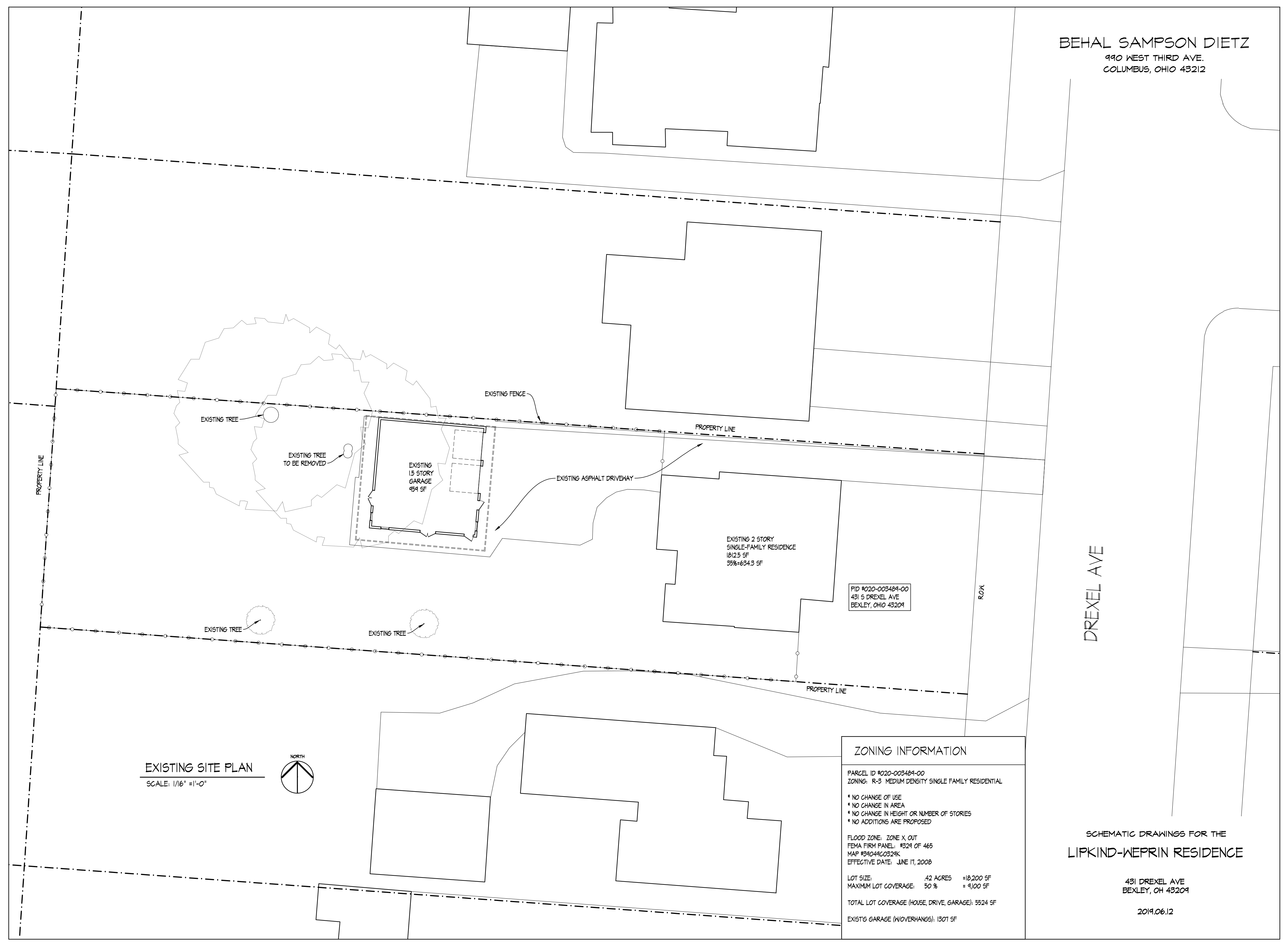
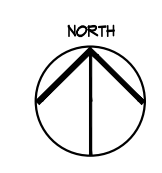


BEHAL SAMPSON DIETZ  
 990 WEST THIRD AVE.  
 COLUMBUS, OHIO 43212



EXISTING SITE PLAN  
 SCALE: 1/16" = 1'-0"



**ZONING INFORMATION**

PARCEL ID #020-003404-00  
 ZONING: R-3 MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL

- \* NO CHANGE OF USE
- \* NO CHANGE IN AREA
- \* NO CHANGE IN HEIGHT OR NUMBER OF STORIES
- \* NO ADDITIONS ARE PROPOSED

FLOOD ZONE: ZONE X, OUT  
 FEMA FIRM PANEL: #524 OF 465  
 MAP #9049C0324K  
 EFFECTIVE DATE: JUNE 17, 2008

LOT SIZE: .42 ACRES = 18,200 SF  
 MAXIMUM LOT COVERAGE: 50 % = 9,100 SF

TOTAL LOT COVERAGE (HOUSE, DRIVE, GARAGE): 5524 SF  
 EXISTG GARAGE (WOVERHANGS): 1301 SF

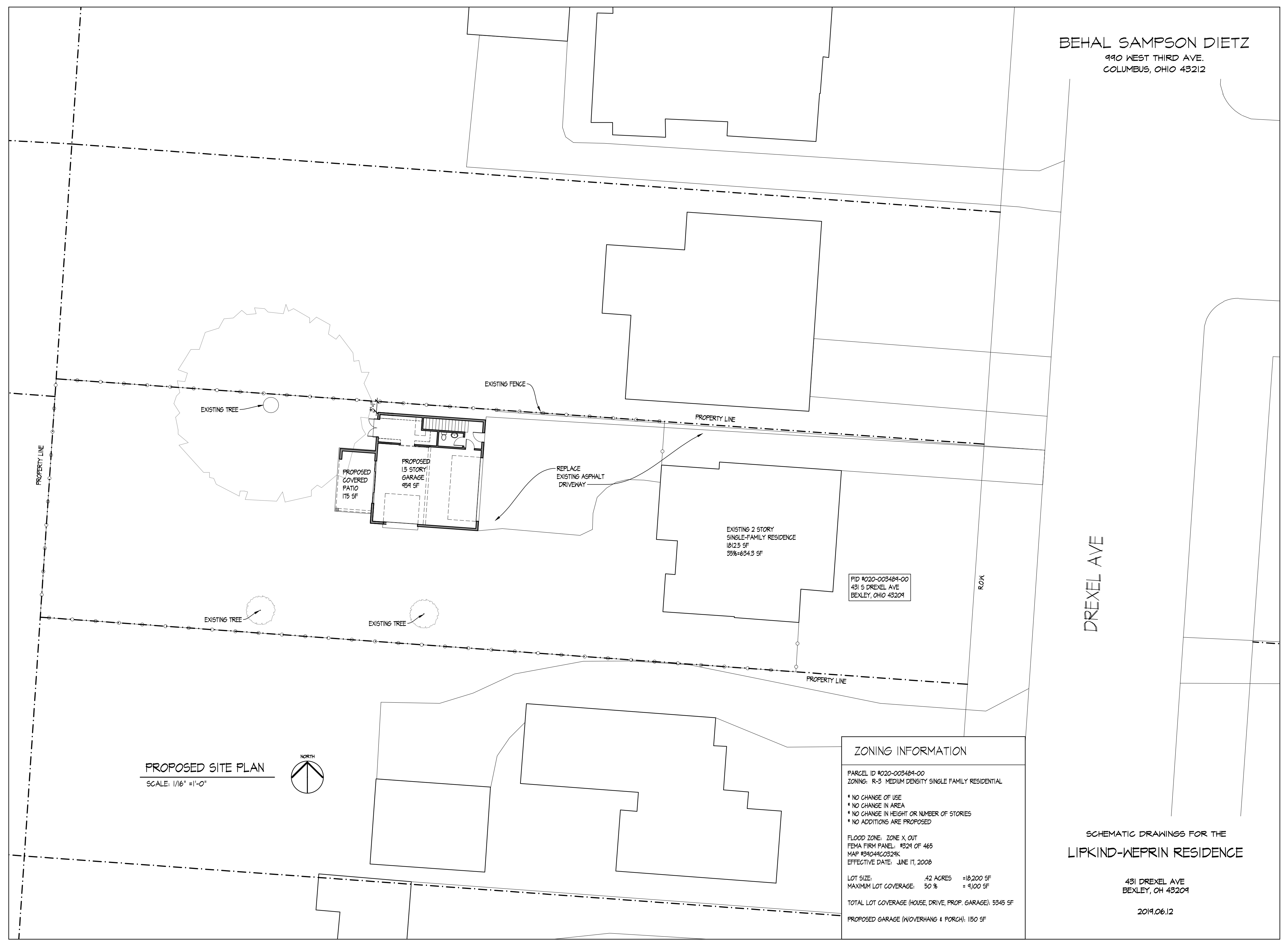
PID #020-003404-00  
 431 S DREXEL AVE  
 BEXLEY, OHIO 43204

DREXEL AVE

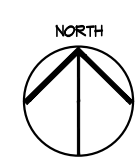
SCHMATIC DRAWINGS FOR THE  
 LIPKIND-WEPRIN RESIDENCE

431 DREXEL AVE  
 BEXLEY, OH 43204  
 2019.06.12

BEHAL SAMPSON DIETZ  
990 WEST THIRD AVE.  
COLUMBUS, OHIO 43212



PROPOSED SITE PLAN  
SCALE: 1/16" = 1'-0"



**ZONING INFORMATION**

PARCEL ID #020-003404-00  
ZONING: R-3 MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL

- \* NO CHANGE OF USE
- \* NO CHANGE IN AREA
- \* NO CHANGE IN HEIGHT OR NUMBER OF STORIES
- \* NO ADDITIONS ARE PROPOSED

FLOOD ZONE: ZONE X, OUT  
FEMA FIRM PANEL: #524 OF 465  
MAP #99049C0329K  
EFFECTIVE DATE: JUNE 17, 2008

LOT SIZE: 42 ACRES = 18,200 SF  
MAXIMUM LOT COVERAGE: 50 % = 9,100 SF

TOTAL LOT COVERAGE (HOUSE, DRIVE, PROP. GARAGE): 5345 SF  
PROPOSED GARAGE (NOVERHANG & PORCH): 1150 SF

SCHEMATIC DRAWINGS FOR THE  
LIPKIND-WEPRIN RESIDENCE

431 DREXEL AVE  
BEXLEY, OH 43209  
2019.06.12