



1 SITE PLAN
1/16" = 1'-0"

GENERAL INFORMATION

ADDRESS: 2557 E Broad Street
Bexley, OH 43209

PARCEL: 020-001232-00

PROJECT SCOPE: A new single story sunroom addition to the South Facade of the building

Existing First Floor SF: 1,193 SF (including covered front porch)
Sunroom Addition SF: 245 SF
Total First Floor SF: 1,235 SF

ZONING INFORMATION

R-6 Medium High Density Single-Family Residential District

MINIMUM LOT SIZE	ACTUAL	ZONING REQ'T
	10,800 SF	6,000 SF

MINIMUM LOT WIDTH	ACTUAL	ZONING REQ'T
	54'	50'

LOT COVERAGE	ACTUAL	ZONING REQ'T
Building:	1,438 SF	
Garage:	683 SF	
TOTAL BUILDING:	2,121 SF = 19.8%	35% MAX.

Driveway:	2,775 SF	
Patio/Hardscape:	325 SF	
TOTAL COVERAGE:	5,221 SF = 48%	60% MAX.

SETBACKS	ACTUAL	ZONING REQ'T
Side East:	8'	8'
Side West:	28'	8'
Front Yard Existing:	62'-4"	30'
Rear Yard Proposed:	72'-7"	25'

STEPHANIE HAYWARD, AIA
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Bexley, OH

architect

2557 E BROAD
SUNROOM ADDITION

project

2557 E Broad Street
Bexley, OH 43209

location

seal

BEXLEY ARB

04.02.2024

SITE PLAN

sheet title

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sheet no.