

# Zoning Report

## Site Information

Address: 313 N CASSINGHAM RD, BEXLEY, OH  
 Mailing Address: 313 N CASSINGHAM RD, COLUMBUS OH 43209-1036  
 Owner: DAVIS ANN C  
 Parcel Number: 020004059  
 In Columbus?: No  
 County: FRANKLIN

## Zoning Information

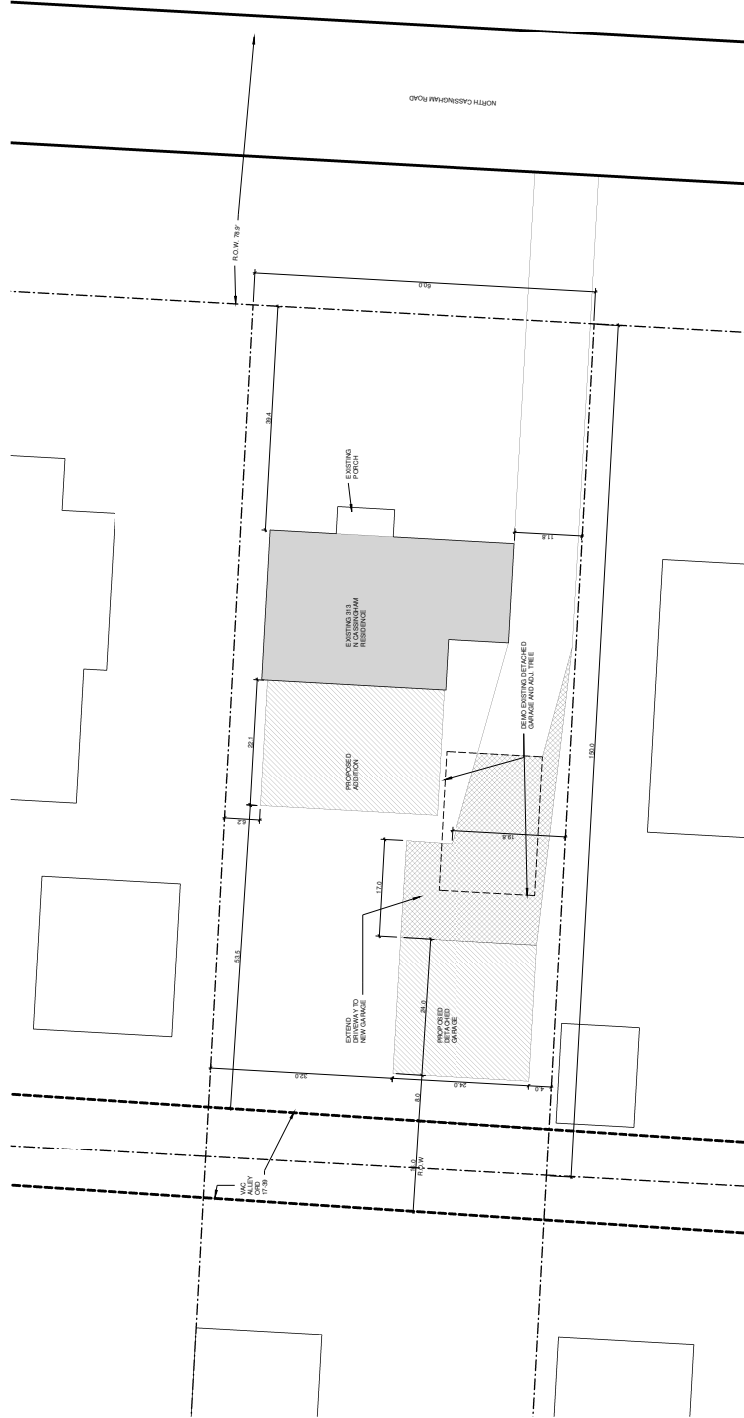
Zoning: None  
 Historic District: None  
 Short North Area: Out  
 Special Parking Area: None  
 Council Variance: None  
 Board of Zoning Adjustment (BZA) Variance: None  
 Commercial Overlay: None  
 Planning Overlay: None  
 Graphics Variance: None  
 Area Commission: None  
 Historic Site: No  
 Flood Zone: Out  
 Airport Overlay: None  
 Environs: None

## Pending Zoning Action

Zoning: None  
 Board of Zoning Adjustment (BZA) Variance: None  
 Council Variance: None  
 Graphics Variance: None

SETBACKS WILL BE -8 FEET FROM LOT LINE/REAR EASEMENT (RULE: 1/6 OF LOT FRONTAGE, MAX OF 8 FEET)  
 FRONT SETBACK: NO CHANGE APPROX. 39.4'  
 SIDE SETBACK NORTH: NO CHANGE APPROX. 5.2'  
 SIDE SETBACK SOUTH: NO CHANGE APPROX. 11.8'  
 REAR SETBACK: 1.835' TO ADDITION 75.6' TO EXISTING (20% OF DEPTH) = 30' MIN.

CASSINGHAM RESIDENCE  
 PROPOSED REMODEL AND ADDITION  
 313 N CASSINGHAM RD, BEXLEY, OH 43209  
 LOT WIDTH: 60'  
 LOT DEPTH: 150'  
 LOT AREA: 9,000 SQFT.  
 BUILDING AREAS  
 EXISTING HOUSE: 1,040 SQFT.  
 2-STORY ADDITION: 661 SQFT.  
 GARAGE ADDITION: 576 SQFT.  
 LOT COVERAGE: 2,277 SQFT. OF COVERAGE  
 LOT IS 3,000 = TOTAL SQFT COVERAGE IS 25.3%



**SITEPLAN**  
 1" = 10'-0"

PROPERTY LINE  
 RIGHT OF WAY (R.O.W.)

NOTE: ARCHITECTURAL, SITE, AND CIVIL WORK IS SUBJECT TO A PRELIMINARY SURVEY CONDUCTED BY A LICENSED SURVEYOR. THE SURVEYOR'S REPORT IS AVAILABLE FOR REVIEW AT THE COUNTY AUDITOR'S OFFICE.



313 N Cassingham Rd  
 Bexley, OH 43209

Scale:  
 As Indicated

A0.2