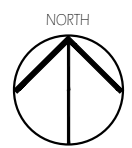




BUILDING ZONING INFORMATION	
PROPERTY ADDRESS:	821 GRANDON AVE
PARCEL ID:	020-002982-00
ZONING:	R-6
HEIGHT DISTRICT:	2-1/2 STORIES AND 35'
PROPOSED BUILDING HEIGHT	30'
LOT AREA:	5,092 SF
FRONT YARD SETBACK:	30' (AVERAGE FRONT YARD SETBACK = 29'-6')
SIDE YARD SETBACK:	6'-8" (1/6 OF 40')
REAR YARD SETBACK:	25'
MAX BUILDING COVER:	1,782 SF (35%)
MAX LOT COVERAGE:	3,055 SF (60%)
HISTORIC DISTRICT:	NO
FLOOD ZONE:	ZONE X
PROPERTY CLASS (PER AUDITOR)	RESIDENTIAL
LAND USE (PER AUDITOR)	ONE-FAMILY
EXISTING USE:	SINGLE FAMILY
PROPOSED USE	SINGLE FAMILY-NO CHANGE

MAIN RESIDENCE:	1,054 SF (20.7%)
EXISTING :	605 SF
ADDITION:	449 SF
EXISTING GARAGE:	311 SF
EXISTING DRIVEWAY:	348 SF
REAR PATIO:	511 SF
EXISTING REPLACED:	267 SF
NEW:	244 SF
SIDEWALK:	337 SF
REPLACED:	267 SF
NEW:	70 SF
FRONT PORCH:	173 SF
TOTAL COVERAGE:	2,734 SF (53.7%)

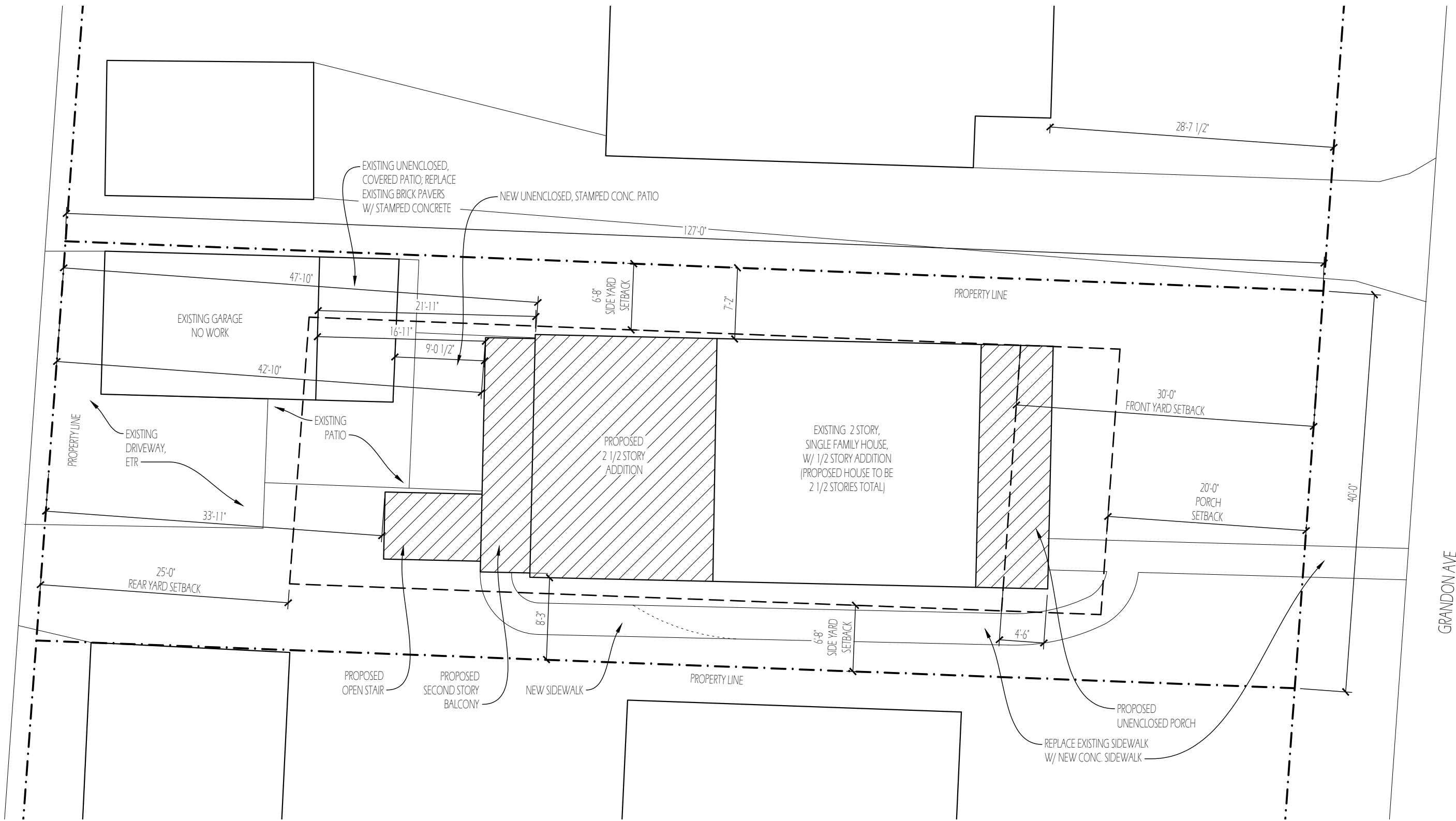
SITE PLAN  
SCALE: 1" = 30'



SCHMATIC PLANS FOR THE  
HAAS RESIDENCE

821 GRANDON AVE  
BEXLEY, OH 43209

2021.02.08



SCHMATIC PLANS FOR THE  
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SITE PLAN

SCALE: 1" = 10'

