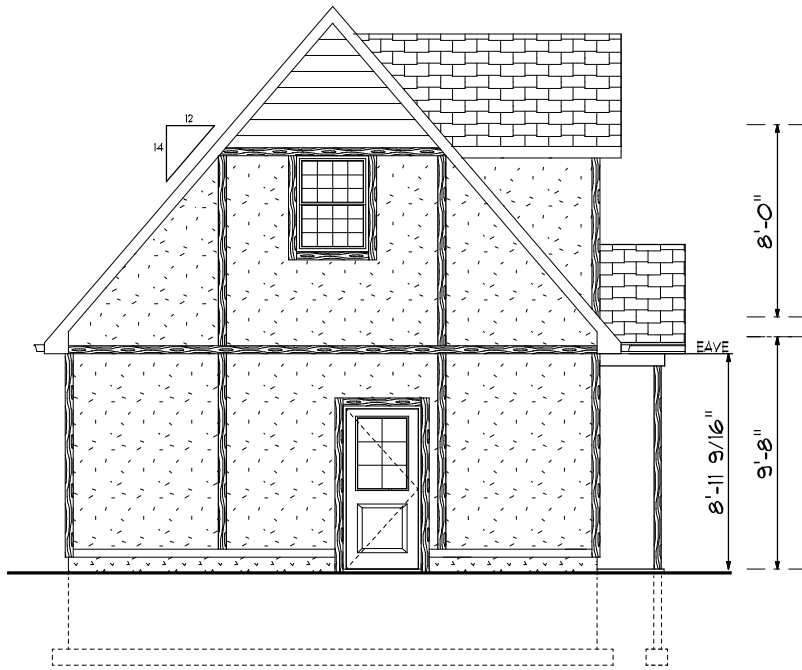


CUSTOM  
CAD  
DESIGNS  
740-345-2656  
Preliminary Drawing

# FRONT ELEVATION

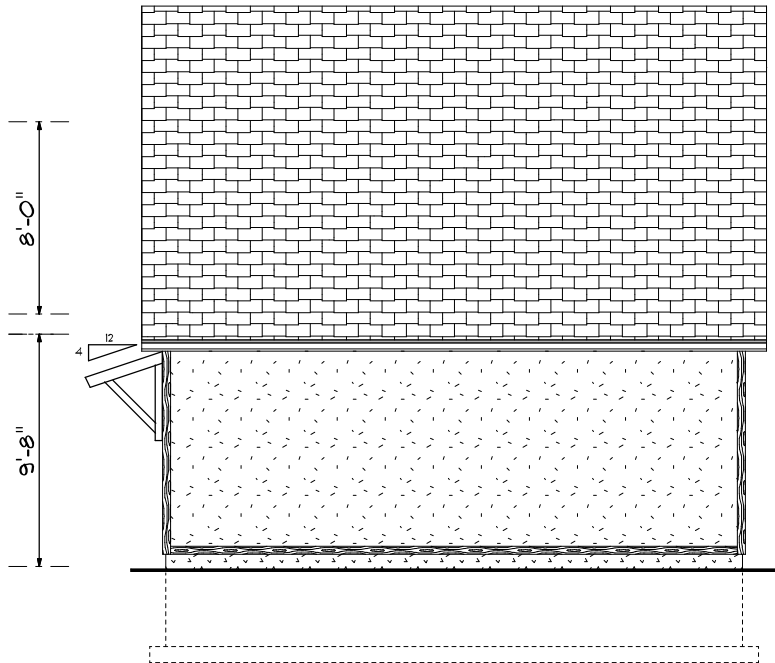
REVISED: 10-4-24



REAR ELEVATION



LEFT ELEVATION

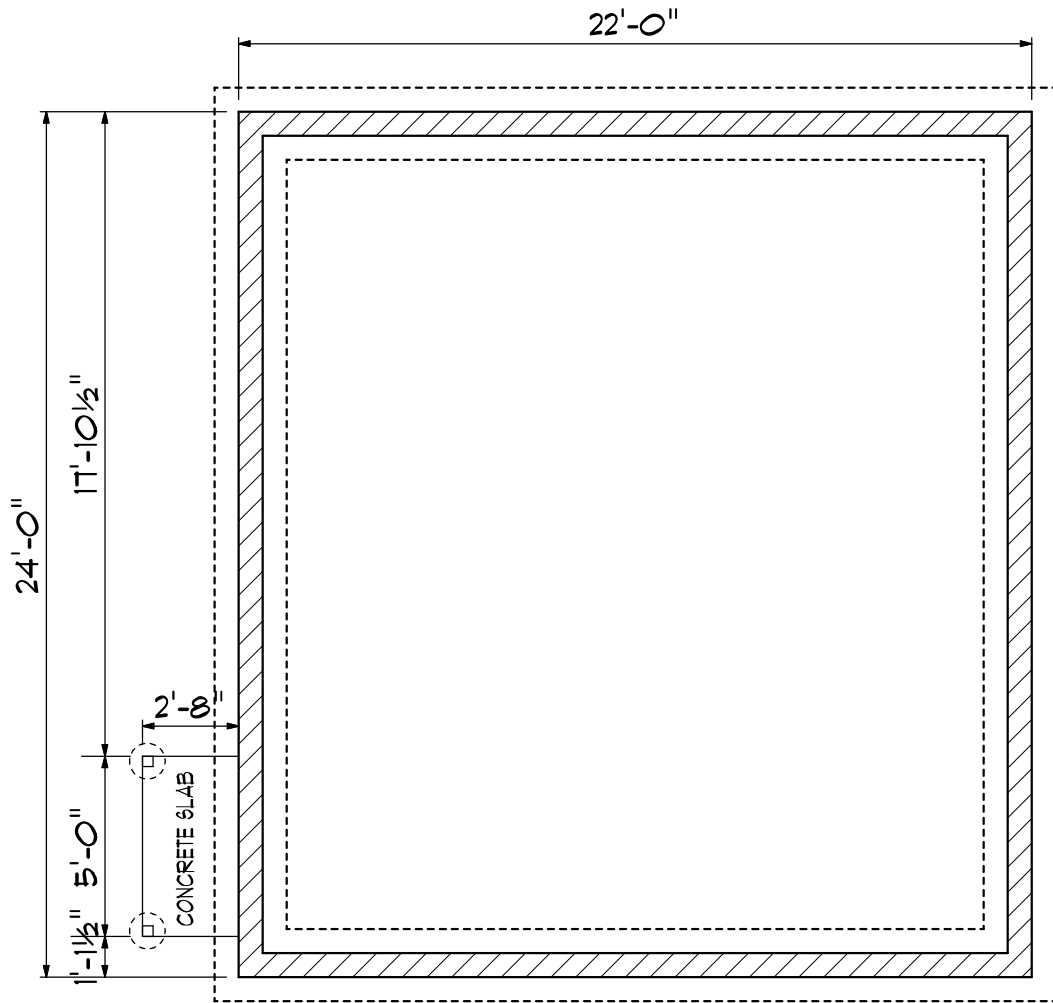


RIGHT ELEVATION

CUSTOM  
CAD

DESIGNS  
740-345-2656  
Preliminary Drawing

REVISED: 10-4-24

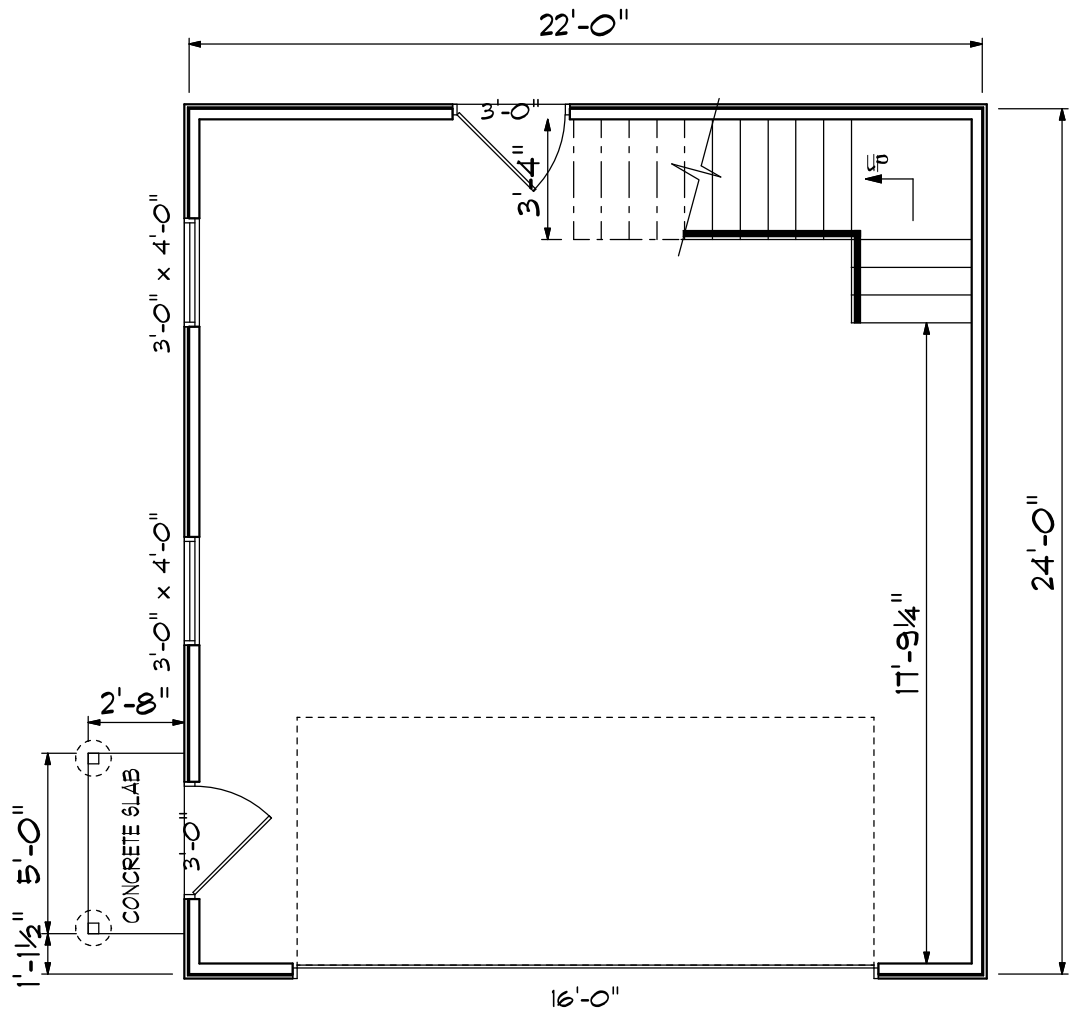


# FOUNDATION PLAN

REVISED: 10-4-24

CUSTOM  
CAD  
DESIGNS

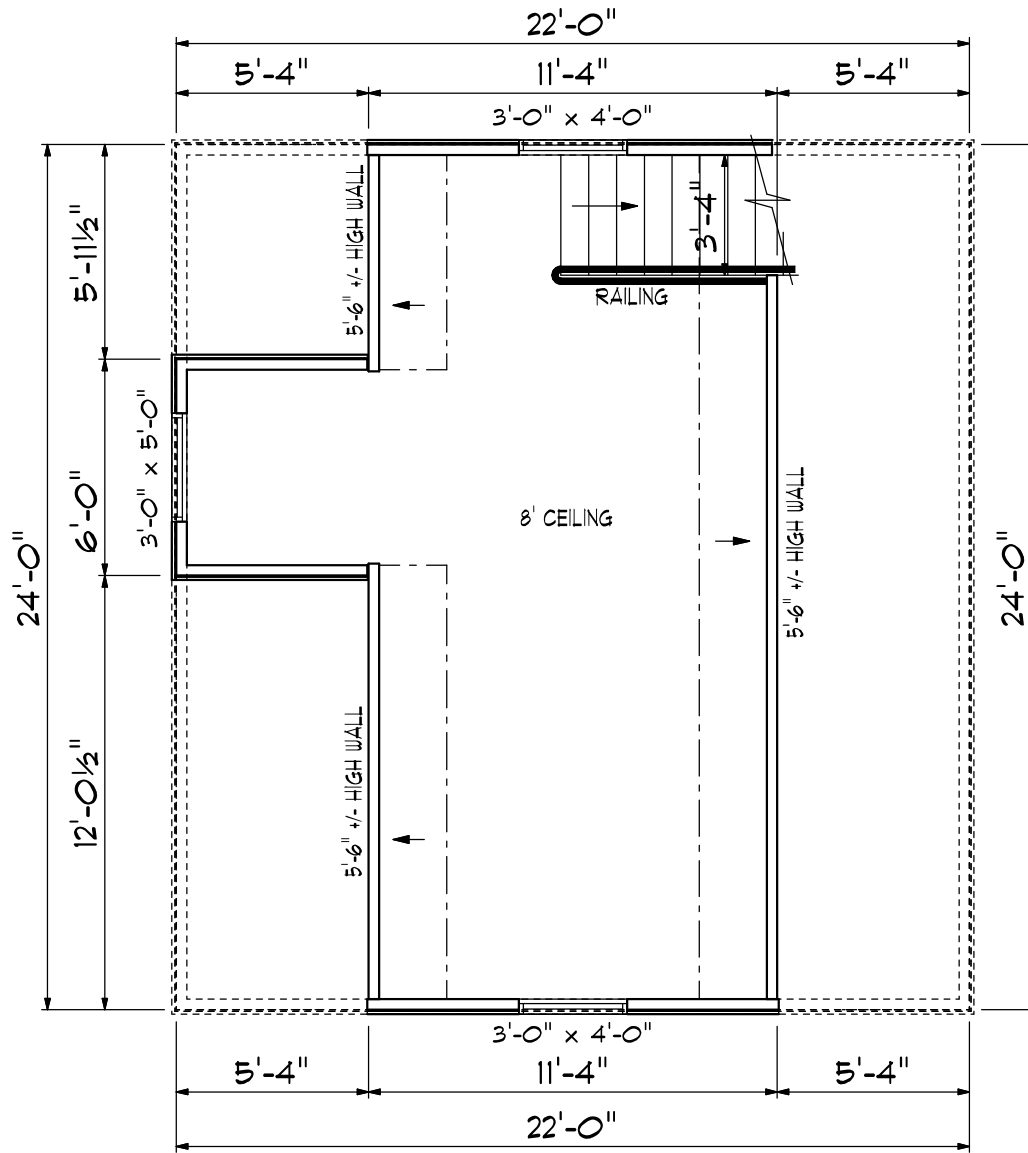
740-345-2656  
Preliminary Drawing



# MAIN FLOOR PLAN

528 SQUARE FEET  
 REVISED: 10-4-24

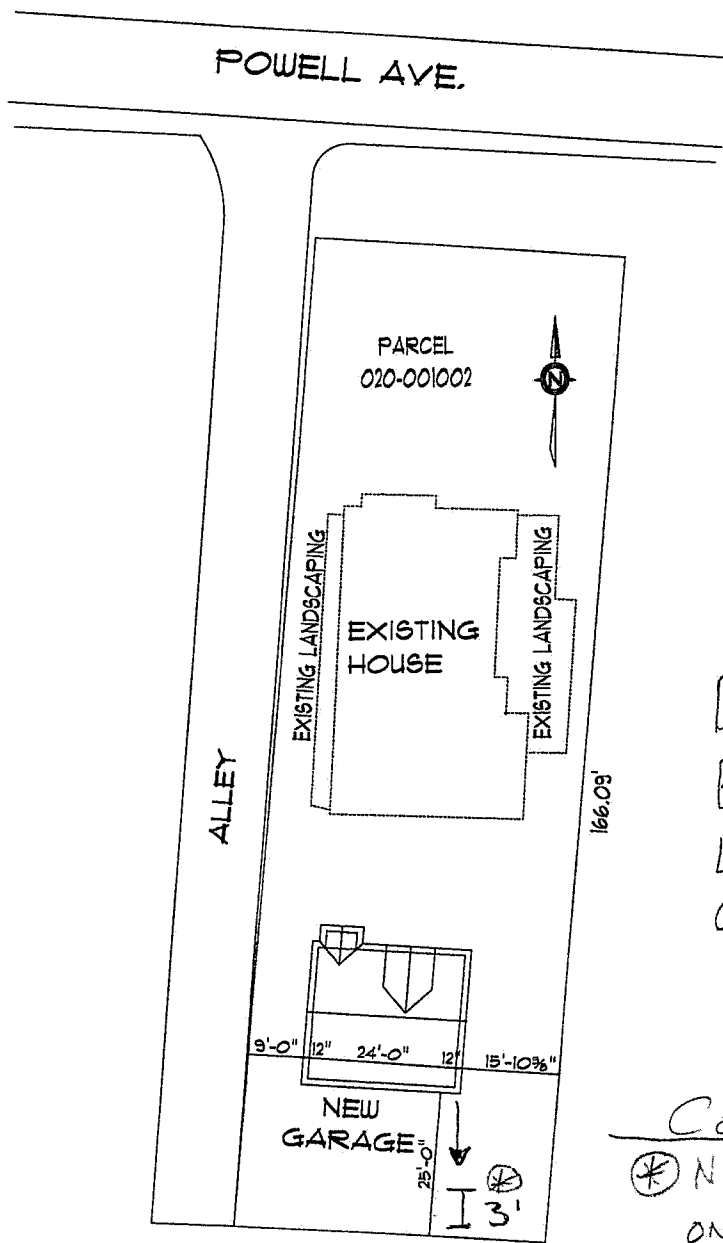
**C**USTOM  
**CA**DESIGNS  
 740-345-2656  
 Preliminary Drawing



# UPPER FLOOR PLAN

303 SQUARE FEET  
 REVISED: 10-4-24

**C**USTOM  
**A**DESIGNS  
 740-345-2656  
 Preliminary Drawing



DISTANCE BETWEEN  
BACK OF HOUSE TO  
LEFT ELEVATION OF  
GARAGE IS 44 FT.  
10"

CORRECTION:

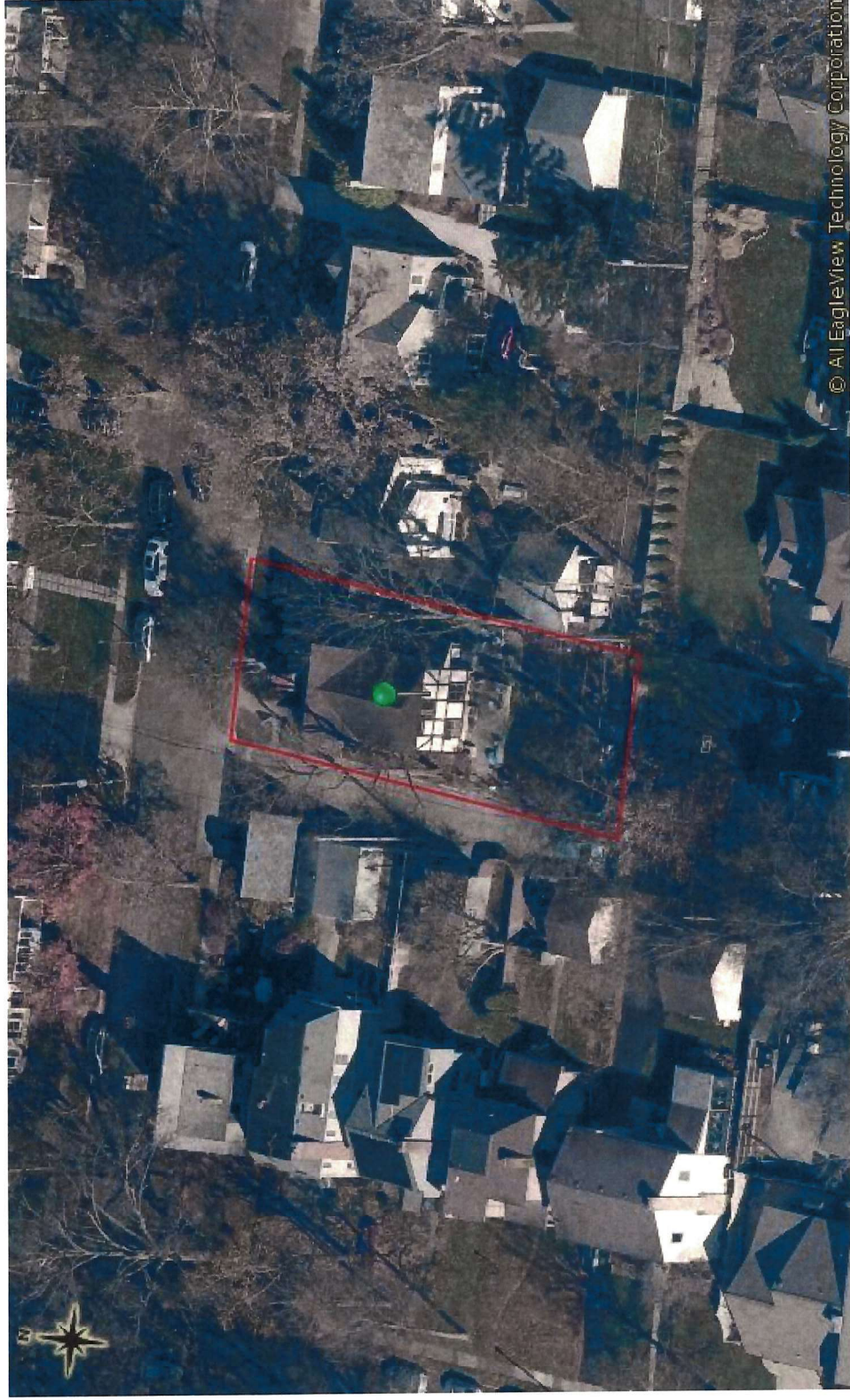
\* NEW GARAGE WILL  
ONLY BE 3 FEET  
OFF OF FENCE LINE  
NOT 25'

SITE PLAN IS BEING  
UPDATED

BRIAN AND KATIE SHEPHERD  
2715 POWELL AVE.  
BEXLEY, OH 43209

SCALE: 1" = 30'

# 2775 Powell



(136.3)

1433 020-001016

020-001015

452  
58

020-002251

451  
50.08

020-000586

450  
50

020-0010

449  
50

(8) (8)

(50)

2751

POWELL AVE

S ROOSEVELT AVE

136.3

212

425

020-001769

136.3

218

020-003720

426

136.3

222

020-003721

427

136.3

428

020-003722

136.3

135.07

234

020-003313

219

40.85

67

67

(50)

(3)

47

2775

020-001002

429

166.09

2779

020-001003

430

165.51

2785

020-001004

431

164.93

2791

020-001005

432





## Architectural Review Board

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Decision and Record of Action - October 10, 2024

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The City of Bexley's Architectural Review Board took the following action at this meeting:

Application Number: BZAP-24-37

Address: 2775 Powell

Applicant: Brian Shepard

Owner: Brian and Katie Shepard

**Request:** The applicant is seeking a recommendation to the Board of Zoning and Planning for a Certificate of Appropriateness to add a new garage constructed 3 feet off backyard property line.

**MOTION:** The motion to table this application to the November 2024 ARB was made by Mr. Scott and seconded by Mr. Calhoun:

The applicant, Katie Shepard, agreed to the findings of fact.

**VOTE:** All members voted in favor.

**RESULT:** The applicant was tabled to November 14, 2024, ARB.

**Staff Certification:** Recorded in the Official Journal this 10th day of October, 2024.

Matthew Klingler, Zoning Officer

Karen Bokor, Design Consultant

cc: Applicant, File Copy



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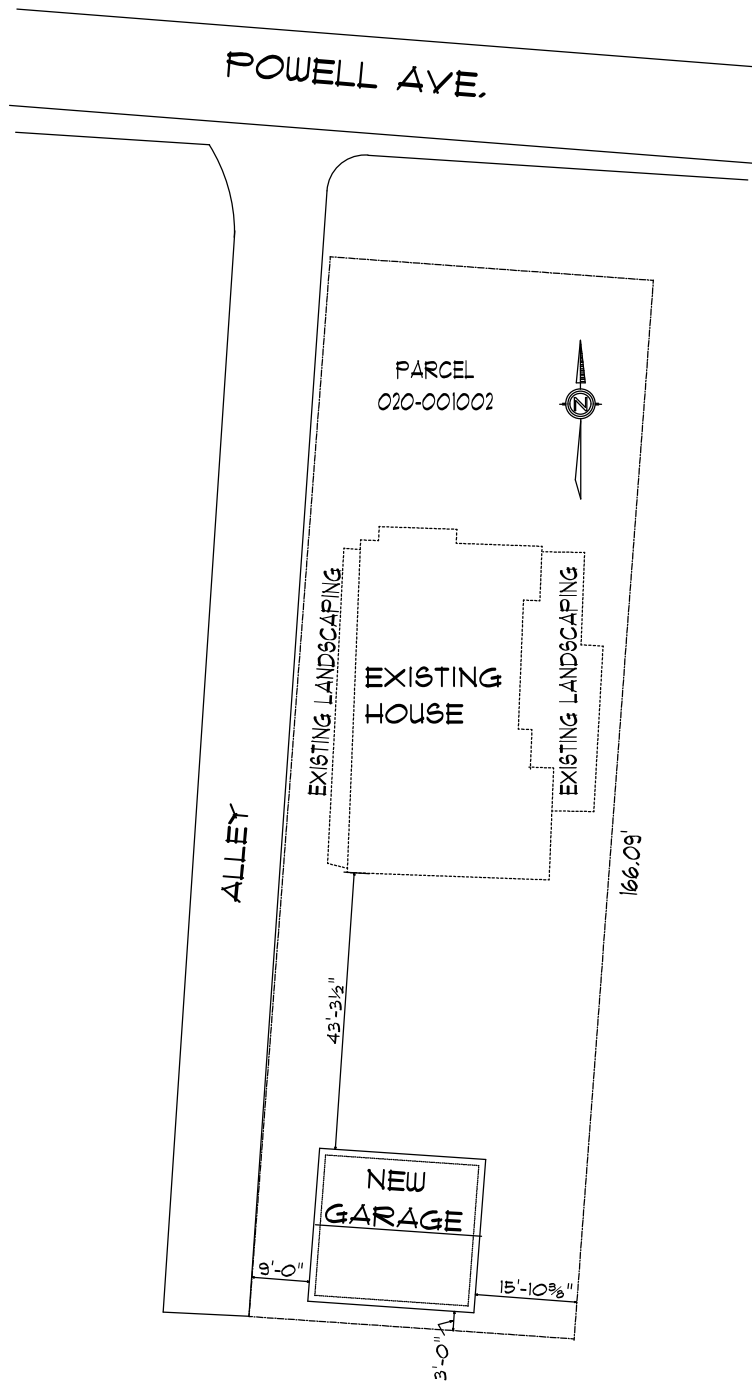
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Karen Bokor, Design Consultant

cc: Applicant, File Copy



BRIAN AND KATIE SHEPHERD  
 2775 POWELL AVE.  
 BEXLEY, OH 43209

NOTE: DIMENSIONS ARE TO EAVES OF NEW BUILDING

SCALE: 1" = 30'