN AVE.  
COLUMBUS, OH 43205

DAVID J. HAWK  
P.O. BOX 141  
OSTRANDER, OH 43061

FRANKLIN FRAME, LLC  
336 S. High St.  
Columbus, OH 43215

DAVID C. DERUBERTIS  
1240 NORTHPORT DR.  
COLUMBUS, OH 43235

JOHN O. BROGAN  
1040 FRANKLIN AVE.  
Columbus, OH 43205

LG VENTURE OHIO, LLC  
139 E. MAIN ST.  
APT. 103  
COLUMBUS, OH 43215

COREY E. HENDRIX  
2815 MAYWOOD RD.  
Columbus, OH 43232

JOHN R. DUPLER  
229 BAYSHORE DR.  
CAPE CORAL, FL 33904

REGAN OAKS  
1014 FRANKLIN AVE.  
Columbus, OH 43205

1ST NATIONAL CASH REFUND  
1620 E. BROAD ST.  
Columbus, OH 43203

TABITHA A. STITT  
1010 FRANKLIN AVE.  
Columbus, OH 43205

VICTOR MOODY  
1017 OAK ST.  
Columbus, OH 43205

FRANKLIN TREE HOUSE, LLC  
495 S. THIRD ST.  
Columbus, OH 43206

THOMAS M. MIDDLETON  
1041 FRANKLIN AVE.  
COLUMBUS, OH 43205

CHRISTOPHER CHAPMAN  
1017 FRANKLIN AVE.  
COLUMBUS, OH 43205

RYLAND MULLINS  
1388 E. LONG ST.  
Columbus, OH 43203

DURABLE  
POWER OF ATTORNEY  
FOR FINANCIAL MATTERS

KNOW ALL MEN BY THESE PRESENTS:

That I, NICOLE MARIE FAWCETT, 2626 Sandusky Street, Zanesfield, Ohio 43360, County of Logan, State of Ohio, have made, constituted and appointed, and by these presents do make, constitute and appoint ROBERT L. FAWCETT, 2626 Sandusky Street, Zanesfield, Ohio 43360, and KIMBERLY J. FAWCETT, 2626 Sandusky Street, Zanesfield, Ohio 43360, either or both of them, jointly and severally, my true and lawful attorney for me and in my name, place and stead to:

1. Ask, apply for, sue for, recover and receive all sums of money, debts, dues, effects and things of whatsoever kind or description which are or shall hereafter become due and payable to me and to deliver necessary receipts and releases therefor, and to compound and make any allowances in respect to any debt or demand whatsoever which is or shall become due me.

2. Deposit any monies to any savings accounts, savings certificates, money market accounts, annuities or checking accounts which I may have in any savings and loan associations, banks or other financial institutions, as said attorney may deem advisable, and to withdraw any funds, as such attorney, from any savings accounts, annuities, savings certificates or checking accounts in any savings and loan associations, banks or other financial institutions, as said attorney may deem advisable; to sign and endorse all checks, notes, withdrawal slips, and any and all other instruments which said attorney may deem necessary and proper. The within authority extends, to, but is not limited to, endorsing of all checks payable to my order for retirement benefits including U.S. Treasury Department for Social Security Benefits, Account No. 269-92-0196.

3. Contract for the necessary medical care, including rest home and hospital, if necessary, and to employ the necessary nurses and pay necessary doctor bills and other expenses.

4. Pay any and all bills heretofore incurred by me and to incur and pay bills which my said attorney shall deem necessary and advisable for my benefit.

5. Pay all necessary insurance premiums and negotiate and adjust any claims for losses under any insurance policy, and receipt therefor.

6. Execute and file federal, state and municipal income tax returns.

7. Sell and convey, by bill of sale, assignment, or other

proper instrument of conveyance, with the customary warranties, terms and provisions, for such price or prices and upon such terms of credit or otherwise, and to such person or persons as my said attorney shall deem advisable, all or any part of my personal property.

8. To enter into and to exercise control over the contents in any safety deposit box I might own.

9. Manage, supervise and lease any real estate which I may own, including, but not limited to, the payment of taxes and insurance and the settlement of any insurance claims, the collection of rental therefor, and the filing of necessary suits to collect delinquent rental and evict tenants, and the maintenance and repair of said real estate; to sell all or any part of said real estate, for such prices and upon such terms as my said attorney shall deem best, and to execute, acknowledge and deliver the necessary contracts, deeds and other instruments for said conveyance.

10. To borrow sums of money under any terms and upon the security of any part or all of my property, real or personal; to execute and deliver all necessary notes, mortgages or other instruments of conveyance containing terms my attorney deems fit to evidence and secure the loans procured; and to receive payment and to endorse checks or drafts representing the proceeds of the loans.

11. Employ necessary legal and accounting services.

12. Sign the necessary papers and applications in procuring automobile license plates.

13. To buy and sell, invest and reinvest in stocks, securities, mortgages, annuities, real estate, partnership interest, mutual funds, loans, bonds, notes or other property, as my attorney deems appropriate; and to that extent to receive and receipt for bonds, and shares of stock of any corporation, to be issued in my name; to receive and receipt for any and all dividends and interest payable on any such investments standing in my name; to execute and deliver necessary assignments for any such securities standing in my name; and to execute proxy statements as my attorney deems in my best interest.

14. To make gifts outright to or in trust for the benefit of any persons, corporations, associations or charities, including but not limited to my spouse, children and lineal descendants even though such person or persons are named my attorney-in-fact hereunder. I specifically authorize my said attorney to make gifts to himself or herself, and in doing so to execute deeds, bills of sale or any other documents necessary or convenient to complete said gifts and any other gifts authorized hereunder.

15. To make transfers or withdrawals on my behalf into or out of any revocable living trust which I might control, or revoke same in its entirety; and, also, to make transfers or withdrawals and to designate a beneficiary election or changes on life insurance policies, IRA's or any retirement plan.

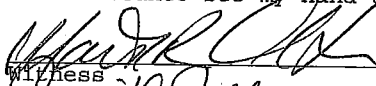

giving and granting unto my said Attorney full power and authority to do and perform all and every act and thing whatsoever, requisite, necessary or proper to be done in and about the premises, as fully to all intents and purposes, with the same validity, as I might or could do if personally present, hereby ratifying all that my said Attorney shall lawfully do by virtue hereof.

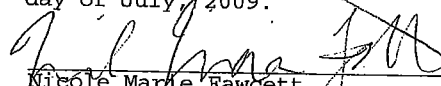
If it is necessary for the appointment of a Guardian of my person or estate or both, I nominate ROBERT L. FAWCETT to serve as such Guardian, and if he is unable to serve as Guardian, then I nominate KIMBERLY J. FAWCETT to serve as Guardian. I direct that the bond be waived for said Guardian.

I hereby revoke any Durable Powers of Attorney for Financial Matters by me previously executed.

This power of attorney shall not be affected by disability of the principal or lapse of time.

IN TESTIMONY WHEREOF, I, the said NICOLE MARIE FAWCETT, have hereunto set my hand this 13<sup>th</sup> day of July, 2009.

  
Witness  
  
Witness

  
Nicole Marie Fawcett

STATE OF OHIO, COUNTY OF LOGAN, ss.

BE IT REMEMBERED, that on this 13<sup>th</sup> day of July, 2009, before me, the subscriber, a Notary Public in and for said County, personally came the above named NICOLE MARIE FAWCETT who acknowledged the signing of the foregoing instrument to be her voluntary act and deed, for the uses and purposes therein mentioned. IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal, on the day and year last aforesaid.

  
Notary Public



MATTHEW RYAN CHAMBERLAIN  
Attorney at Law  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Ohio Rev. Code § 147.03

MRC/lrs

Prepared by Matthew R. Chamberlain in the law offices of Smith, Smith,  
Montgomery & Chamberlain, LLC, 112 N. Main St., Bellefontaine, Ohio 43311,  
Telephone: (937) 593-8510.

**STATEMENT OF HARDSHIP**

Chapter 3307 of the Columbus Zoning Code

**Section 3307.10 Variances by City Council**

A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.

B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.

Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

**PLEASE NOTE:** It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are discovered after your application is approved, a new application will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

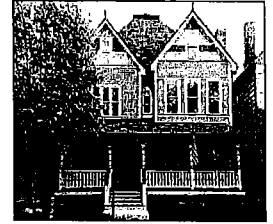
THE RELIEF OF REQUIREMENTS IS SATISFIED BY THE RULES IN  
SECTION 3332.38(G) "THE INCREASED ROOF PITCH IS COMPATIBLE WITH  
THE ESTABLISHED ARCHITECTURAL CHARACTERISTIC OF THE DISTRICT AND  
FURTHER PROVIDED THE INCREASED ROOF PITCH DOES NOT RESULT IN  
HABITABLE SPACE." THE PROPERTY IS LOCATED IN THE HISTORIC OLDE TOWNE  
EAST NEIGHBORHOOD WHERE THERE ARE A NUMBER OF COMPRABLE DETACHED  
GARAGES AND/OR CARRIAGE HOUSES. IT IS DESIRED BY THE HOMEOWNER TO MAINTAIN  
VISUAL CONTINUITY BETWEEN THE GARAGE AND THE HOUSE. THE ROOF PITCH OF  
THE HOUSE IS (15:12) <sup>15</sup>/<sub>12</sub>. THE PROPOSED GARAGE ROOF WOULD MATCH THE  
15:12 SLOPE SPANNING 23' RESULTING IN THE TOTAL HEIGHT OF THE STRUCTURE TO 25'(FT)  
\*(CONT. ON BACK)

Signature of Applicant

Robert L. Lawrence for Nicole Lawrence PDA Date



HOY LAND SURVEYING  
39 Village Green Drive  
Westerville, Ohio 43082  
Phone: 614-679-1186



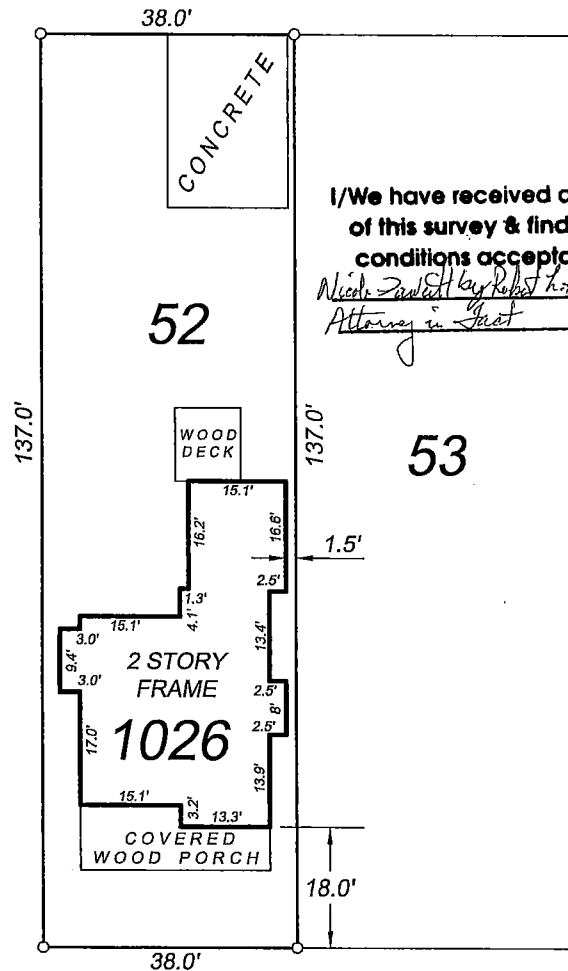
JOB NUMBER #: 1012-2016 S DATE OF DRAWING 08-30-16

TITLE AGENCY TALON TITLE AGENCY, LLC LENDER PNC MORTGAGE BUYER FAWCETT  
LEGAL DESC. LOT 52 ~ R.C. HOFFMAN'S ADDITION P.B. 2 PG. 163 COUNTY FRANKLIN  
CITY/TWP. COLUMBUS DRN. SJH CK. SS DRAWING SCALE 1" = 20'  
FEMA INFORMATION: FLOOD ZONE X MAP PANEL INFO 39049C 0328K MAP DATE 6-17-08

16' ALLEY

51

S. 21ST STREET 20'



I/We have received a copy  
of this survey & find the  
conditions acceptable.

*Noted and signed by Robert L. Hubert as  
Attorney in Fact*

53

FRANKLIN AVENUE 50'

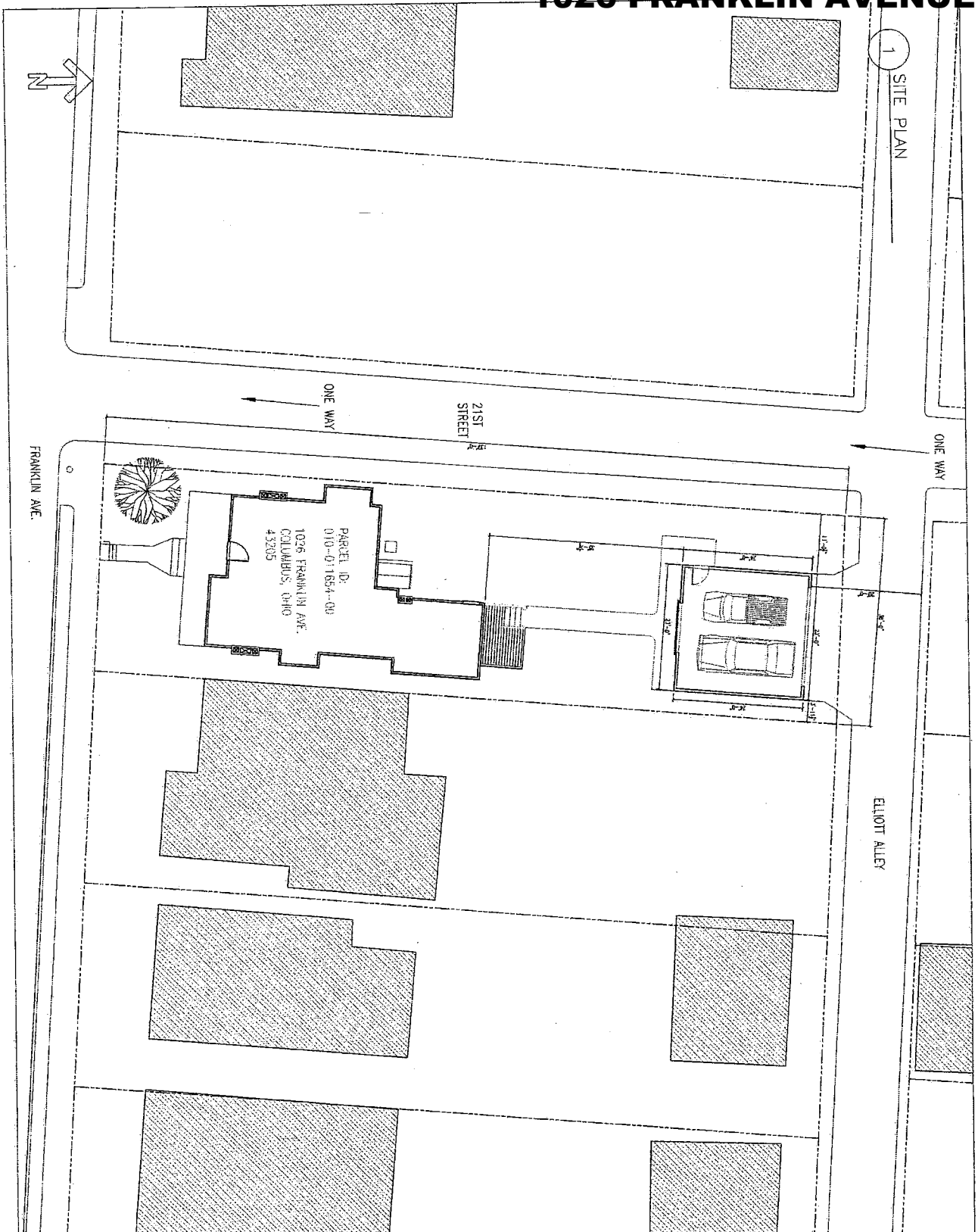
We hereby certify that the foregoing MORTGAGE LOCATION SURVEY was prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a Boundary Survey pursuant to Chapter 4733-37, Ohio Administrative Code. This plat is prepared for mortgage loan and title purposes only and is not to be construed as having been prepared for the owner and is not to be used to erect fences or other structures. Easements shown on this plat were taken from the subdivision plat of record. Additional easements affecting this property may exist.

ENCROACHMENT INFORMATION  
NONE NOTED

By

*Steven J. Hoy*





11.5  
SP-1  
A-1, A-4  
OVER SHEET  
SITE PLAN  
ARCHITECTURAL DRAWINGS

## GENERAL NOTES:

THE PROPERTY IS LOCATED AT 1026 FRANKLIN AVE. COLUMBUS, OHIO 43205. PARCEL # 010-011854-00. THE MAIN STRUCTURE IS A QUEEN VICTORIAN HOUSE, ORIGINALLY BUILT IN 1894. THE PROPERTY WAS ACQUIRED BY THE CITY OF COLUMBUS IN 1984. THE PROPERTY IS NOW BEING REDEVELOPED INTO A HISTORIC DISTRICT. THE LOT IS ON THE CORNER IN A HISTORIC DISTRICT. BUT IS NOT UNDER HISTORIC PRESERVATION. THE PROJECT WILL ATTEMPT TO CREATE A STRUCTURE THAT WOULD RESPECT A GARAGE HOUSE BUILT IN THE EARLY 20TH CENTURY.



Larsen Dwellings, Inc.  
100 Northwoods Blvd, Suite B  
Columbus, Ohio 43235  
Phone: 614-226-2934  
Fax: 614-392-2526  
<http://www.larsendwellings.com>

DRAWING TITLE: SITE PLAN

LOCATION: 1026 FRANKLIN AVE. COLUMBUS, OHIO 43205

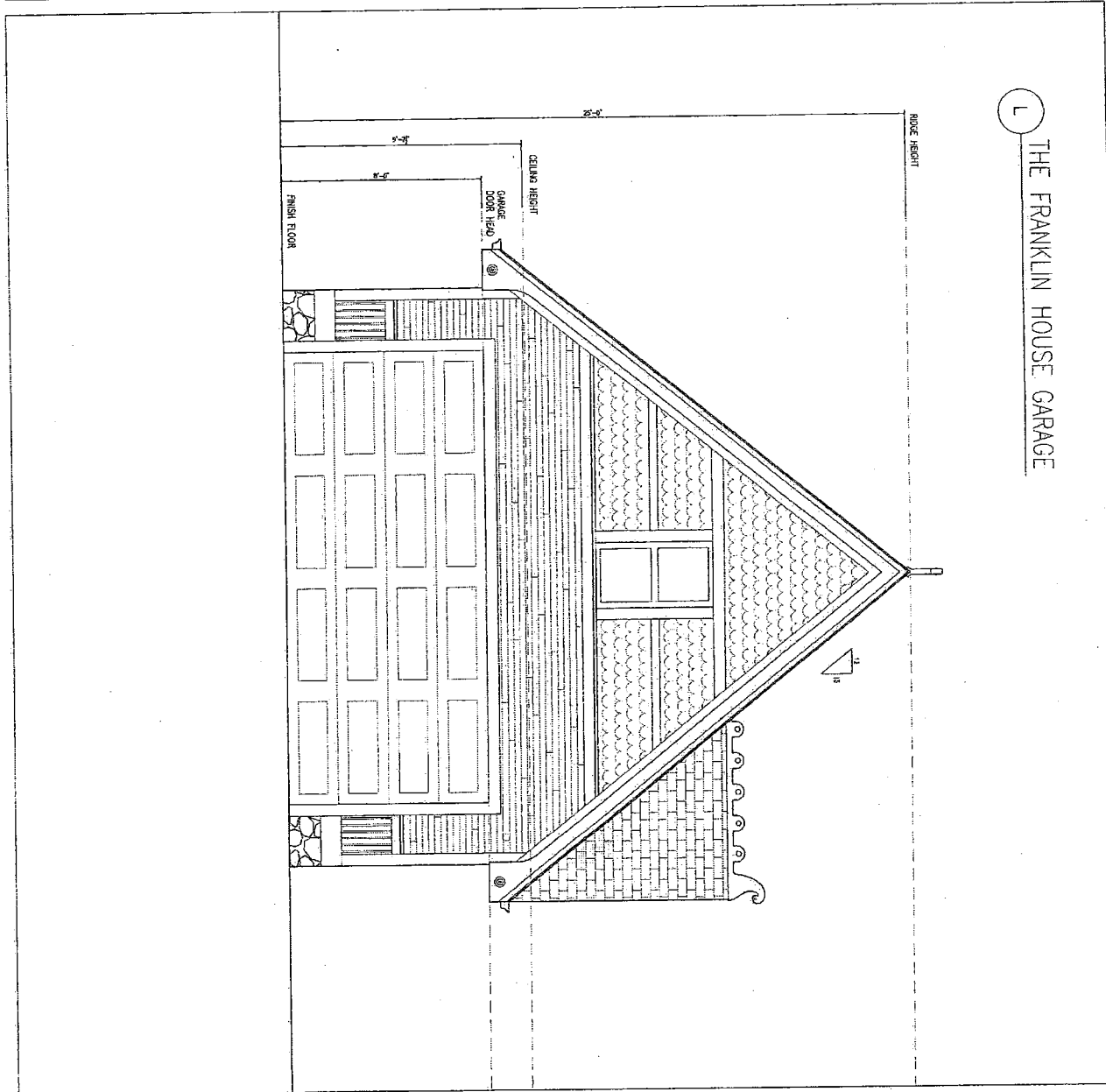
DRAWN BY: PETER I. LARSEN

DATE: 11/14/2018 SCALE: 1/8"=1'

CAD FILE: 1026 FRANKLIN AVE GARAGE.DWG

DRAWING NUMBER:

SP-1



INDEX:

11.5 COVER SHEET  
SP-1 SITE PLAN  
A-1 ARCHITECTURAL DRAWINGS  
A-4

GENERAL GARAGE INFORMATION	
GARAGE SQUARE FOOTAGE:	552 sq ft
GARAGE WIDTH:	23'
GARAGE LENGTH:	24'
GARAGE HEIGHT:	19' 1"
PARCEL SIZE:	30' ft x 137 ft

**GENERAL NOTES:**

THE PROJECT CONSISTS OF THE CONSTRUCTION OF A RETAINED GARAGE, WITH ENTRY FROM THE ALLEY AT 1026 FRANKLIN AVE. CLIMBERS AND TREES, THE ALLEY LEADING TO A SLIGHTLY STeeper CONCRETE DRIVE, THE STRUCTURE WILL RESEAL THE HISTORIC CLIMBERS AND TREES OF THE HOUSE. THE PITCH OF THE ROOF WILL EXCEED THE REGULATED HEIGHT OF FENCING NEED TO ALLOW FOR STORAGE ABOVE WALKING WITH OPENING GATES. IN ADDITION TO THE ENTRY FROM THE ALLEY THERE WILL ALSO BE ACCESS TO THE BACKYARD THROUGH ANOTHER GARAGE OPENING OPPOSITE THE ALLEY ACCESS DOOR ALONG AS A THROUGH WAY. THIS GARAGE DOOR WILL BE A GLASS SLIDING DOOR WITH A DOORSEAL COVER TO THE WALLS AND CEILING WILL BE INSULATED AND COVERED WITH STUCCO. AND THE CONCRETE FLOOR OF THE GARAGE WILL BE EQUIPPED WITH AN ELECTRIC RADIANT HEATING COIL FOR MODERATE CLIMATE CONTROL.

**DRAWING TITLE: COVER SHEET**

**LOCATION: 1025 FRANKLIN AVE, COLUMBUS, OHIO 43206**


**DRAWN BY: PETER J. LARSEN**

**DATE: 11/14/2016**      **SCALE: 1"=1'**

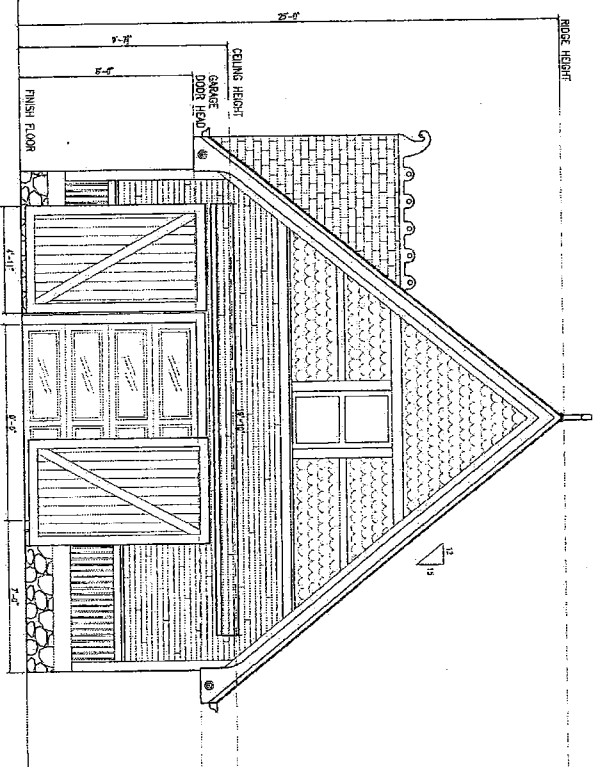
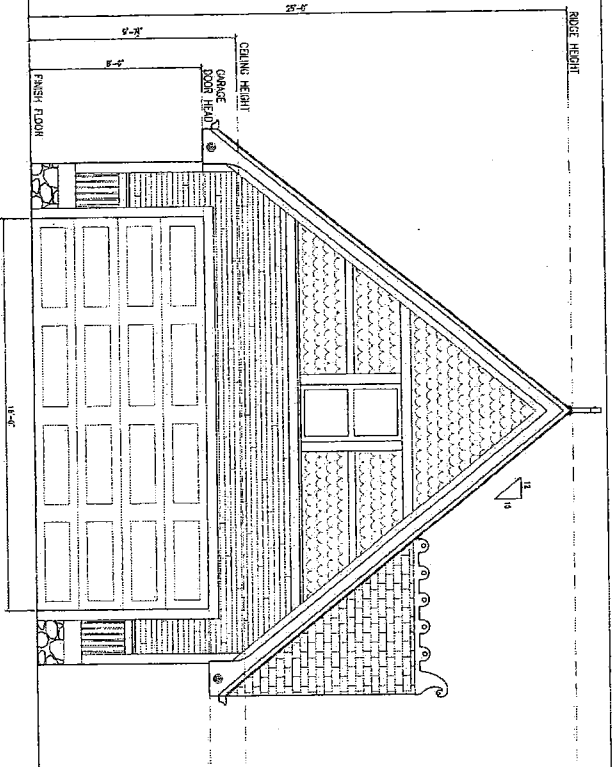
**CAD FILE: 1025 FRANKLIN AVE GARAGE.DWG**

**DRAWING NUMBER:**

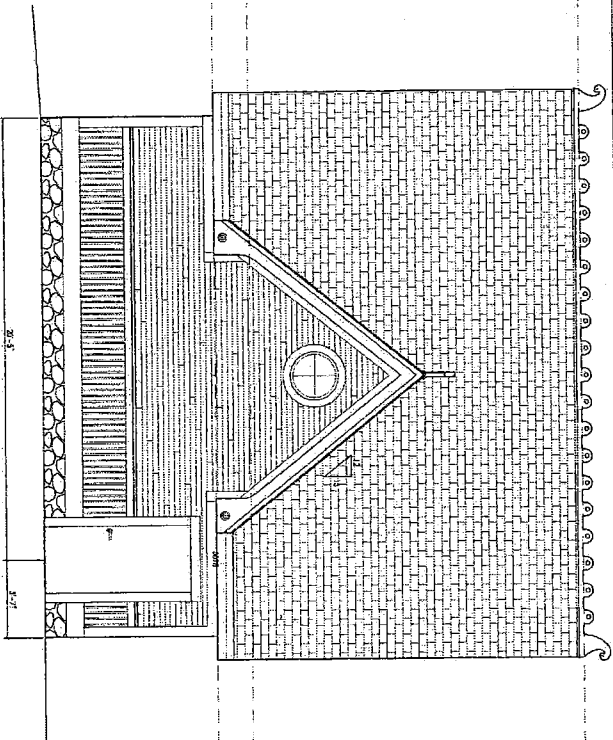
**Larsen Dwellings, Inc.**  
100 Northwoods Blvd, Suite B  
Columbus, Ohio 43235  
Phone: 614.226.2934  
Fax: 614.392.2576  
<http://www.larsendwellings.com>



LD1



**4 GARAGE ELEVATION**



- ELECTRICAL SYSTEM**
- THE PROVISIONS OF THE NATIONAL ELECTRIC CODE, NFPA 70, AS REFERENCED IN THE OHIO BUILDING CODE AS THE SAME MAY BE AMENDED AND ADOPTED BY THE STATE OF OHIO, SHALL BE INCORPORATED HEREIN SHALL GOVERN THE INSTALLATION, TESTING, AND OPERATION OF THE ELECTRICAL SYSTEMS OF ONE-, TWO-, AND THREE FAMILY DWELLINGS AND THEIR ACCESSORY STRUCTURES WITHIN THIS JURISDICTION.
- ALL CHUIT CIRCUIT BREAKER PROTECTORS SHALL BE PROVIDED AS REQUIRED IN 210.12(A), (B), AND (C).
  - THE ARC-FAULT CIRCUIT INTERRUPTER SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION.
- GARAGE:**
- 1-PANEL, 60A, 1-LIGHTING CIRCUIT.
  - 2 BREAKER BOX, 7 LIGHT CIRCUITS, 2 SWITCHES
- BREAKERS:**
- 1-1 POLE 15A PANEL, 60A
  - 1-1 POLE 15A LIGHTS
  - 1-1 POLE 50A BOUND FLOOR
- WIRE, SINGLE-PHASE, 120/240V SERVICE (INCLUDING NEUTRAL CONDUCTORS).
- A 100A, 48 AMPERE WIRE IN 1/2" CONDUIT FROM HOUSE PANEL TO GARAGE SUB PANEL
- 60A ARE COVER WIRE TO TWO 6" GROUND RODS 6' APART
- LIGHT FIXTURES: 6**
- SWITCHES: 2**
- RECEPTS: 8 + 1 GFI**
- MOTOR/APPLANCES: 2**
- TOTAL DEVICES: 23**

COVER SHEET  
SHEET NO. 1  
ARCHITECTURAL DRAWINGS

**GENERAL NOTES:**

THIS DRAWING SHOWS THE DIMENSIONS OF THE FLOOR LEVELS, WINDOW RISE, AND FINISH MATERIALS (WOOD SINK, DIMENSIONAL ASPHALT SHINGLE ROOF, HARDY BOARD SIDING)

1. CONTRACTOR TO VERIFY THAT ALL NEW WINDOWS BE INSTALLED A MINIMUM OF 1/2" ABOVE THE FINISH FLOOR LEVEL. ALSO WINDOWS SHOULD BE SET IN EXTERIOR WALL SECTION 208
2. FOAM INSULATION IS TO BE INSTALLED AROUND ALL DOOR JAMBS

- DIMENSIONAL ASPHALT SHINGLE
- 4" HARDY BOARD SIDING
- SCALED SIDING
- FACE LIMESTONE
- WOODEN TONG AND GROOVE MANSCOT

**Larsen Drawings, Inc.**  
100 Northwoods Blvd, Suite B  
Columbus, Ohio 43235  
Phone: 614.226.2934  
Fax: 614.392.2526  
<http://www.larsendrawings.com>

**DRAWING TITLE: ELEVATION**

LOCATION: 1026 FRANKLIN AVE. COLUMBUS, OHIO 43205

DRAWN BY: PETER T. LARSEN

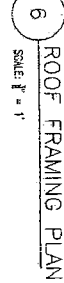
DATE: 11/14/2016 SCALE: 1/2" = 1'

CAD FILE: 1026 FRANKLIN AVE. GARAGE.DWG

DRAWING NUMBER:

A-3

SCALE: 1" = 1'



SCALE: 1" = 1'



- GENERAL NOTES:**

L1-S  
SP-1  
A-1 - A-4

COVER SHEET  
SITE PLAN  
ARCHITECTURAL DRAWINGS

**Larsen Wellings, Inc.**  
100 Northwinds Blvd., Suite B  
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<http://www.larsendwellings.com>

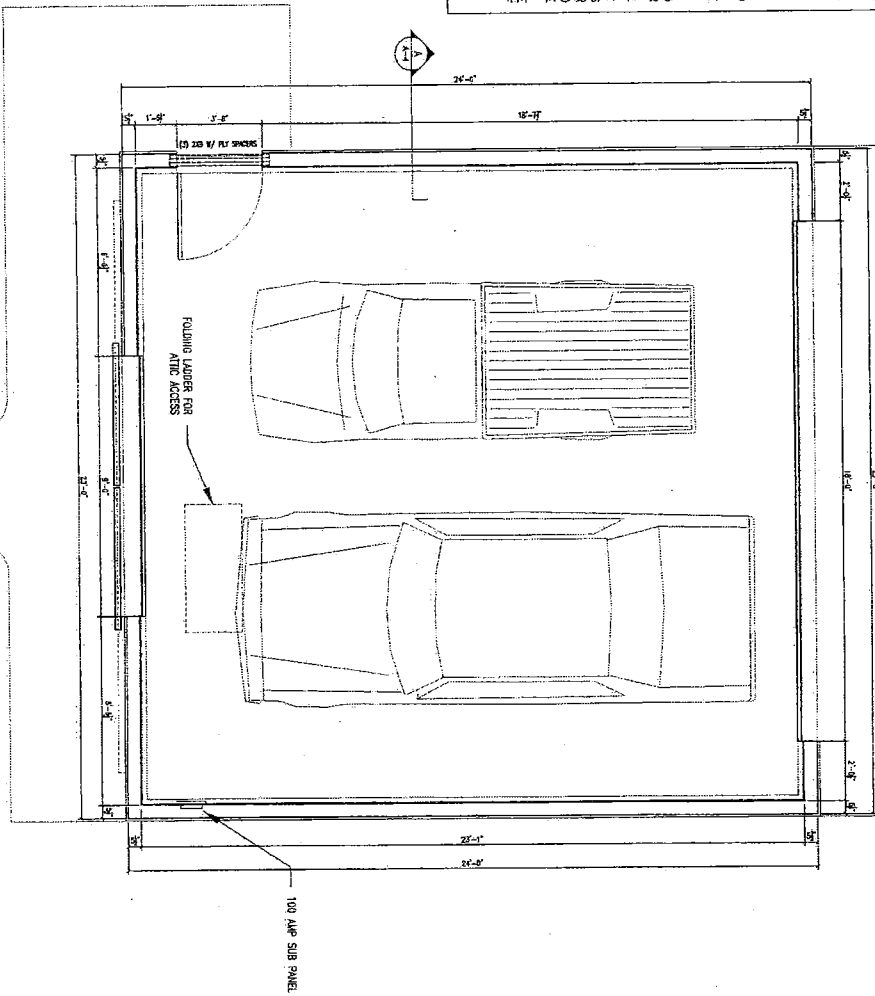
DRAWING TITLE: SECTION & ROOF FRAMING	LOCATION: 1026 FRANKLIN AVE, COLUMBUS, OHIO 43205
DRAWN BY: PETER T. LARSEN	SCALE: 1/8" = 1'
DATE: 11/14/2016	
CAD FILE: 1026 FRANKLIN AVE GARAGE.DWG	
DRAWING NUMBER:	

A-4

## GARAGE PLAN

2  
FIRST FLOOR WALL HEIGHT 8'-2"  
TOTAL SFT = 552

1. ALL MATERIALS WILL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS, INDUSTRY AND TRADE STANDARDS AND ALL APPLICABLE BUILDING CODES.
2. CONCRETE RESISTIVE AREA FLASHING WILL BE INSTALLED ON ALL EXTERIOR WALL JOINTS TO PREVENT WATER FROM ENTERING WALL JOINTS AND FLASHING WILL EXTEND PAST THE SURFACE OF THE EXTERIOR Siding. APPROVED FLASHING WILL BE INSTALLED IN THE FOLLOWING LOCATIONS:
- THE TOP OF ALL DOORS AND WINDOWS
- AT ALL WALL AND ROOFING INTERSECTIONS WHERE EVER A WOODEN SILL OR CORNER IS LOCATED
- ALL OTHER VERTICAL SEAMS IN THE Siding WILL BE CALLED W/ LOCK SUTURE
3. CONTRACTOR TO DETERMINE THE LOCATION AND NUMBER OF GUTTERS AND DOWNSPOUTS FOR PROPER ROOF DRAINAGE. 5" GUTTERS WILL BE USED. THE CONTRACTOR IS RESPONSIBLE TO VERIFY THAT ALL CONDITIONS AND DIMENSIONS BEFORE THE START OF CONSTRUCTION. ANY ISSUES OR ALTERATIONS MUST BE SUBMITTED IN WRITING TO THE ASSIGNED FOR REMEDIATION AND ON COMPLETION PRIOR TO COMMENCING THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY ERRORS NOT REPORTED.
5. ALL WORK DONE WILL COMPLY WITH ALL APPLICABLE REGULATIONS AND THE 2018 RESIDENTIAL CODE OF OHIO.



COVER SHEET  
SHEET  
SP-1  
A-1 - A-4  
ARCHITECTURAL DRAWINGS

## GENERAL NOTES:

1. ALL DIMENSIONS OF WALLS ARE TAKEN FROM THE EXTERIOR FACE UNLESS NOTED OTHERWISE. WALLS SHALL BE CONSIDERED AND BUILT TO THE FINISH LINE UNLESS OTHERWISE SPECIFIED. ALL EXTERIOR WALLS OF THE ADDITION ARE TO BE CONSTRUCTED WITH 2X6 STUDS.
2. ALL STUDS WILL BE ONE PIECE THE ENTIRE HEIGHT OF THE WALL, PROVIDED AT LEAST TWO STUDS ON EITHER SIDE OF ALL OPENINGS INCLUDING ONE KING AND ONE JACK STUD.
3. ALL WALLS ARE TO BE INSULATED TO R20 AND THE ATTIC TO HIGHEST R20.
4. PROVIDE SPEEDS FOR FOLDING ACCESS LADDER

Larsen Dwellings, Inc.  
100 Northwoods Blvd., Suite B  
Columbus, Ohio 43235  
Phone: 614.226.2934  
Fax: 614.392.2526  
<http://www.larsendwellings.com>

## DRAWING TITLE: GARAGE PLAN

LOCATION: 1026 FRANKLIN AVE, COLUMBUS, OHIO 43205

DRAWN BY: PETER I. LARSEN

DATE: 11/14/2016 SCALE: 1/8"=1'

CAD FILE: 1026 FRANKLIN AVE\_GARAGE.DWG

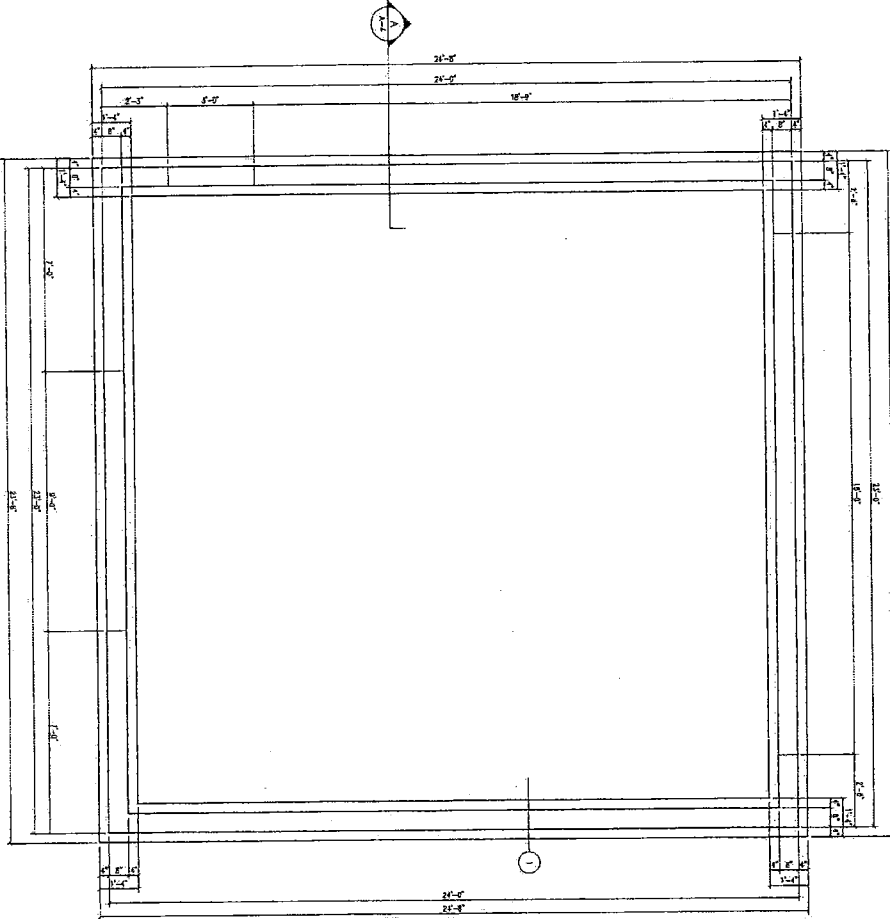
DRAWING NUMBER:

A-1

3

**FOOTER & FOUNDATION PLAN**

NOTE: THE FOOTER FOR THE GARAGE IS TO BE CONTINUOUS REINFORCED CONCRETE 8" THICK BY 18" WIDE. THE BOTTOM OF THE FOOTER IS TO BE AT 32" BELOW GRADE AT A MINIMUM.

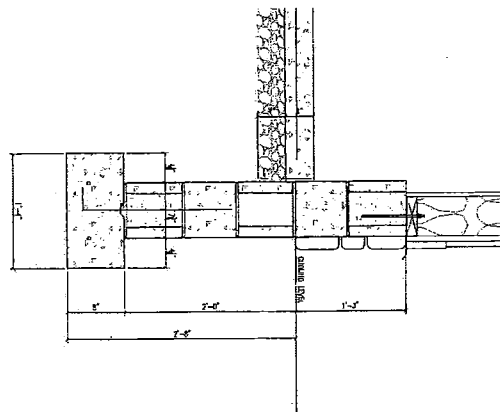


1

**FOOTER & FOUNDATION DETAIL**

SCALE: 1/4" = 1'

NOTE: SEE SECTION A ON SHEET A-4 FOR MORE INFORMATION REGARDING MANUFACTURER, FOOTING DIMENSIONS INDICATED ARE MINIMUMS. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. REBAR PENETRATES THROUGH THE FOOTER AND CONTACTS THE GROUND AS TO NOT ALLOW MOISTURE PENETRATION. DETAIL SHOWS ACTUAL DIMENSIONS.



11-S  
SP-1  
A-1 - A-4  
COVER SHEET  
SITE PLAN  
ARCHITECTURAL DRAWINGS

**GENERAL NOTES:**

1. THE FOOTER PLAN SHOWS THE DIMENSIONS OF THE GARAGE STRUCTURE FROM THE OUTSIDE EDGE OF THE FOUNDATION WALL. THE TYPICAL DIMENSION IS 8" X 18" ACTUAL DIMENSION IS SUBJECT TO VARIATION. THE CONTRACTOR IS RESPONSIBLE TO MAKE SURE THAT THE OUTSIDE EDGE DIMENSION STAYS TRUE AND SQUARE.
2. THE DRAWING ALSO SHOWS THE DIMENSIONS FOR THE OPENINGS GARAGE DOORS AND SIDE ENTRY DOOR. THE CONTRACTOR TO VERIFY ANY ROUGH OPENING SPECIFIED BY THE DOOR MANUFACTURER AND PROVIDE THE MOUNT OF FOUNDATION WALL EXTENSION ABOVE SLAB LEVEL. AS INDICATED ON THE DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT THE 4" CONCRETE SLAB WILL BE POURED ON TOP OF THE CMU WALL. THE CMU WALL SHALL BE FILLED WITH GRAVEL AT OPENINGS.
3. CONCRETE SLAB FOR GARAGE FLOOR IS TO BE ABOVE GROUND LEVEL AND SLOPE AT 1/4" PER FOOT TOWARDS THE ALLEY.
4. THE FOOTING WALL BE AT A MINIMUM TO THE FIRST LINE AT 2'0" UNLESS OTHERWISE INSTRUCTED BY THE LOCAL JURISDICTION.



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DRAWING TITLE: FOOTER / FOUNDATION

LOCATION: 1026 FRANKLIN AVE, COLUMBUS, OHIO 43205

DRAWN BY: PETER J. LARSEN

DATE: 11/14/2016 SCALE: 1/4" = 1'

CAD FILE: 1026 FRANKLIN AVE GARAGE.DWG

DRAWING NUMBER:

A-2

**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 # \_\_\_\_\_

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) PETER T. LARSEN  
of (COMPLETE ADDRESS) 1131 HIDDEN COVE CT. WESTERVILLE, OHIO 43082

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 in the following format:

Name of business or individual  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

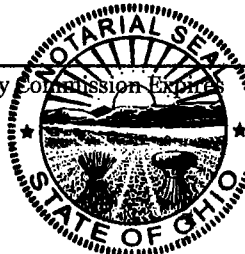
1. <u>NICOLE FAWCETT</u> <u>1026 FRANKLIN AVE.</u> <u>COLUMBUS, OHIO 43215</u>	2.
3.	4.

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

SIGNATURE OF AFFIANT Robert L. Swett for Nicole Swett (POA)

Sworn to before me and signed in my presence this 12<sup>TH</sup> day of JANUARY, in the year 2017

Max T. Larsen  
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here  
  
My Commission Expires  
**MAX T. LARSEN**  
Notary Public, State of Ohio  
My Commission Expires 01-30-2022