

**BEHAL | SAMPSON | DIETZ**  
ARCHITECTURE & CONSTRUCTION

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**PROPOSED LOT A ZONING SUMMARY**

OWNER	172 SOUTH COLUMBIA LLC TO BE DETERMINED
PROPERTY ADDRESS	020-002022-00
PARCEL ID	R-5 MEDIUM-DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT
ZONING	
ARCHITECTURAL REVIEW	CITY OF BEXLEY AEB
ZONING BOARD	CITY OF BEXLEY BEAP
BEAP RECORD OF ACTIONS	BEAP 14-256, 11/5/2014
FLOOD ZONE	ZONE X (OUT)
FEMA PANEL	524 OF 465
FEMA MAP	34044C222K
FEMA MAP REVISION DATE	JUNE 11, 2008
PROPERTY CLASS (PER AUDITOR)	R - RESIDENTIAL
LAND USE (PER AUDITOR)	90 - SINGLE FAMILY SINGLE-FAMILY RESIDENCE
PROPOSED USE	90 - SINGLE FAMILY SINGLE-FAMILY RESIDENCE
HEIGHT DISTRICT	2 1/2 STORIES, 40'-0" MAXIMUM
PROPOSED BUILDING HEIGHT (BASED ON 186.5' AVERAGE GRADE)	24'-3 3/4" MEAN HEIGHT
EXISTING LOT AREA	4182 SQ.FT.
PROPOSED LOT AREA (14,400 SQ.FT. MIN)	4,214 SQ. FT.
EXISTING LOT WIDTH	58.45'
PROPOSED LOT WIDTH (160' MIN)	58.40'
PROPOSED LOT DEPTH (160' MIN)	300.07' NO CHANGE
FRONT YARD SETBACK	84.12' (AVERAGE SETBACK)
SIDE YARD SETBACK (12.0' MIN)	12.0'
REAR YARD SETBACK (40.0' MIN)	44.28'
MAXIMUM LOT COVERAGE	6.75% (50% OF LOT AREA)
PROPOSED FOOTPRINT (PRINCIPAL STRUCTURE)	1,487 SQ. FT. - 23% OF PROPOSED
EXISTING FOOTPRINT (POOL HOUSE)	PRINCIPAL STRUCTURE FOOTPRINT
TOTAL PROPOSED BUILDING COVERAGE (25% ALLOWABLE)	1,862 SQ. FT. - 44% OF LOT AREA
PROPOSED FOOTPRINT (POOL HOUSE)	1,000 ALLOWABLE
ACCESSORY USES AND STRUCTURES	20'-0" MEAN HEIGHT (EXIST. TO REMAIN)
ACCESSORY STRUCTURE BUILDING HEIGHT (25.0' ALLOWABLE)	12'-5" (EXISTING TO REMAIN)
ACCESSORY STRUCTURE EAVE HEIGHT (14.0' ALLOWABLE)	14.0' (EXISTING TO REMAIN)
WIDTH OF ACCESSORY USE OR STRUCTURE (40% OF LOT WIDTH ALLOWABLE)	16.0' (54.4% OF LOT WIDTH)
- EXISTING POOL HOUSE	81.0' (44.1% OF LOT WIDTH)
- EXISTING SHIMMING POOL	10.0' (7.3% OF LOT WIDTH)
- EXISTING HOT TUB	76.0' (54.4% OF LOT WIDTH)
COMBINED ACCESSORY STRUCTURE WIDTH (60% OF LOT WIDTH ALLOWABLE)	160.0' (100% OF LOT WIDTH)
IN-LAND SUITE	800 SQ.FT.
MAXIMUM SIZE (800 SQ.FT. ALLOWABLE)	800 SQ.FT.
OFF-STREET PARKING AND LOADING	EXISTING DRIVEWAY = 8.0'
DRIVEWAY WIDTH (12.5' ALLOWABLE)	148 SQ.FT. = 15% OF FRONT YARD
FRONT YARD AREA = 12,293 SF (25% ALLOWABLE)	
PROPOSED VARIANCES	
22.5' R-2	- TO PERMIT THE EXISTING POOL HOUSE TO OCCUPY 54.4% OF THE LOT WIDTH (16.0' FEET WIDE) AND TO PERMIT THE EXISTING IN-GROUND SHIMMING POOL TO OCCUPY 44.1% OF THE LOT WIDTH (81.0' FEET WIDE)
260.0' R	- TO PERMIT THE EXISTING ACCESS DRIVE TO BE NO LARGER THAN 14' IN WIDTH

**PROPOSED LOT B ZONING SUMMARY**

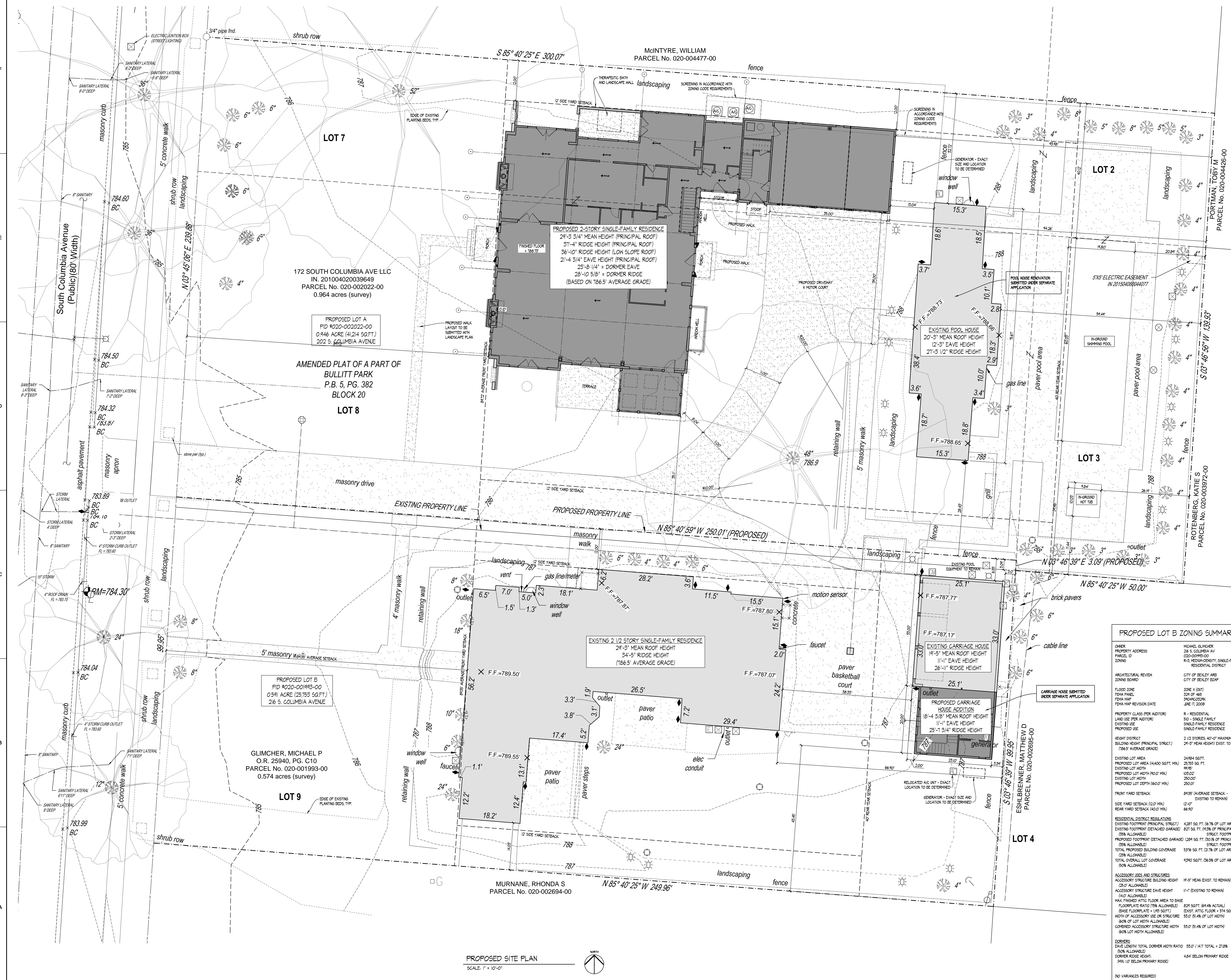
OWNER	MICHAEL GLIMCHER
PROPERTY ADDRESS	216 S. COLUMBIA AVE
PARCEL ID	020-001993-00
ZONING	R-5 MEDIUM-DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT
ARCHITECTURAL REVIEW	CITY OF BEXLEY AEB
ZONING BOARD	CITY OF BEXLEY BEAP
FLOOD ZONE	ZONE X (OUT)
FEMA PANEL	524 OF 465
FEMA MAP	34044C222K
FEMA MAP REVISION DATE	JUNE 11, 2008
PROPERTY CLASS (PER AUDITOR)	R - RESIDENTIAL
LAND USE (PER AUDITOR)	90 - SINGLE FAMILY SINGLE-FAMILY RESIDENCE
EXISTING USE	SINGLE-FAMILY RESIDENCE
PROPOSED USE	SINGLE-FAMILY RESIDENCE
HEIGHT DISTRICT	2 1/2 STORIES, 40'-0" MAXIMUM
BUILDING HEIGHT (PRINCIPAL STRUCTURE)	24'-3" MEAN HEIGHT (EXIST. TO REMAIN)
PROPOSED BUILDING HEIGHT (BASED ON 186.5' AVERAGE GRADE)	24'-3" MEAN HEIGHT
EXISTING LOT AREA	24,984 SQ.FT.
PROPOSED LOT AREA (14,400 SQ.FT. MIN)	25,755 SQ. FT.
EXISTING LOT WIDTH	141.40'
PROPOSED LOT WIDTH (160' MIN)	125.00'
EXISTING LOT DEPTH	250.00'
PROPOSED LOT DEPTH (160' MIN)	250.00'
FRONT YARD SETBACK	84.55' (AVERAGE SETBACK - EXISTING TO REMAIN)
SIDE YARD SETBACK (12.0' MIN)	12'-0"
REAR YARD SETBACK (40.0' MIN)	66.40'
RESIDENTIAL DISTRICT REGULATIONS	
EXISTING FOOTPRINT (PRINCIPAL STRUCTURE)	4,281 SQ. FT. (16.7% OF LOT AREA)
EXISTING FOOTPRINT (DETACHED GARAGE)	821 SQ. FT. (3.3% OF PRINCIPAL STRUCTURE FOOTPRINT)
PROPOSED FOOTPRINT (PRINCIPAL STRUCTURE)	1,284 SQ. FT. (5.0% OF PRINCIPAL STRUCTURE FOOTPRINT)
PROPOSED FOOTPRINT (DETACHED GARAGE)	1,284 SQ. FT. (5.0% OF PRINCIPAL STRUCTURE FOOTPRINT)
TOTAL PROPOSED BUILDING COVERAGE (25% ALLOWABLE)	5,576 SQ. FT. (22.3% OF LOT AREA)
PROPOSED FOOTPRINT (DETACHED GARAGE)	1,284 SQ. FT. (5.0% OF PRINCIPAL STRUCTURE FOOTPRINT)
TOTAL OVERALL LOT COVERAGE (50% ALLOWABLE)	4,940 SQ.FT. (19.8% OF LOT AREA)
ACCESSORY USES AND STRUCTURES	14'-5" MEAN HEIGHT (EXIST. TO REMAIN)
ACCESSORY STRUCTURE BUILDING HEIGHT (25.0' ALLOWABLE)	14'-5" (EXISTING TO REMAIN)
ACCESSORY STRUCTURE EAVE HEIGHT (14.0' ALLOWABLE)	14.0' (EXISTING TO REMAIN)
WIDTH OF ACCESSORY USE OR STRUCTURE (40% OF LOT WIDTH ALLOWABLE)	82.0' (64.4% ACTUAL)
BASE FLOOR PLATE (145 SQ.FT.)	185.0' (14.4% OF LOT WIDTH)
WIDTH OF ACCESSORY USE OR STRUCTURE (60% OF LOT WIDTH ALLOWABLE)	55.0' (41.4% OF LOT WIDTH)
COMBINED ACCESSORY STRUCTURE WIDTH (60% OF LOT WIDTH ALLOWABLE)	55.0' (41.4% OF LOT WIDTH)
DOBBERS	
EAVE LENGTH/ TOTAL DORMER WIDTH RATIO	35.0' / 14.1' TOTAL = 2.48
(50% ALLOWABLE)	
DORMER RIDGE HEIGHT	4.84' BELOW PRIMARY RIDGE
(MIN. 12" BELOW PRIMARY RIDGE)	
NO VARIANCES REQUIRED	

**PROPOSED SITE PLAN**

DESCRIPTION	DATE
M. BATH EXTERIOR REVS.	06.02.2023
LANDSCAPE SUBMISSION	05.09.2023
REVISION 1	04.25.2023
CONST. ACCESS DRIVE	04.25.2023
PERMIT SET	03.31.2023

NEW HOME  
**PRIVATE RESIDENCE**  
202 S. COLUMBIA AVENUE  
BEXLEY, OHIO 43209

DRAWN BY: **SD/KW/CF/CD** REVIEWED BY: **N5** JOB NUMBER: **22118**



**PROPOSED SITE PLAN**  
SCALE: 1" = 10'-0"

