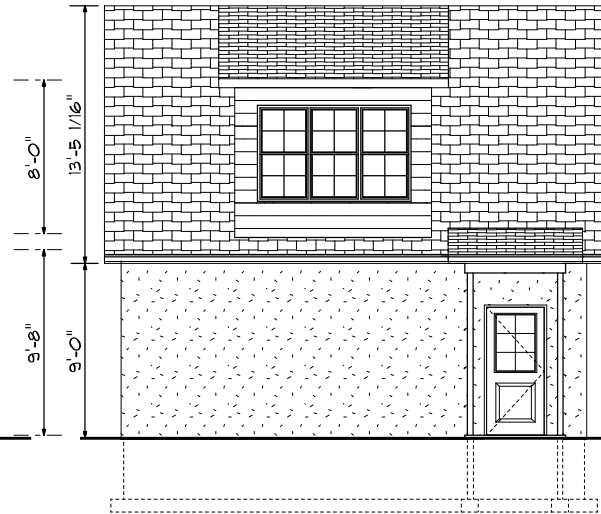
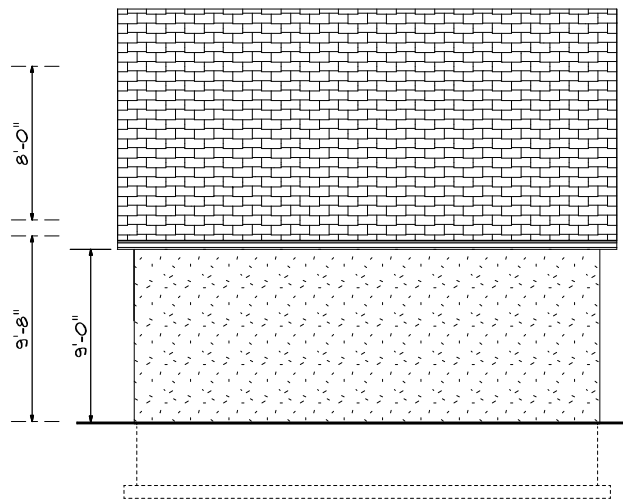


REAR ELEVATION



LEFT ELEVATION

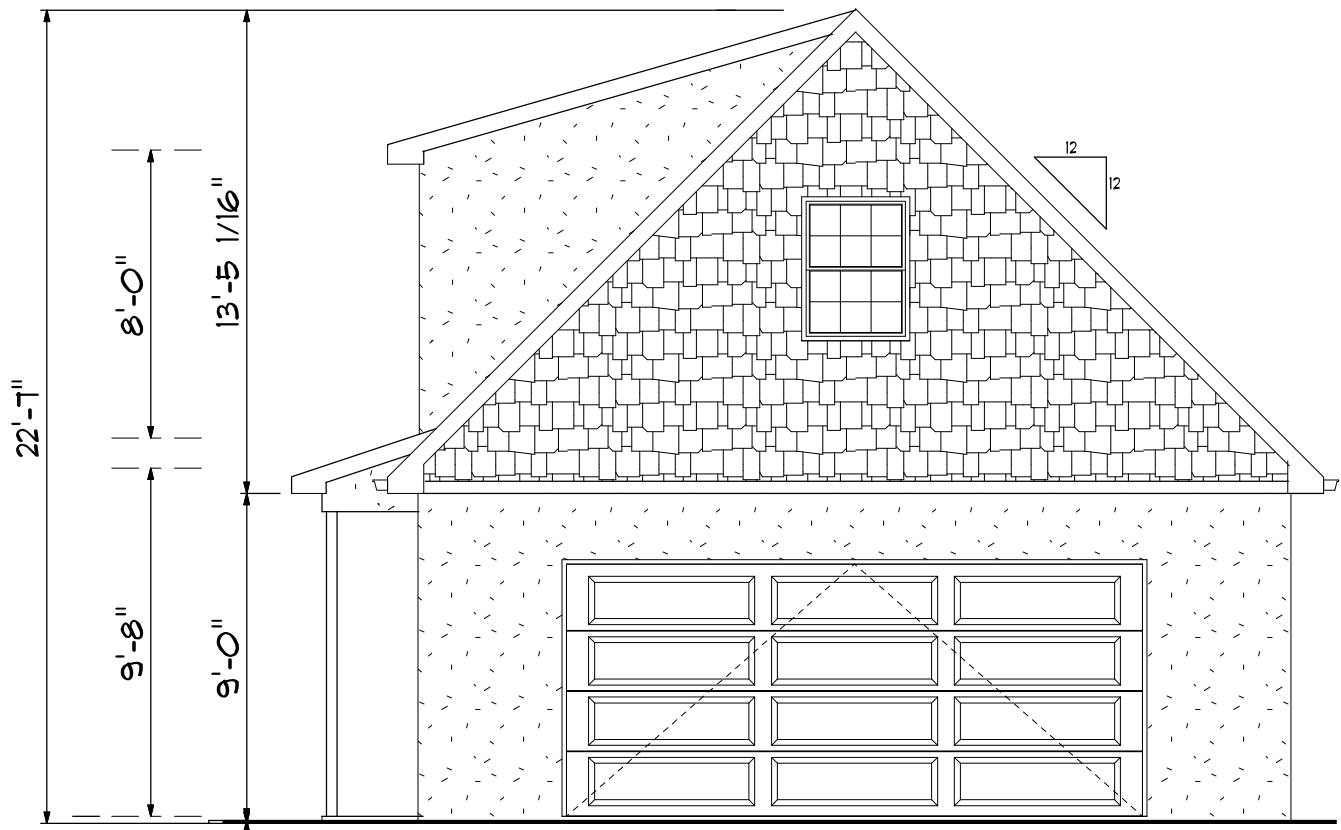


RIGHT ELEVATION

CUSTOM
CAD

DESIGNS
740-345-2656
Preliminary Drawing

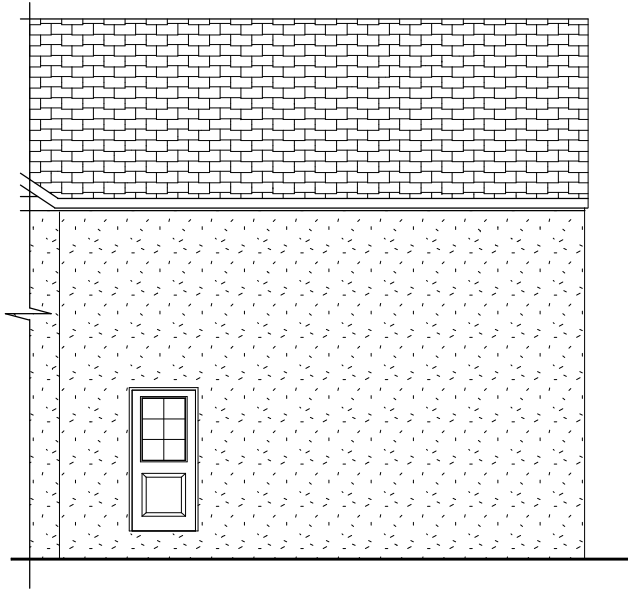
REVISED: 6-6-25



FRONT ELEVATION

REVISED: 6-6-25

CUSTOM
CAD
DESIGNS
740-345-2656
Preliminary Drawing

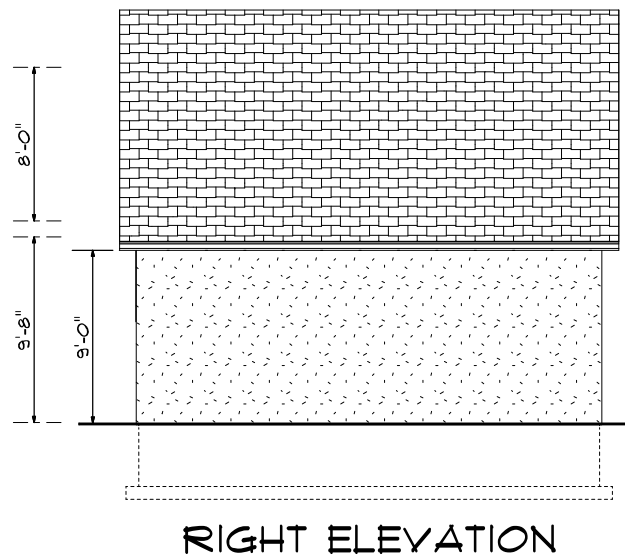
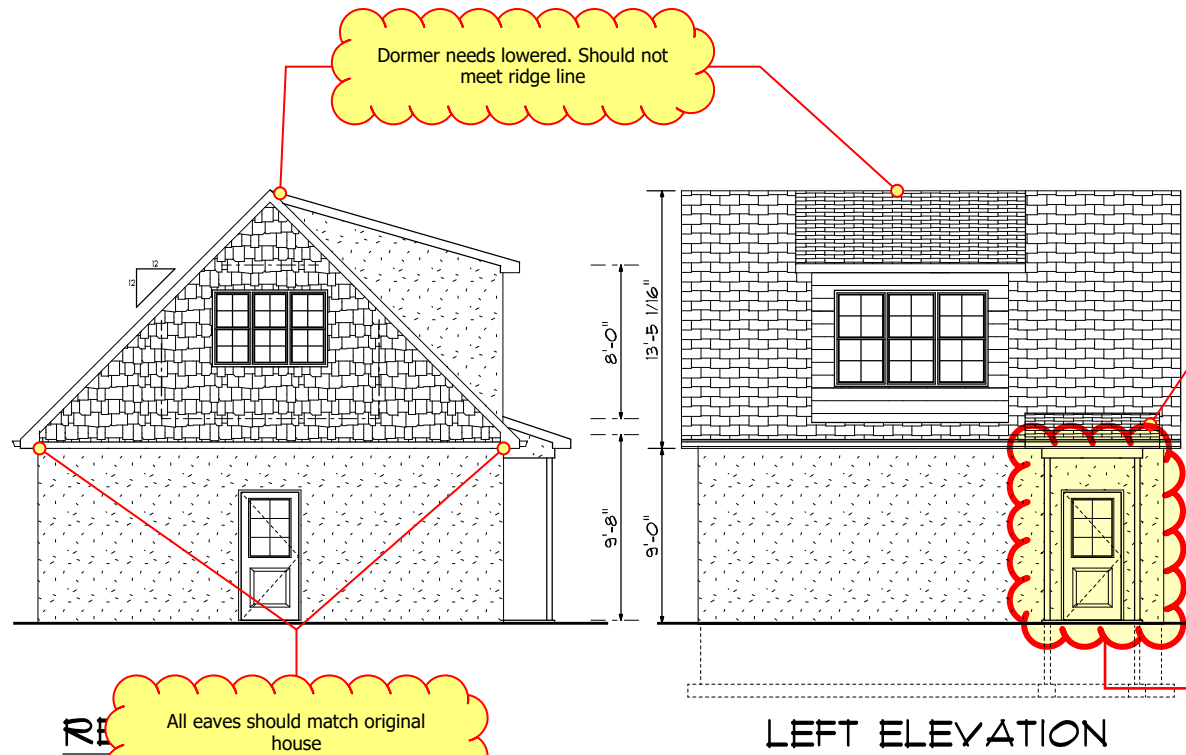


PARTIAL RIGHT ELEVATION

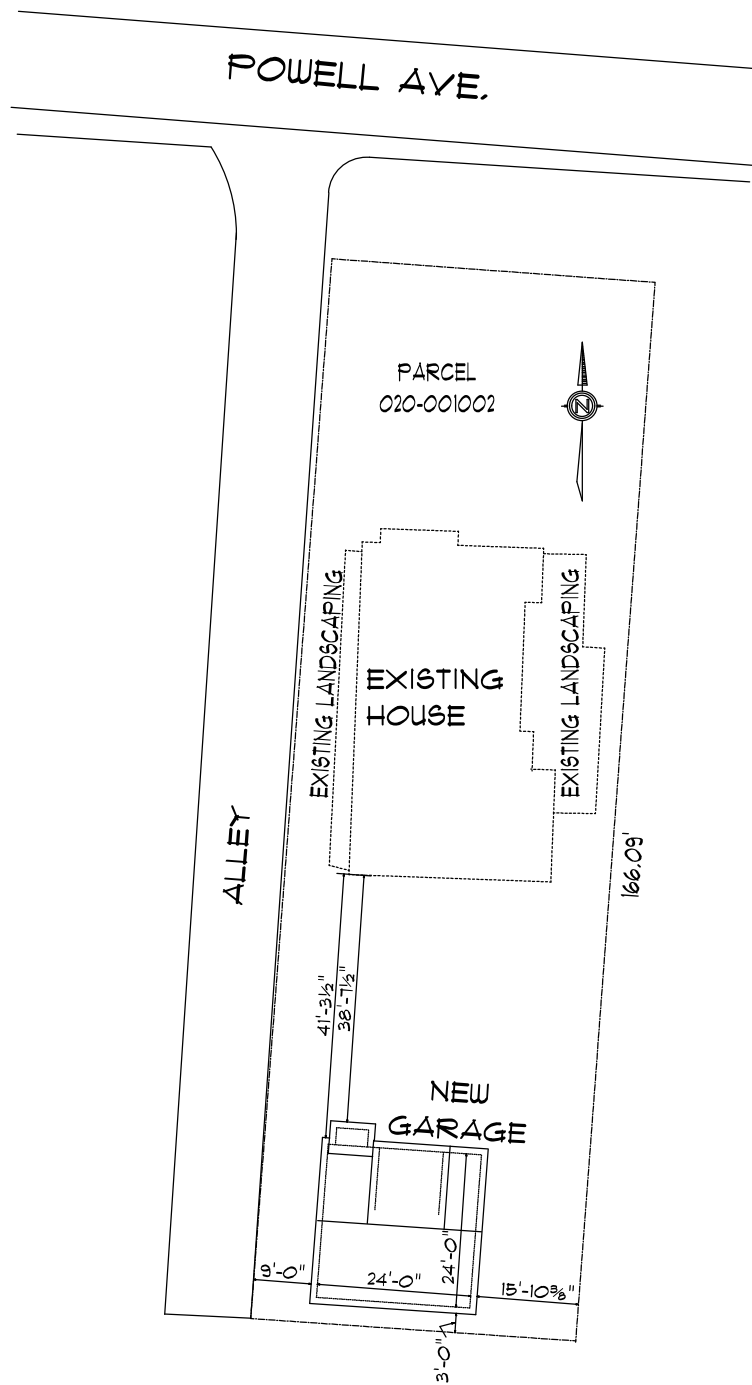


LEFT ELEVATION

CUSTOM
CAD DESIGNS
 740-345-2656
 Preliminary Drawing
 REVISED: 6-6-25



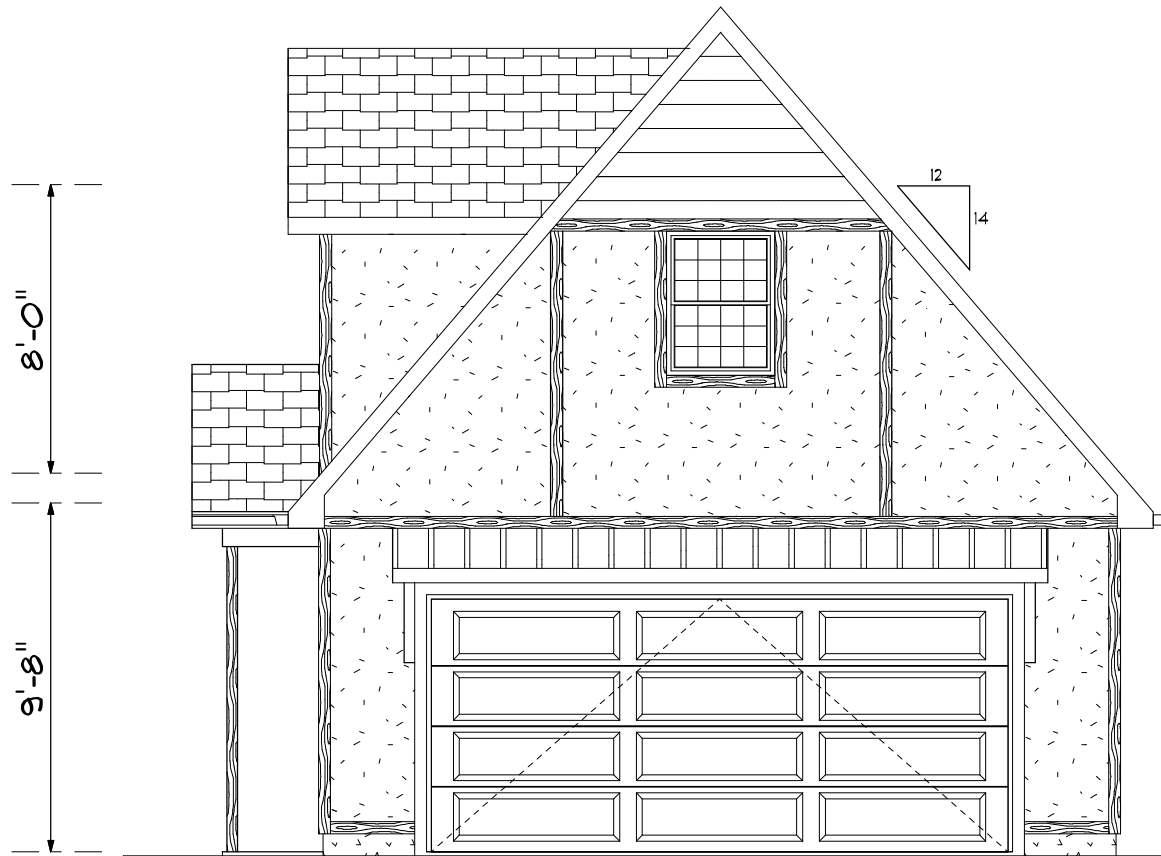
CUSTOM
CAD DESIGNS
 740-345-2656
 Preliminary Drawing
 REVISED: 6-6-25



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

NOTE: DIMENSIONS ARE TO EAVES OF NEW BUILDING

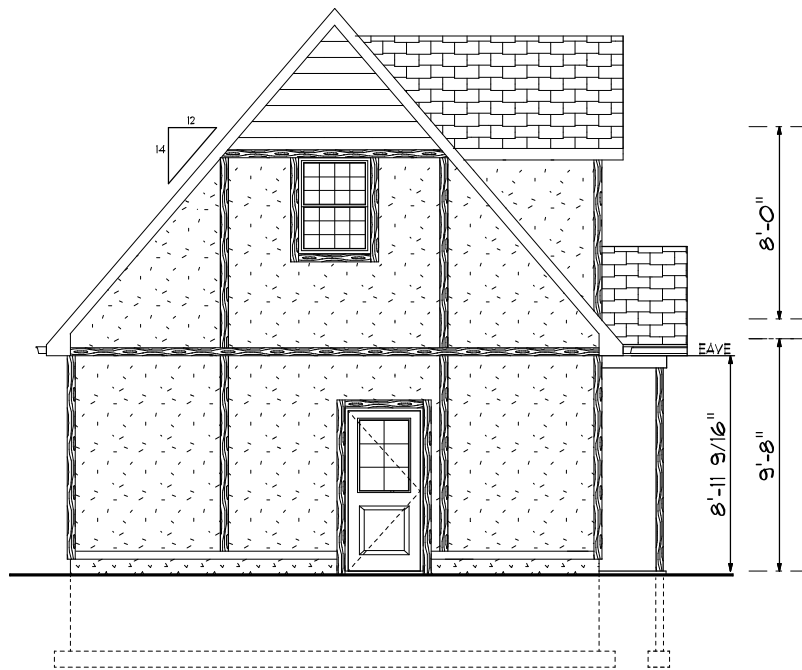
SCALE: 1" = 30'



CUSTOM
CAD DESIGNS
740-345-2656
Preliminary Drawing

FRONT ELEVATION

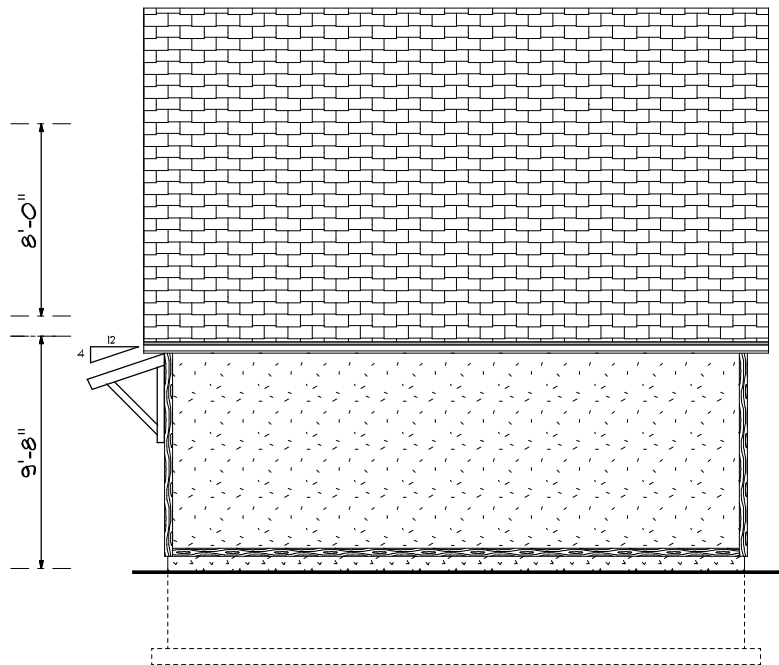
REVISED: 10-4-24



REAR ELEVATION



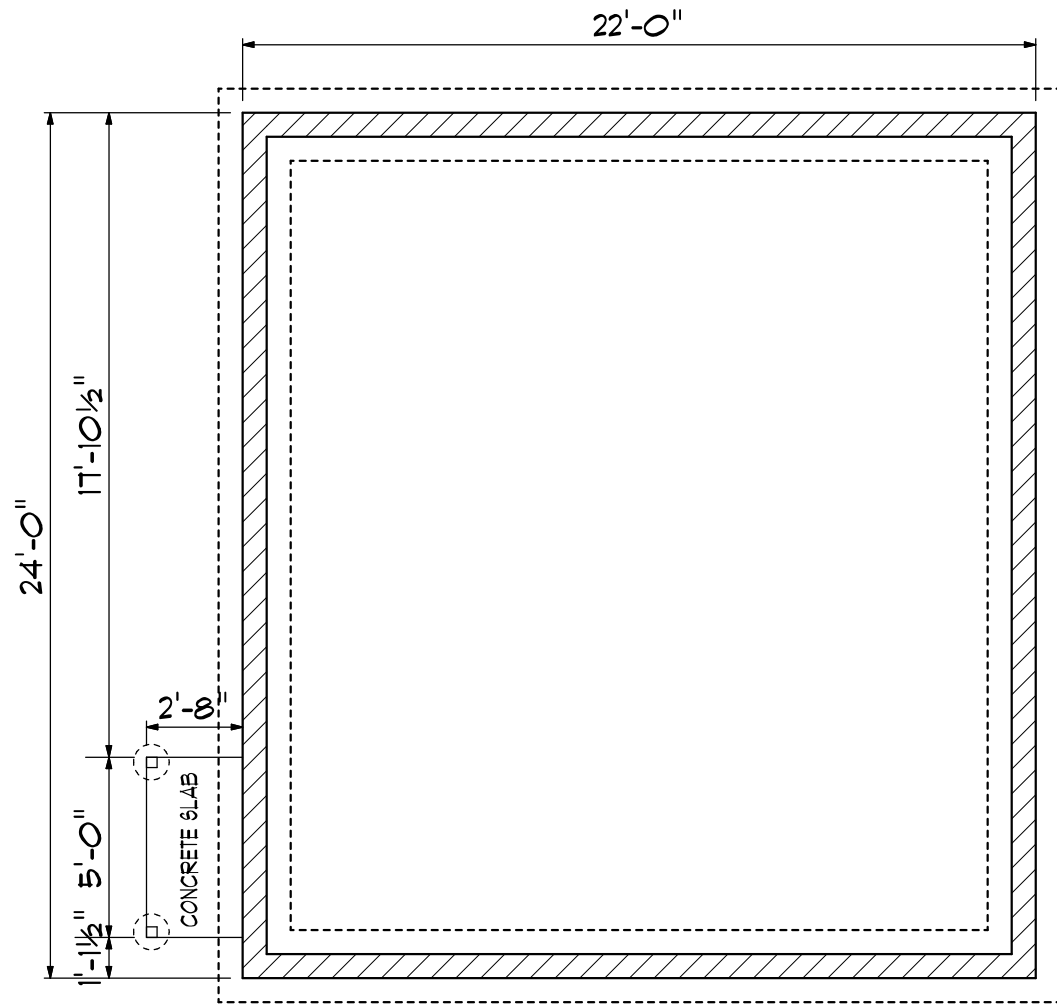
LEFT ELEVATION



RIGHT ELEVATION

CUSTOM
CAD DESIGNS
740-345-2656
Preliminary Drawing

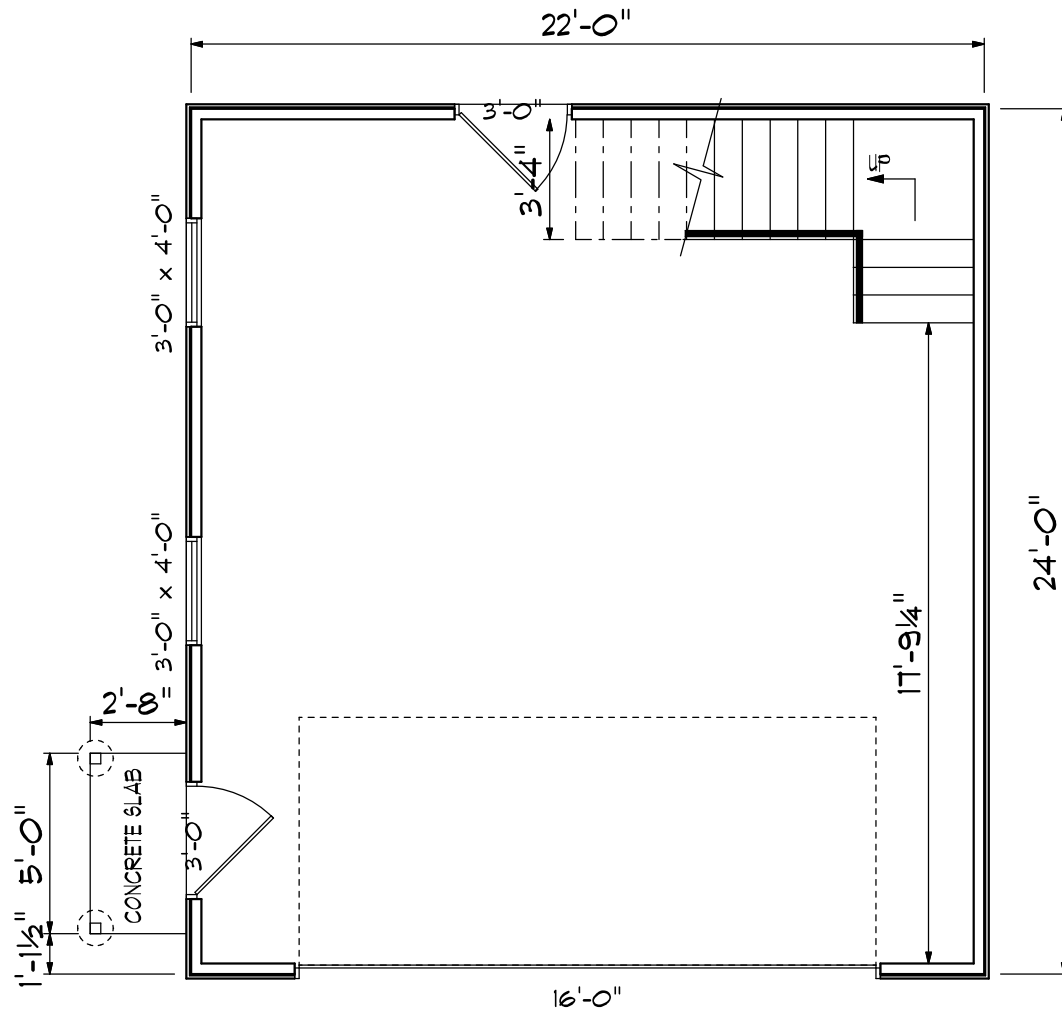
REVISED: 10-4-24



FOUNDATION PLAN

REVISED: 10-4-24

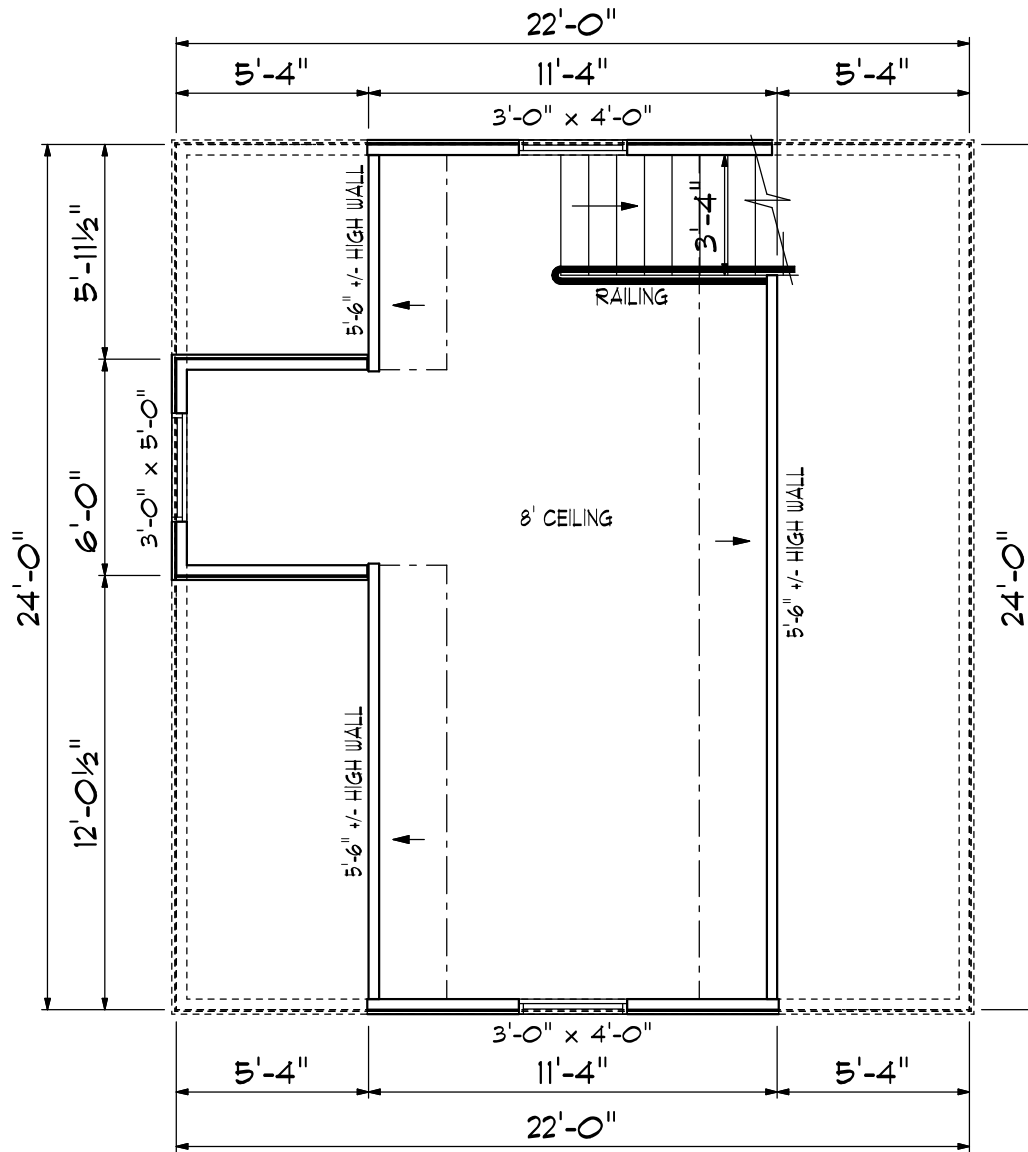
CUSTOM
ADESIGNS
740-345-2656
Preliminary Drawing



MAIN FLOOR PLAN

528 SQUARE FEET
REVISED: 10-4-24

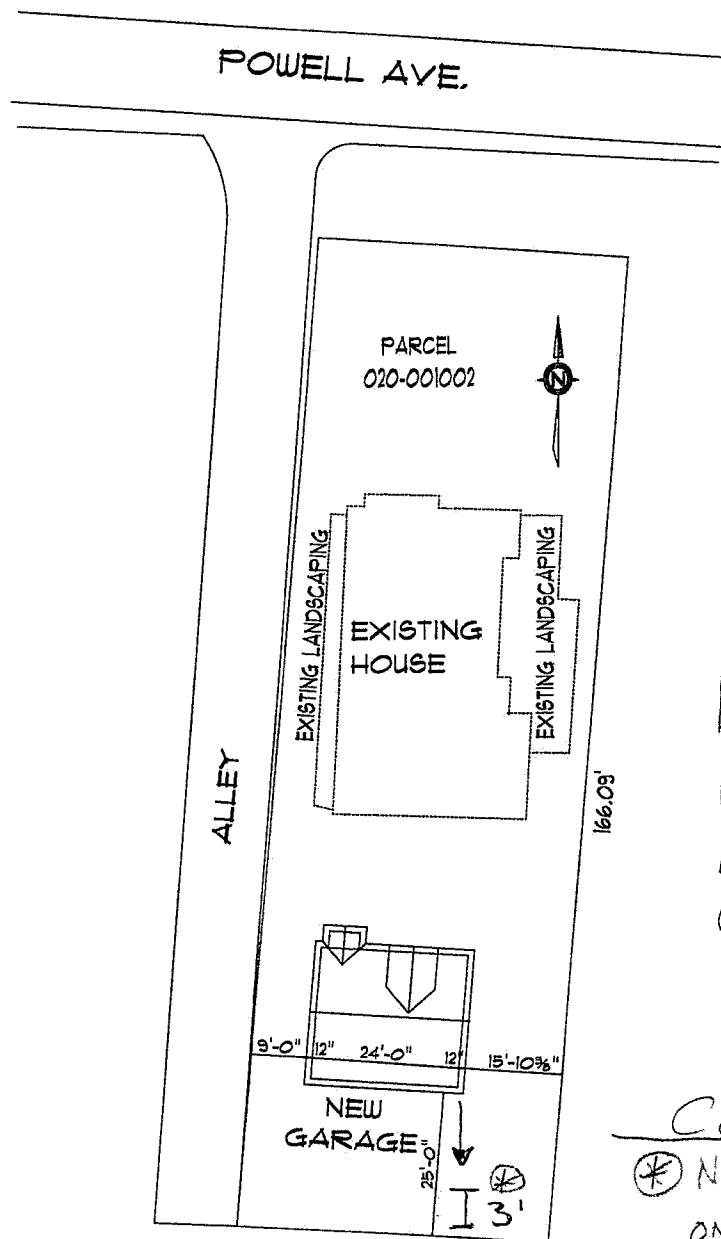
CUSTOM
CAD DESIGNS
740-345-2656
Preliminary Drawing



UPPER FLOOR PLAN

303 SQUARE FEET
REVISED: 10-4-24

CUSTOM
CAD DESIGNS
740-345-2656
Preliminary Drawing



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

SCALE: 1" = 30'

2775 Powell



(136.3) 1433 020-001016

020-001015
452 58

020-000586
450 50

020-001010
449 50

2751

(8) (8) (50)

POWELL AVE

136.3

212 425 020-001769 136.3

218 020-003720 426 136.3

222 020-003721 427 136.3

228 020-003722 428 136.3

135.07

234 020-003313 219

40.85

2775 020-001002 429

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2785 020-001004 431 164.93

2791

020-001005 432

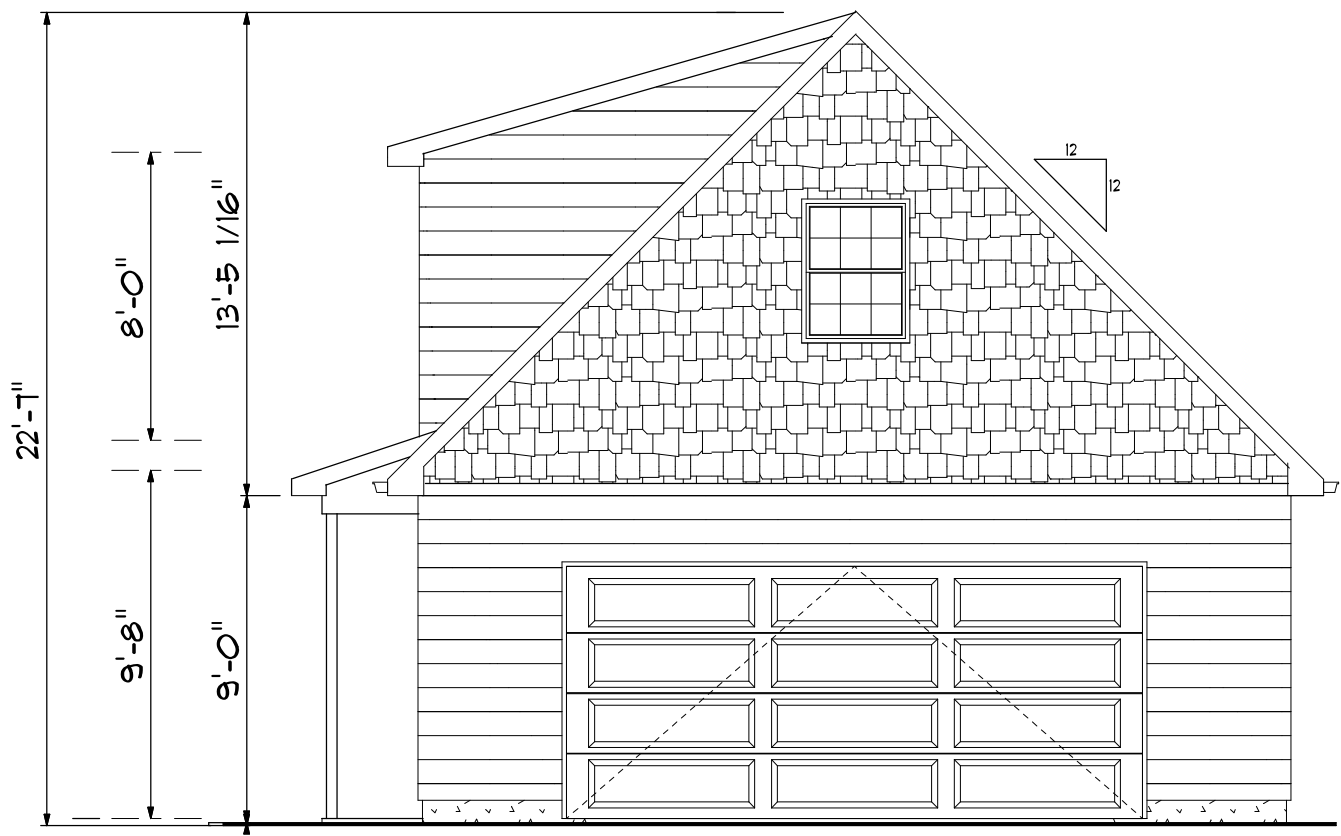
(50) (3)

47

67

67

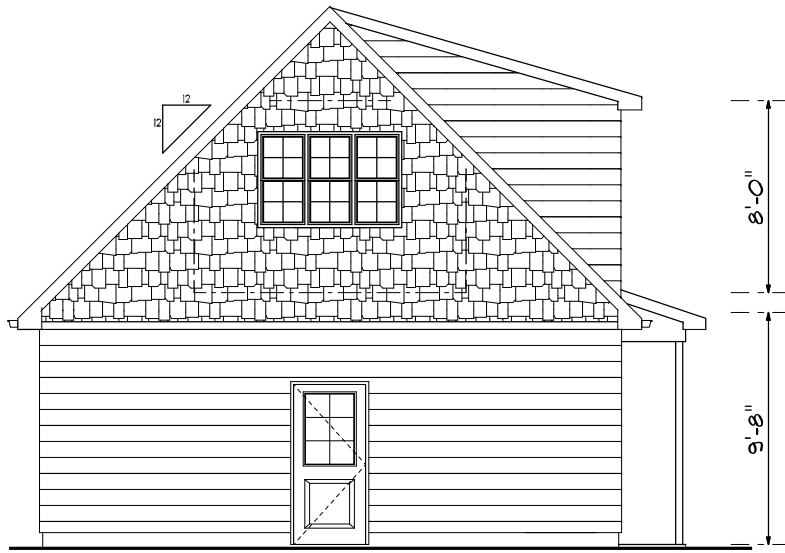
S ROOSEVELT AVE



FRONT ELEVATION

REVISED: 6-5-25

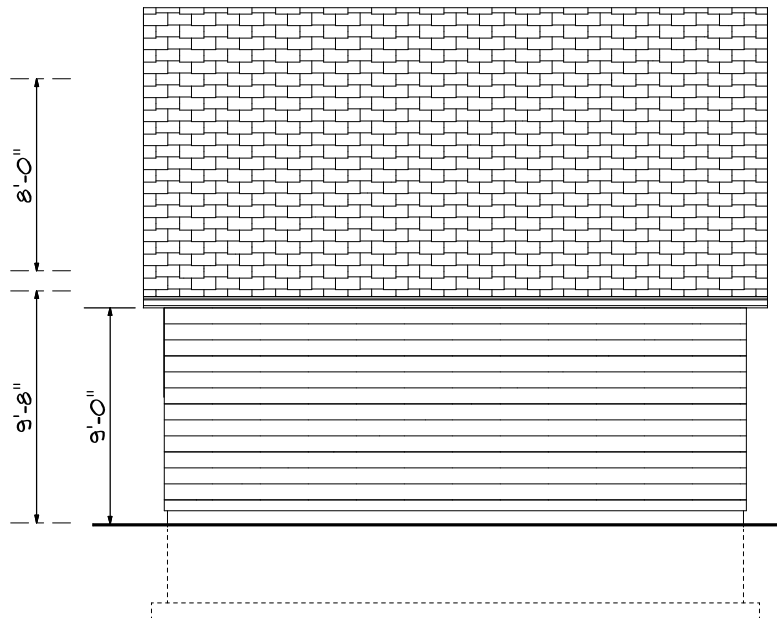
CUSTOM
CAD
DESIGNS
740-345-2656
Preliminary Drawing



REAR ELEVATION



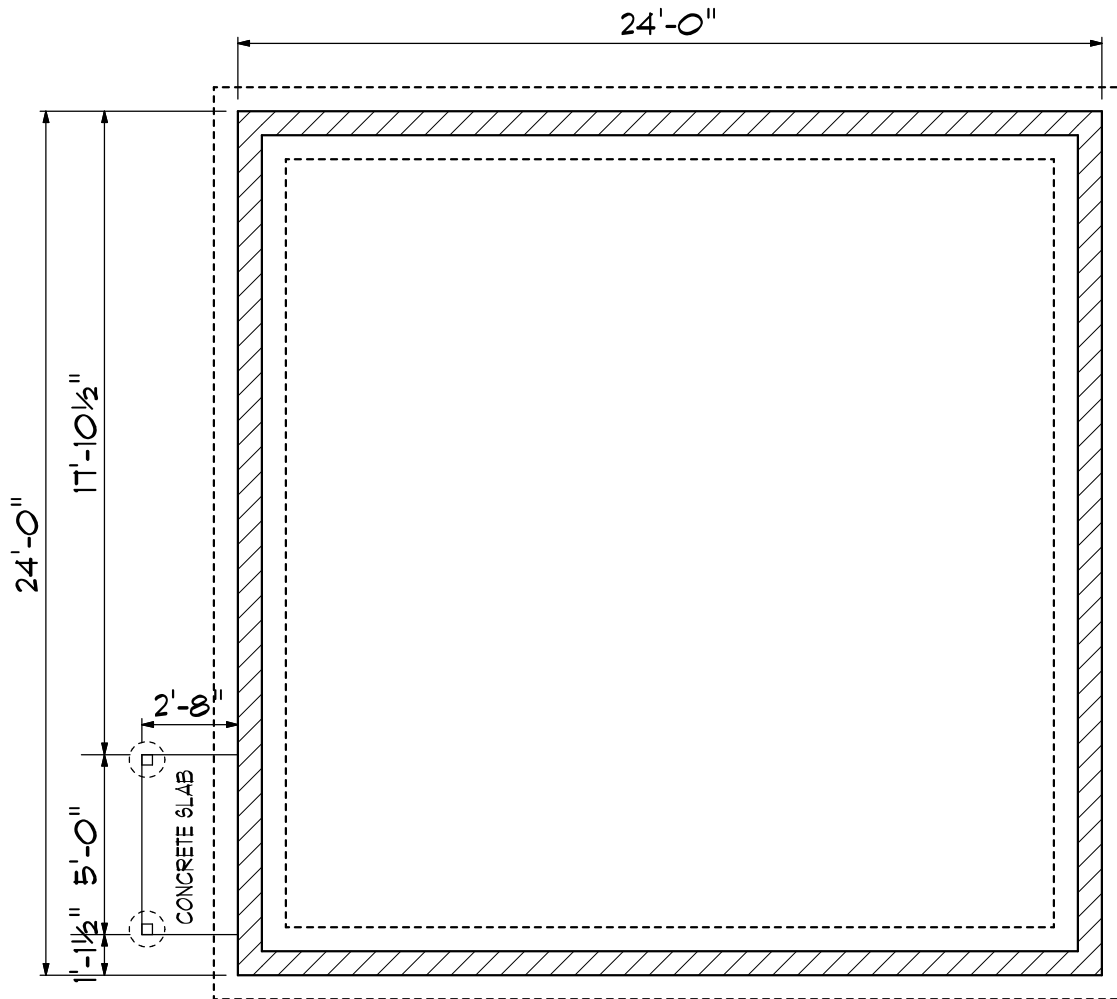
LEFT ELEVATION



RIGHT ELEVATION

CUSTOM
CAD
DESIGNS
740-345-2656
Preliminary Drawing

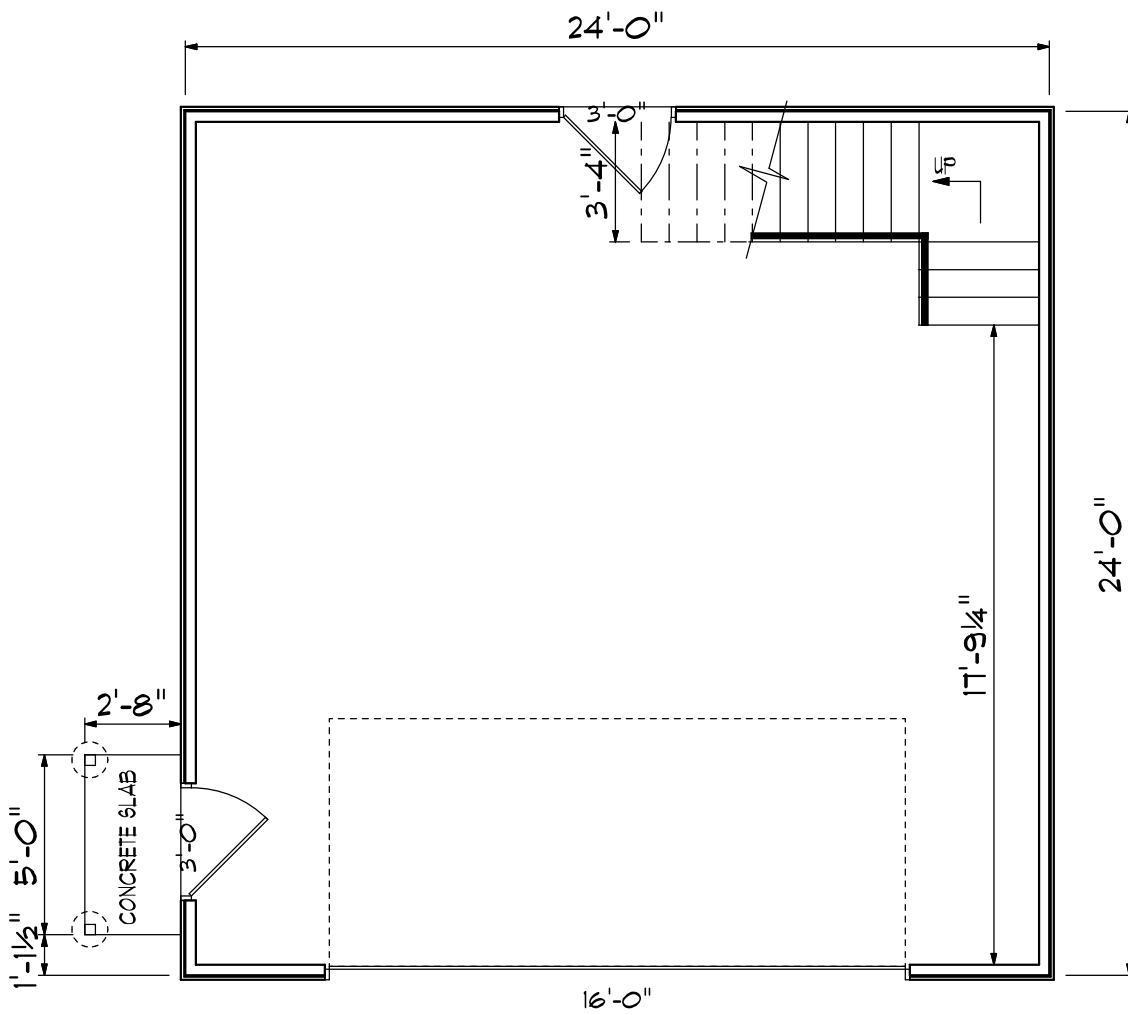
REVISED: 6-5-25



FOUNDATION PLAN

REVISED: 5-1-25

CUSTOM
ADESIGNS
740-345-2656
Preliminary Drawing



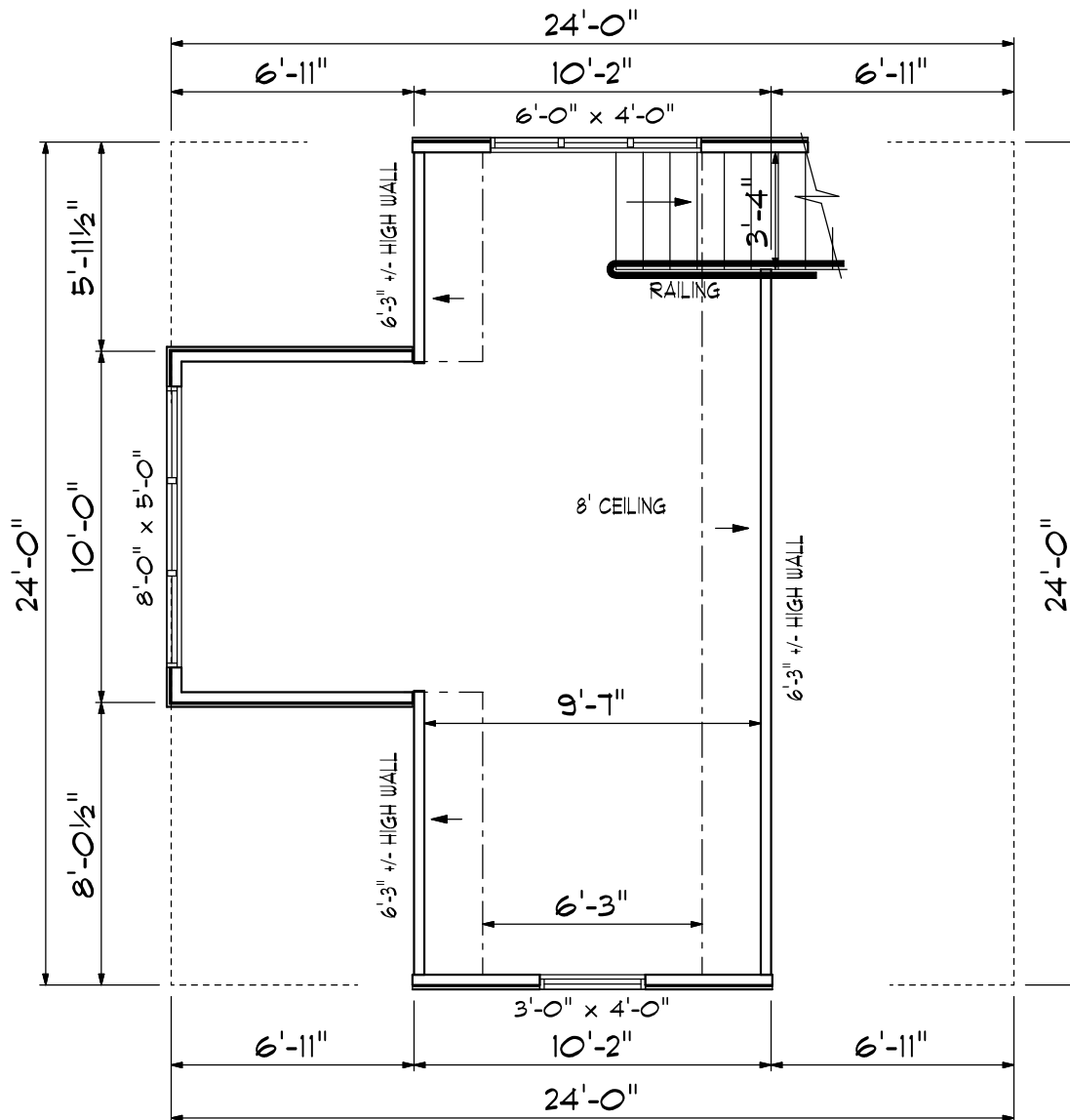
MAIN FLOOR PLAN

528 SQUARE FEET

REVISED: 5-1-25

CUSTOM
CAD
DESIGNS

740-345-2656
Preliminary Drawing



UPPER FLOOR PLAN

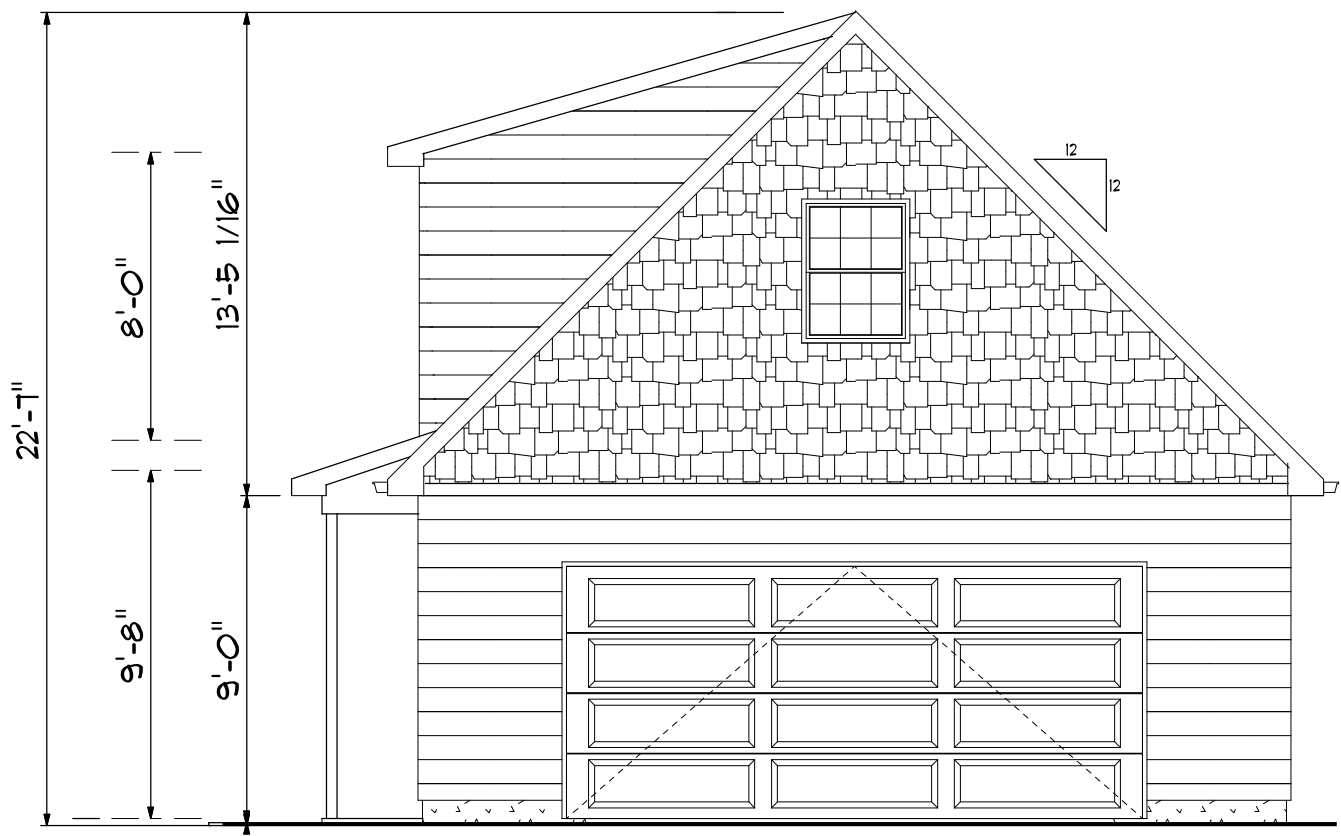
312 SQUARE FEET

REVISED: 6-5-25

CUSTOM
CAD
DESIGNS

740-345-2656

Preliminary Drawing



FRONT ELEVATION

REVISED: 6-5-25

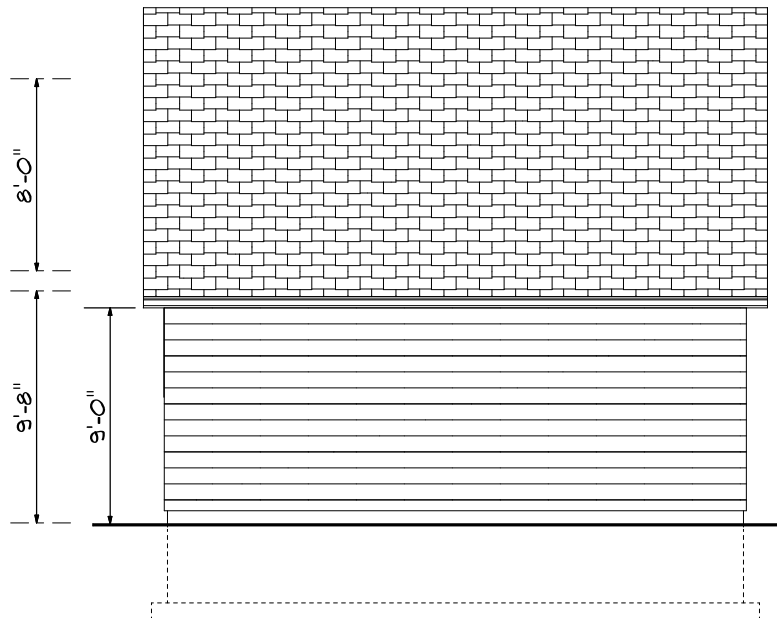
CUSTOM
CAD
DESIGNS
740-345-2656
Preliminary Drawing



REAR ELEVATION



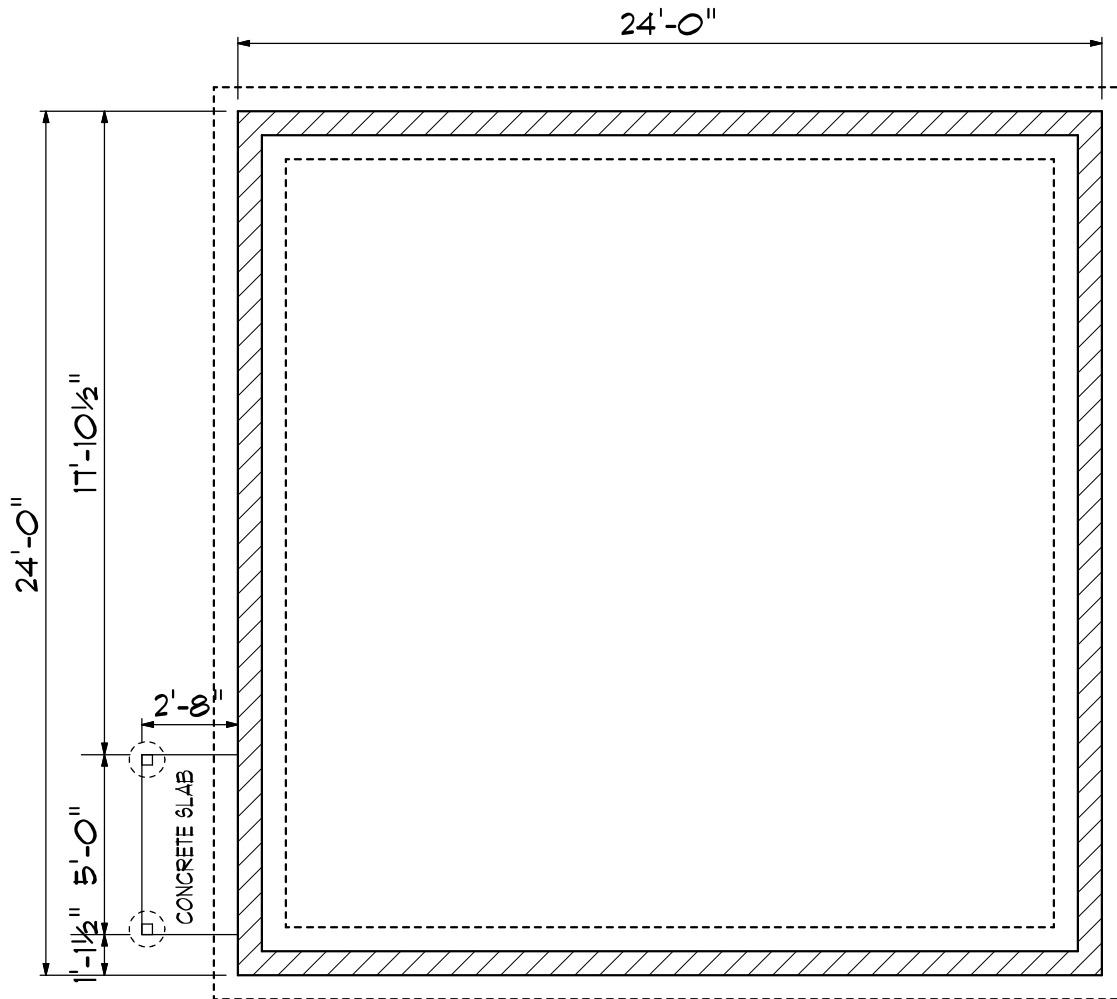
LEFT ELEVATION



RIGHT ELEVATION

CUSTOM
CAD
DESIGNS
740-345-2656
Preliminary Drawing

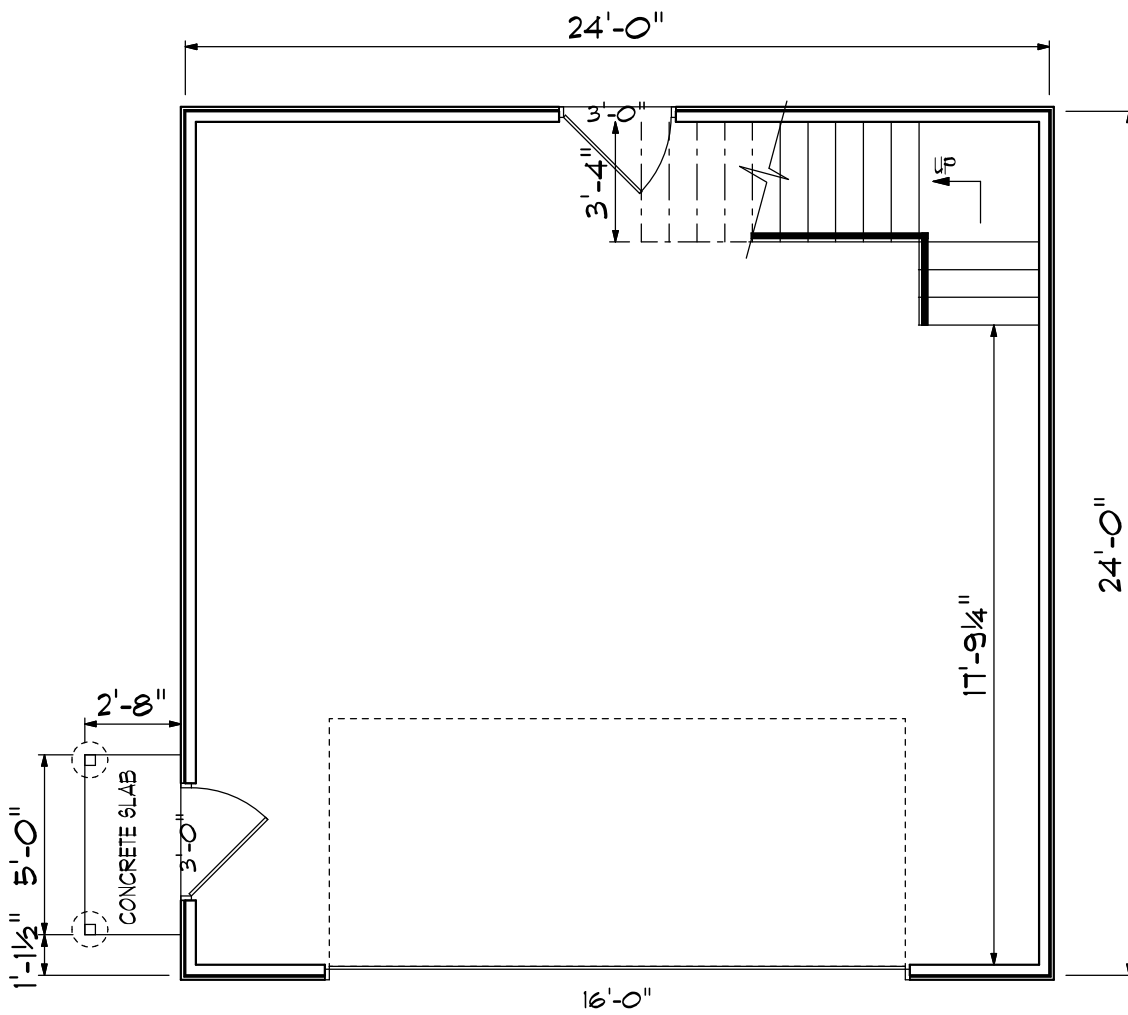
REVISED: 6-5-25



FOUNDATION PLAN

REVISED: 5-1-25

CUSTOM
ADESIGNS
740-345-2656
Preliminary Drawing



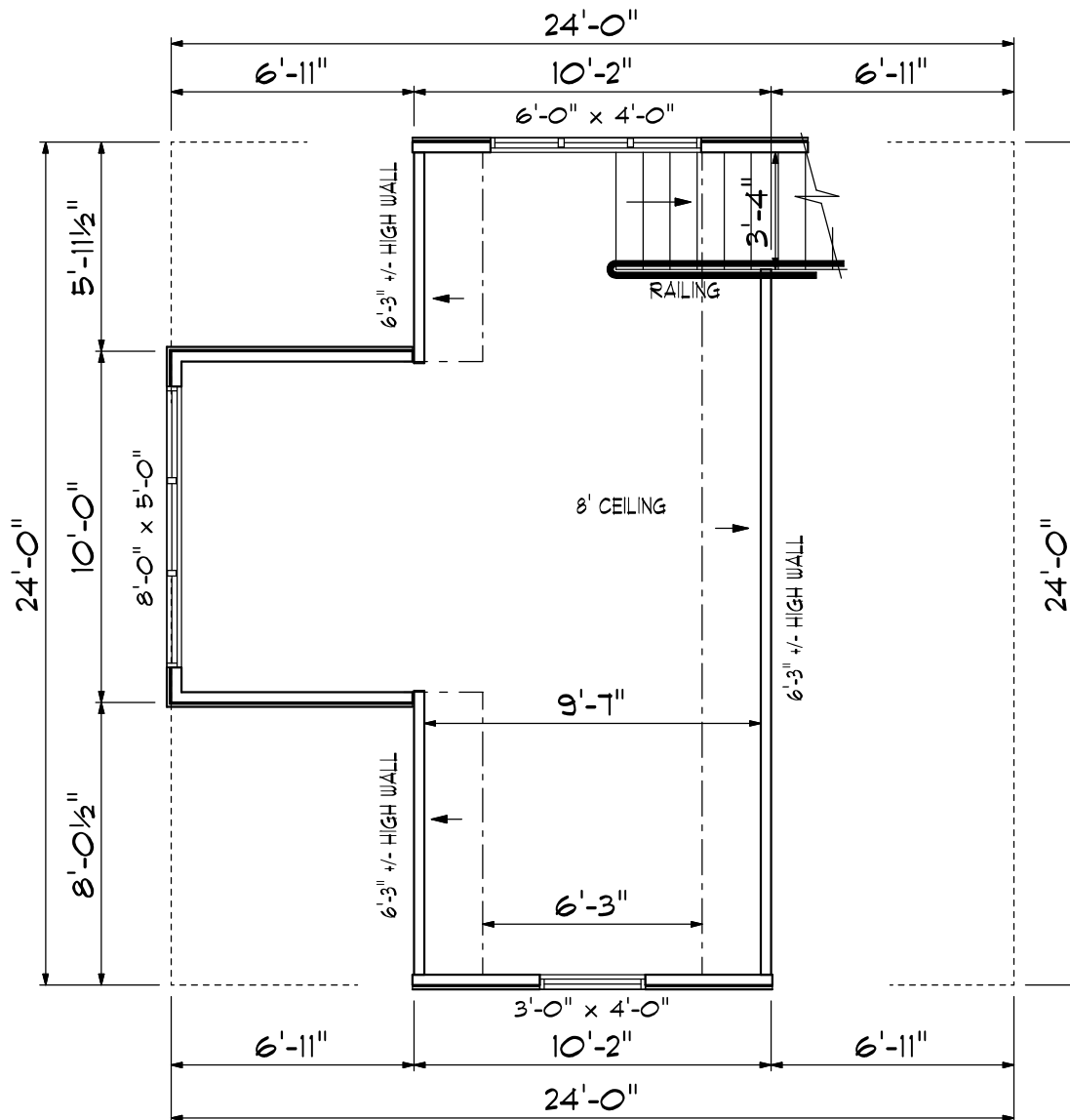
MAIN FLOOR PLAN

528 SQUARE FEET

REVISED: 5-1-25

CUSTOM
CAD
DESIGNS

740-345-2656
Preliminary Drawing



UPPER FLOOR PLAN

312 SQUARE FEET

REVISED: 6-5-25

CUSTOM
CAD
DESIGNS

740-345-2656

Preliminary Drawing



Architectural Review Board

Decision and Record of Action - October 10, 2024

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.

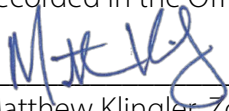
MOTION: The motion to table this application to the November 2024 ARB was made by Mr. Scott and seconded by Mr. Calhoun:

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

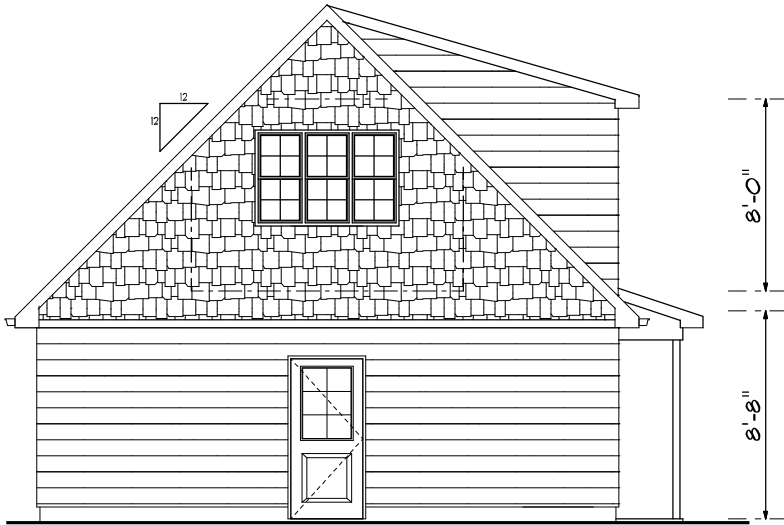
cc: Applicant, File Copy



FRONT ELEVATION

REVISED: 5-1-25

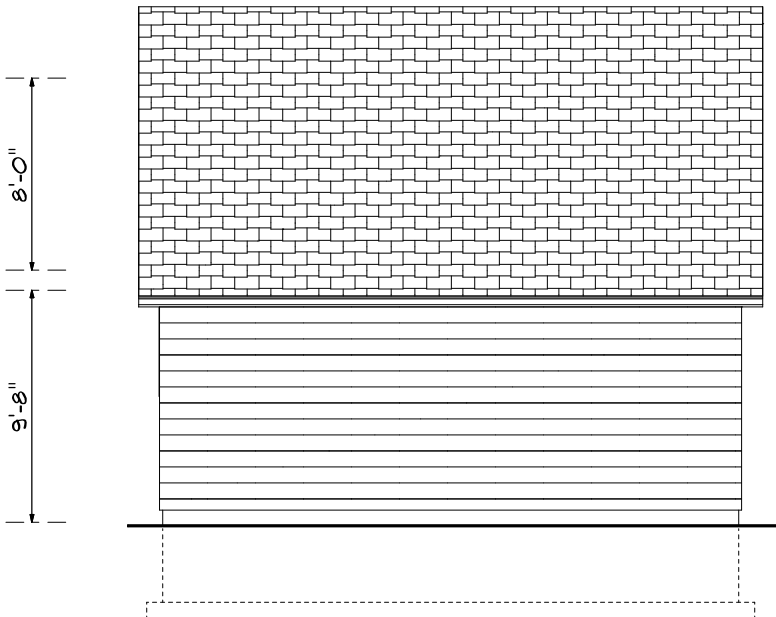
CUSTOM
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DESIGNS
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 Preliminary Drawing



REAR ELEVATION



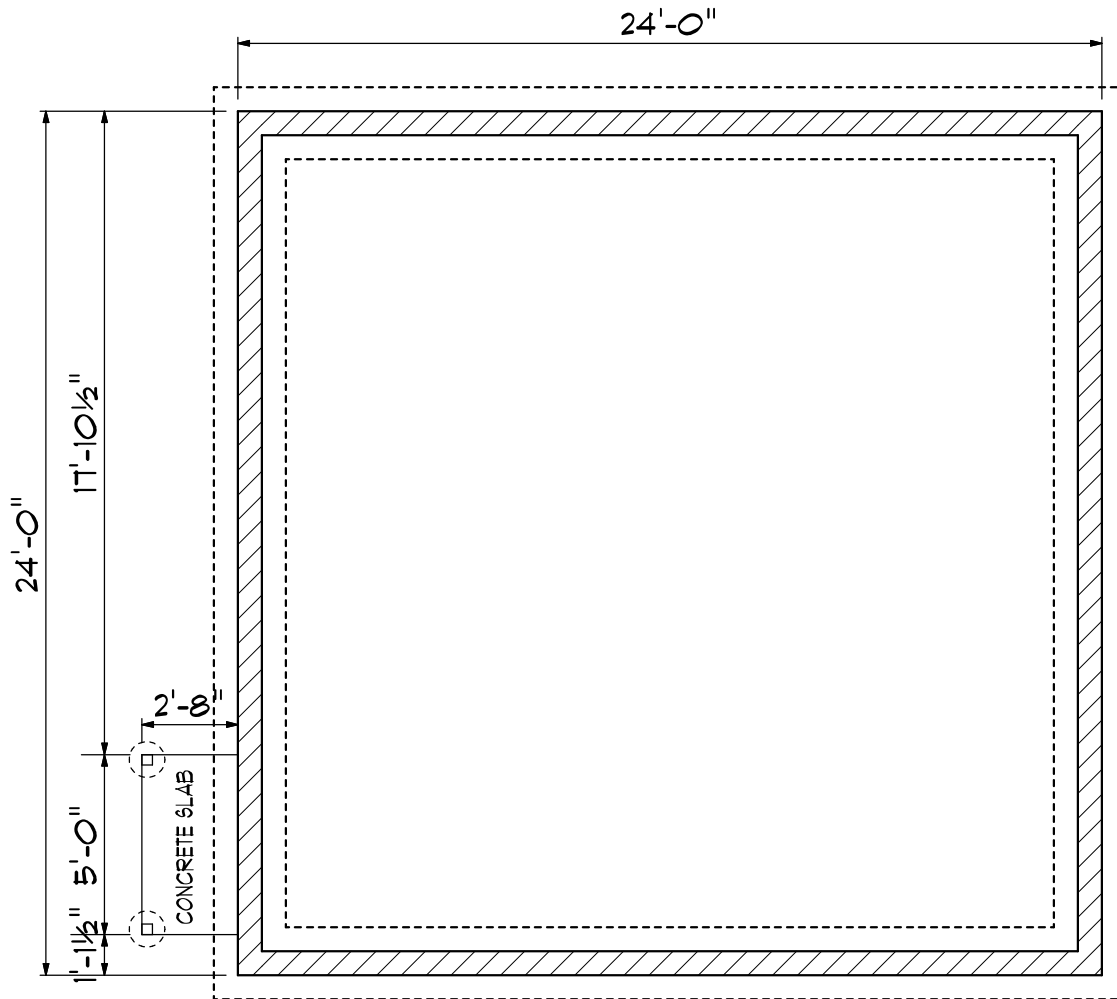
LEFT ELEVATION



RIGHT ELEVATION

CUSTOM
CAD DESIGNS
740-345-2656
Preliminary Drawing

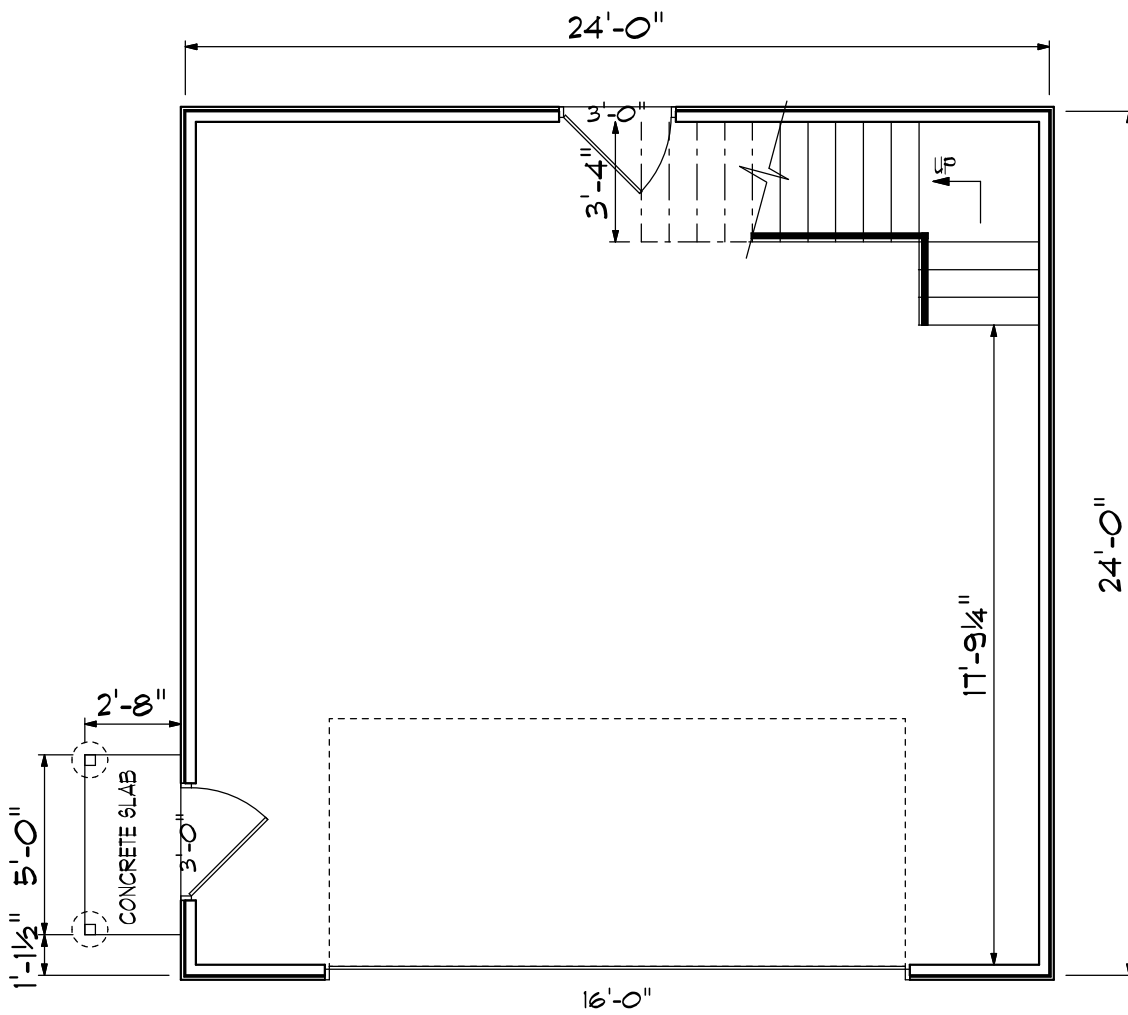
REVISED: 5-1-25



FOUNDATION PLAN

REVISED: 5-1-25

CUSTOM
ADESIGNS
740-345-2656
Preliminary Drawing



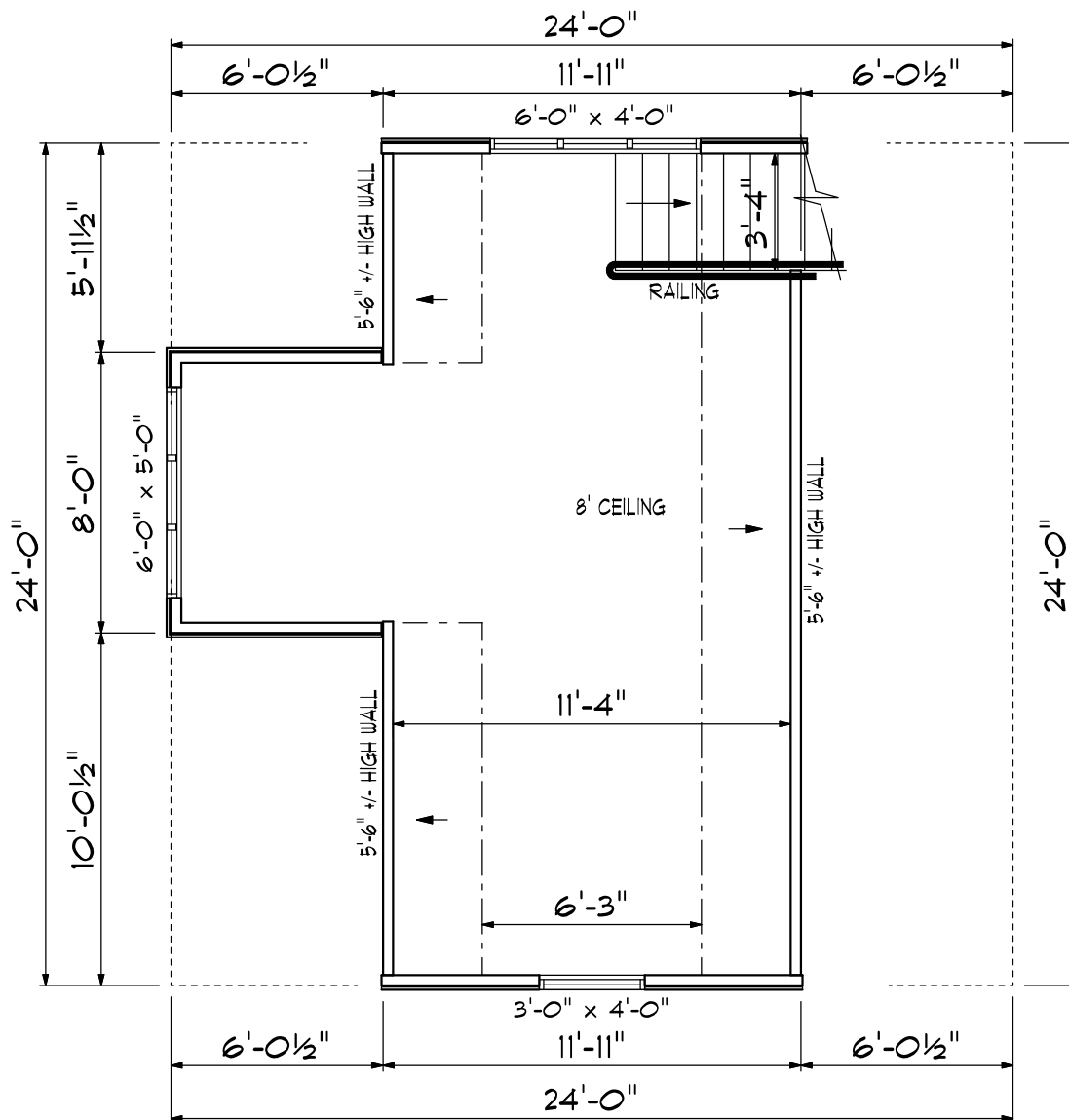
MAIN FLOOR PLAN

528 SQUARE FEET

REVISED: 5-1-25

CUSTOM
CAD
DESIGNS

740-345-2656
Preliminary Drawing



UPPER FLOOR PLAN

336 SQUARE FEET

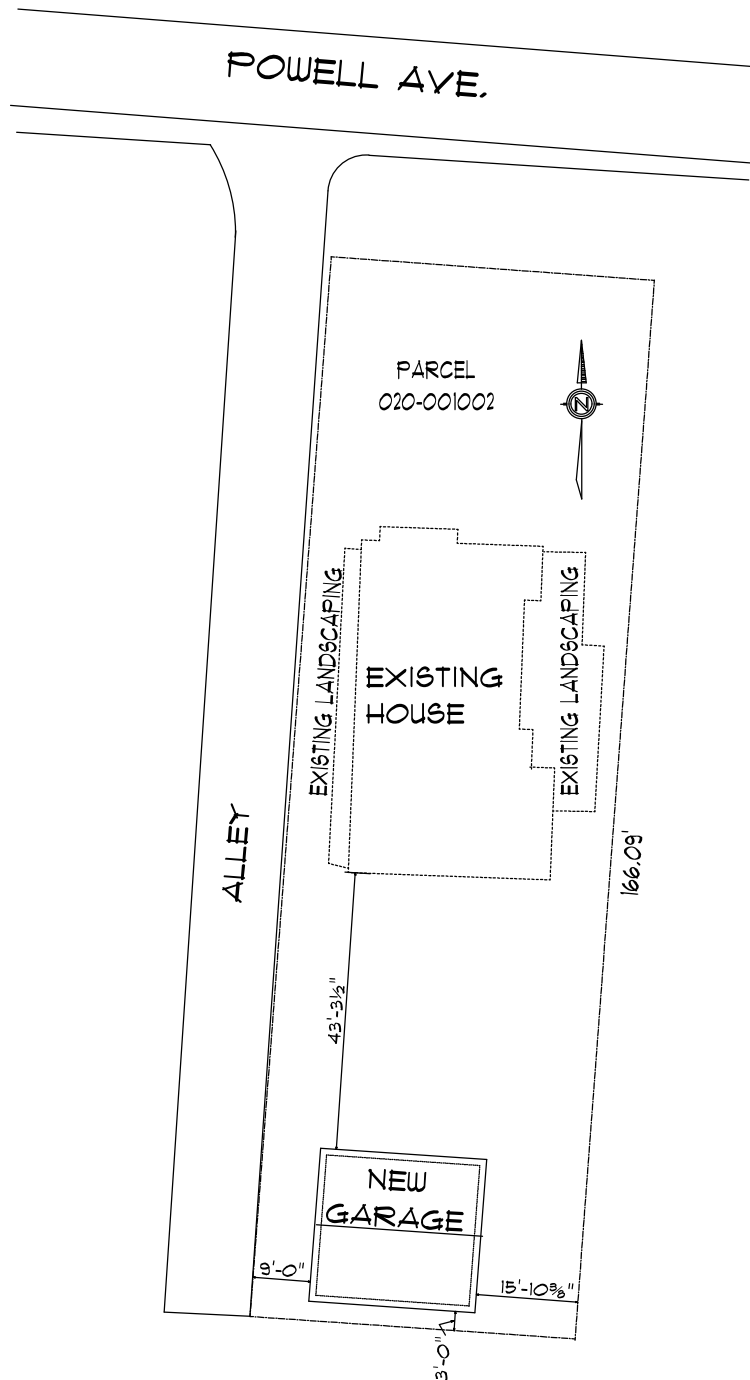
REVISED: 5-1-25

CUSTOM
CAD

DESIGNS

740-345-2656

Preliminary Drawing



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

NOTE: DIMENSIONS ARE TO EAVES OF NEW BUILDING

SCALE: 1" = 30'