

GENERAL INFORMATION

ADDRESS: 2557 E Broad Street
Bexley, OH 43209

PARCEL: 020-001232-00

PROJECT SCOPE: A new cellar door on the east side of the house

Existing First Floor SF: 1,438 SF (including covered front porch)

Cellar Door SF: 28 SF

Total First Floor SF: 1,466 SF

ZONING INFORMATION

R-6 Medium High Density Single-Family Residential District

MINIMUM LOT SIZE	ACTUAL 10,800 SF	ZONING REQ'T 6,000 SF
MINIMUM LOT WIDTH	ACTUAL 54'	ZONING REQ'T 50'

LOT COVERAGE	ACTUAL	ZONING REQ'T
Building:	1,466 SF	
Garage:	683 SF	
TOTAL BUILDING:	2,149 SF = 19.8%	35% MAX.

Driveway:	2,775 SF	
Patio/Hardscape:	325 SF	
Private Sidewalk	100 SF	
TOTAL COVERAGE:	5,359 SF = 49%	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
176 N Roosevelt Ave
Bexley, OH

architect

2557 E BROAD
SUNROOM ADDITION

project

2557 E Broad Street
Bexley, OH 43209

location

seal

BZAP

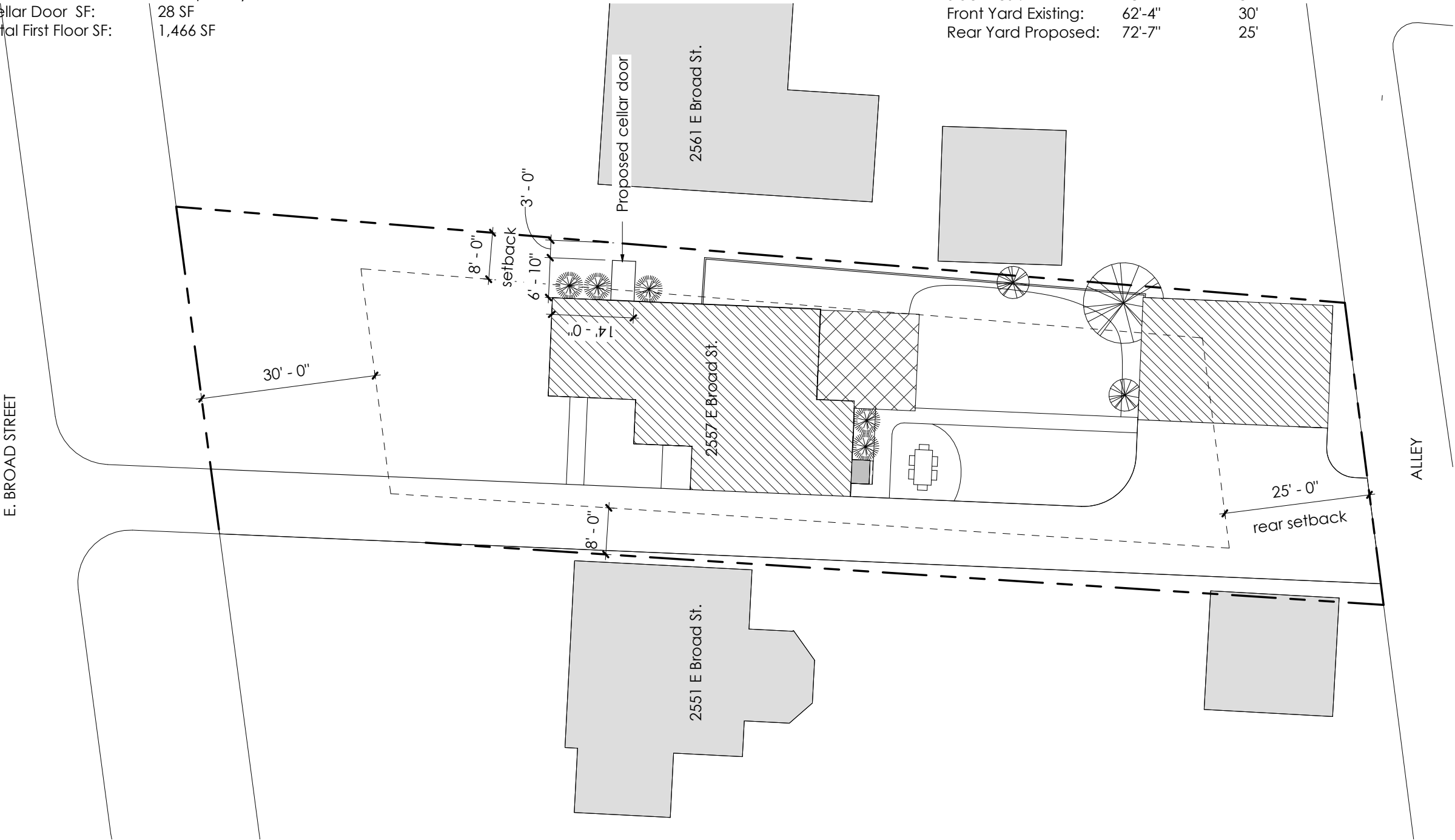
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SITE PLAN -
VARIANCE

sheet title

A1

sheet no.



1 SITE PLAN
1" = 20'-0"