



CITY OF BEXLEY
BOARD OF ZONING AND PLANNING

AGENDA

DATE: June 27, 2019

TIME: 6:00 P.M.

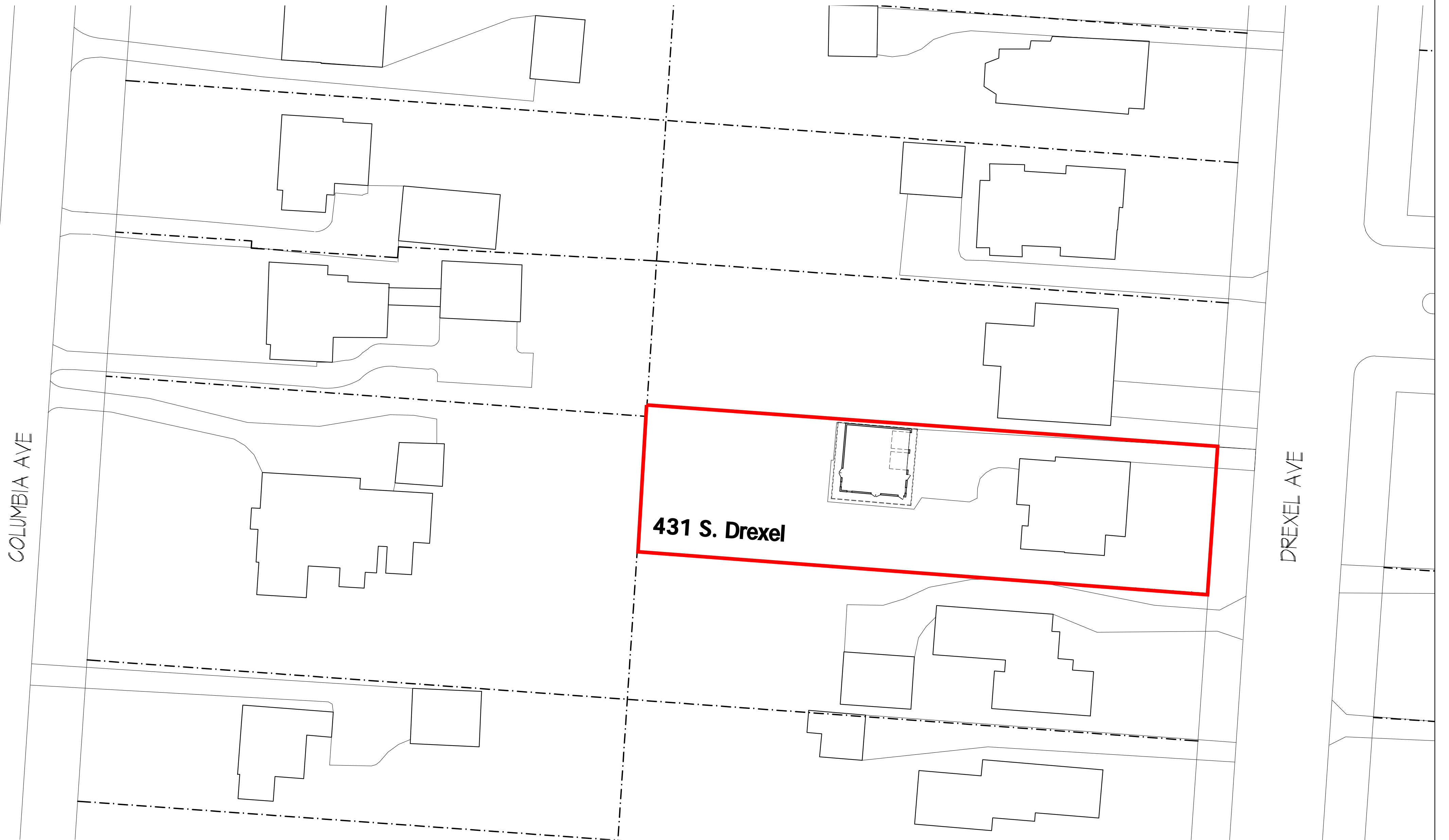
PLACE: City Council Chambers, Bexley Municipal Building

1. Call to Order
2. Roll Call
- 3.. Public Comment
4. Other Business:
5. NEW Business:

- a. Application No.: 19-7 Z
Applicant: Dan Morgan- Behal Sampson Dietz
Owner: Taylor Pfeffenberger
Location: 431 S. Drexel Ave.

BAZP Request: The applicant is seeking architectural review and approval, to allow a deteriorated 1 ½ story detached garage to be replaced with a new detached garage similar in size. The applicant is also seeking a variance from Bexley Code Section 1252.15(c), which limits accessory structures to 35% or less of the building footprint, and limits the ridge height to 20', to allow the proposed non-conforming garage to be replaced with a new garage similar in square foot size and 21' in height.

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



COLUMBIA AVE

DREXEL AVE

431 S. Drexel

SITE PLAN
SCALE: 1" = 30'

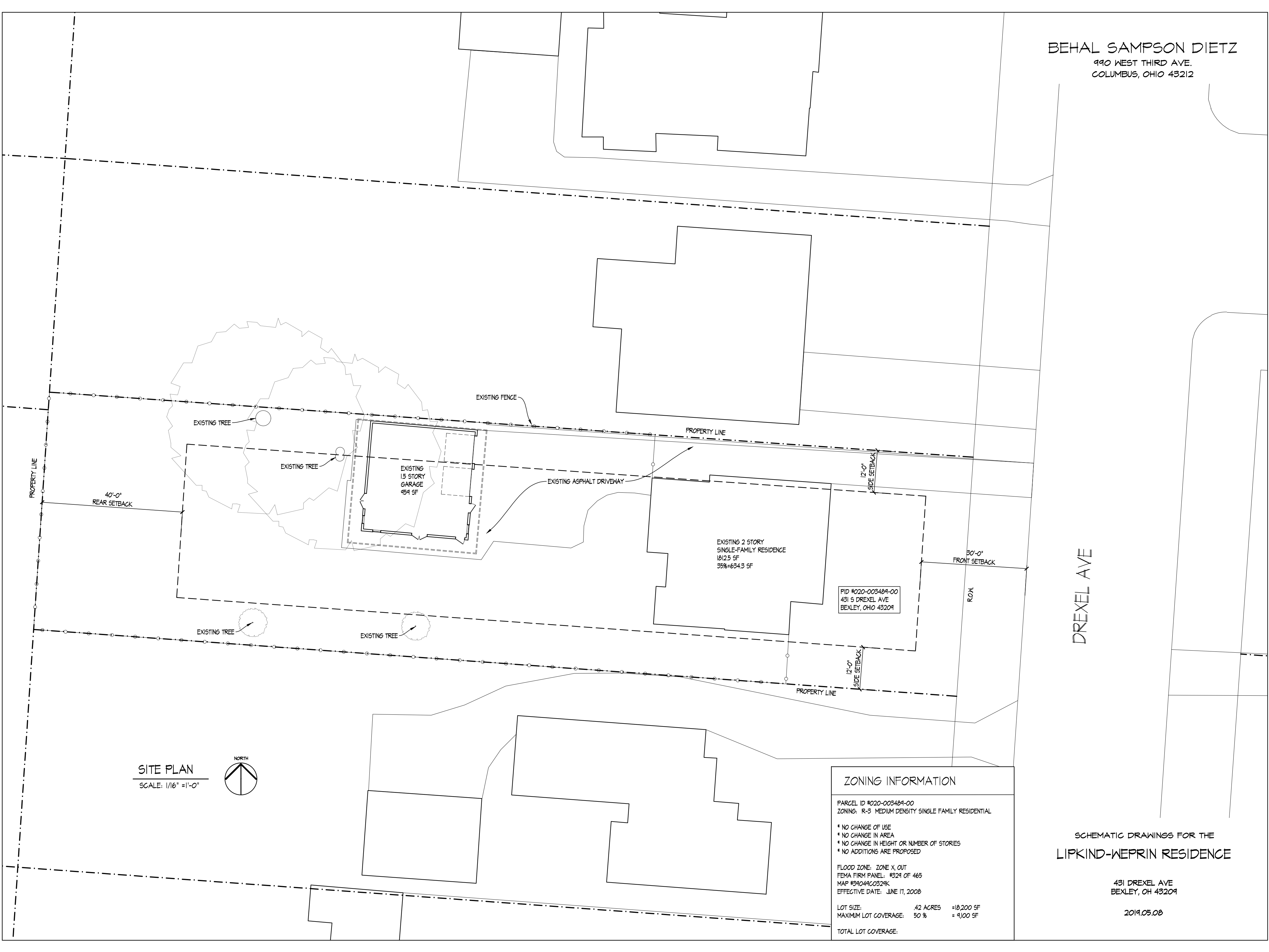


SCHEMATIC DRAWINGS FOR THE
LIPKIND-WEPRIN RESIDENCE

431 DREXEL AVE
BEXLEY, OH 43209

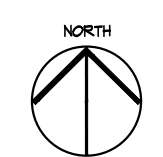
2019.05.08

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



DREXEL AVE

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



ZONING INFORMATION

PARCEL ID #020-003489-00
 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: #324 OF 465
 MAP #39044C0324K
 EFFECTIVE DATE: JUNE 17, 2008

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

SCHEMATIC DRAWINGS FOR THE
LIPKIND-WEPRIN RESIDENCE

431 DREXEL AVE
 BEXLEY, OH 43209
 2019.05.08



SOUTH FACADE OF GARAGE

SCALE: NTS



WEST FACADE OF GARAGE/
SOUTH FACADE OF HOUSE

SCALE: NTS



EAST FACADE OF GARAGE

SCALE: NTS



SOUTH WEST CORNER OF GARAGE

SCALE: NTS



SOUTH EAST CORNER OF GARAGE

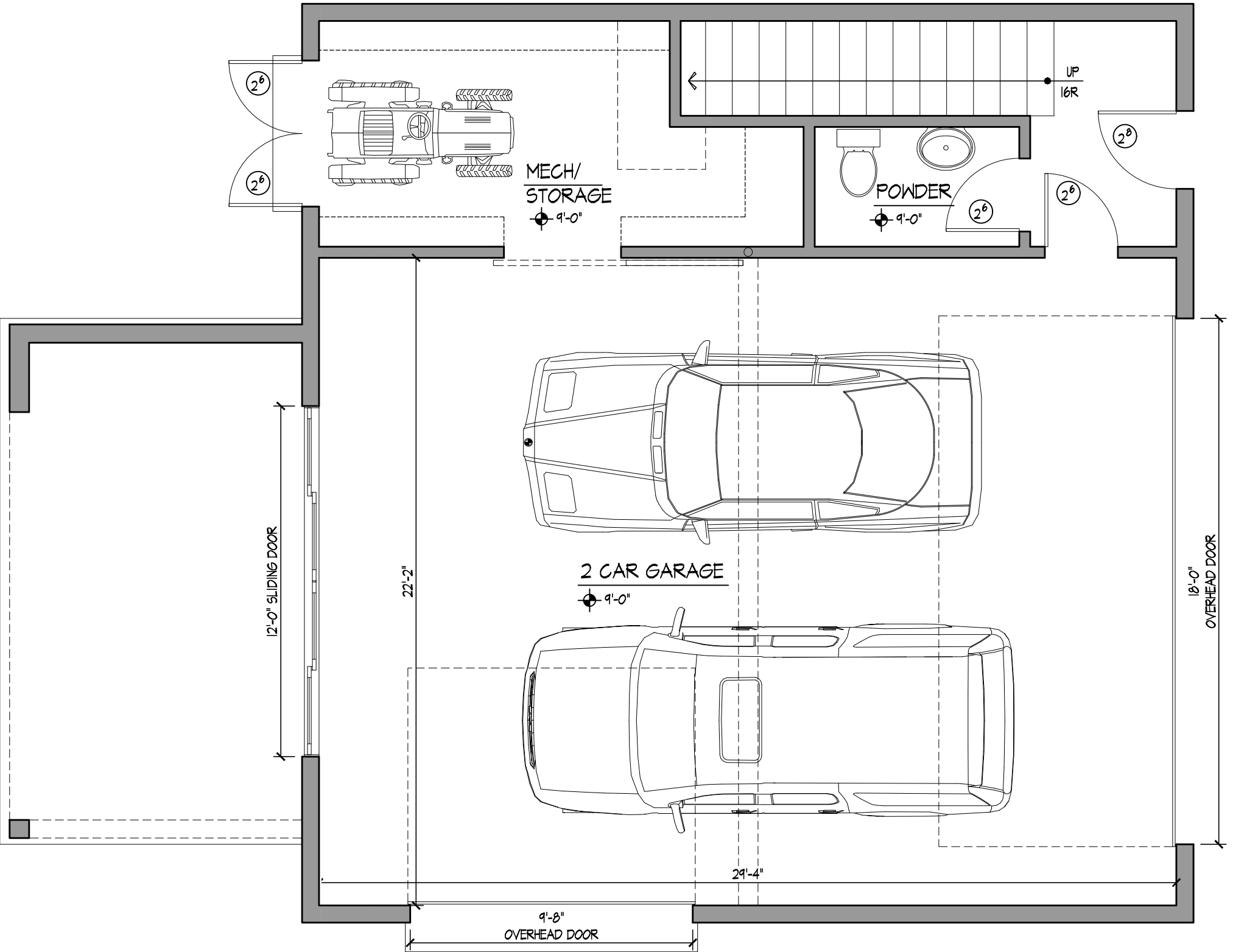
SCALE: NTS



DRIVEWAY TO EAST FACADE OF GARAGE

SCALE: NTS

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990 WEST THIRD AVE.
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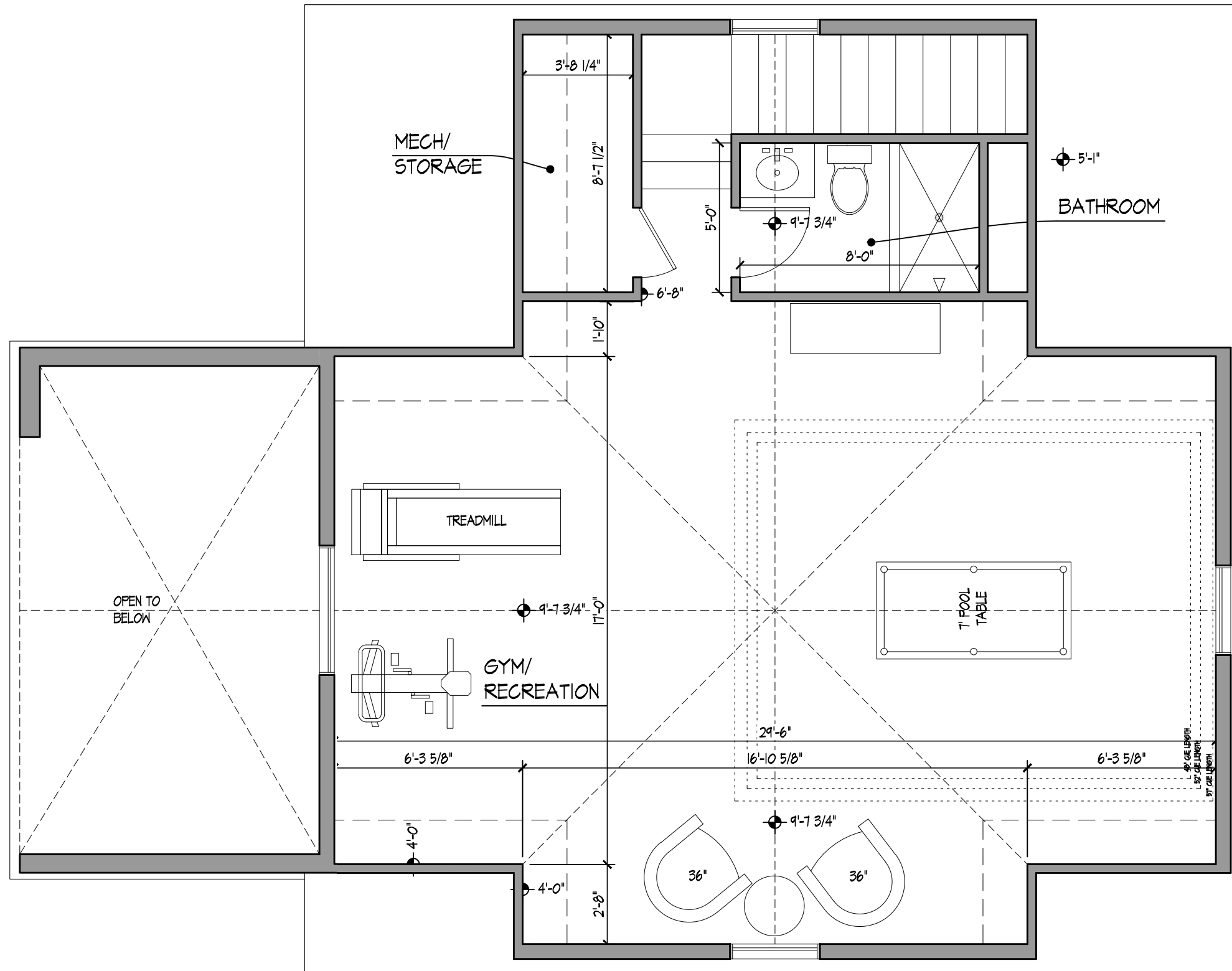
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
AREA: 888 SF



SCHEMATIC DRAWINGS FOR THE
LIPKIND-WEPRIN RESIDENCE

431 DREXEL AVE
BEXLEY, OH 43209
2019.06.12

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



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"
AREA: 590 SF



SCHEMATIC DRAWINGS FOR THE
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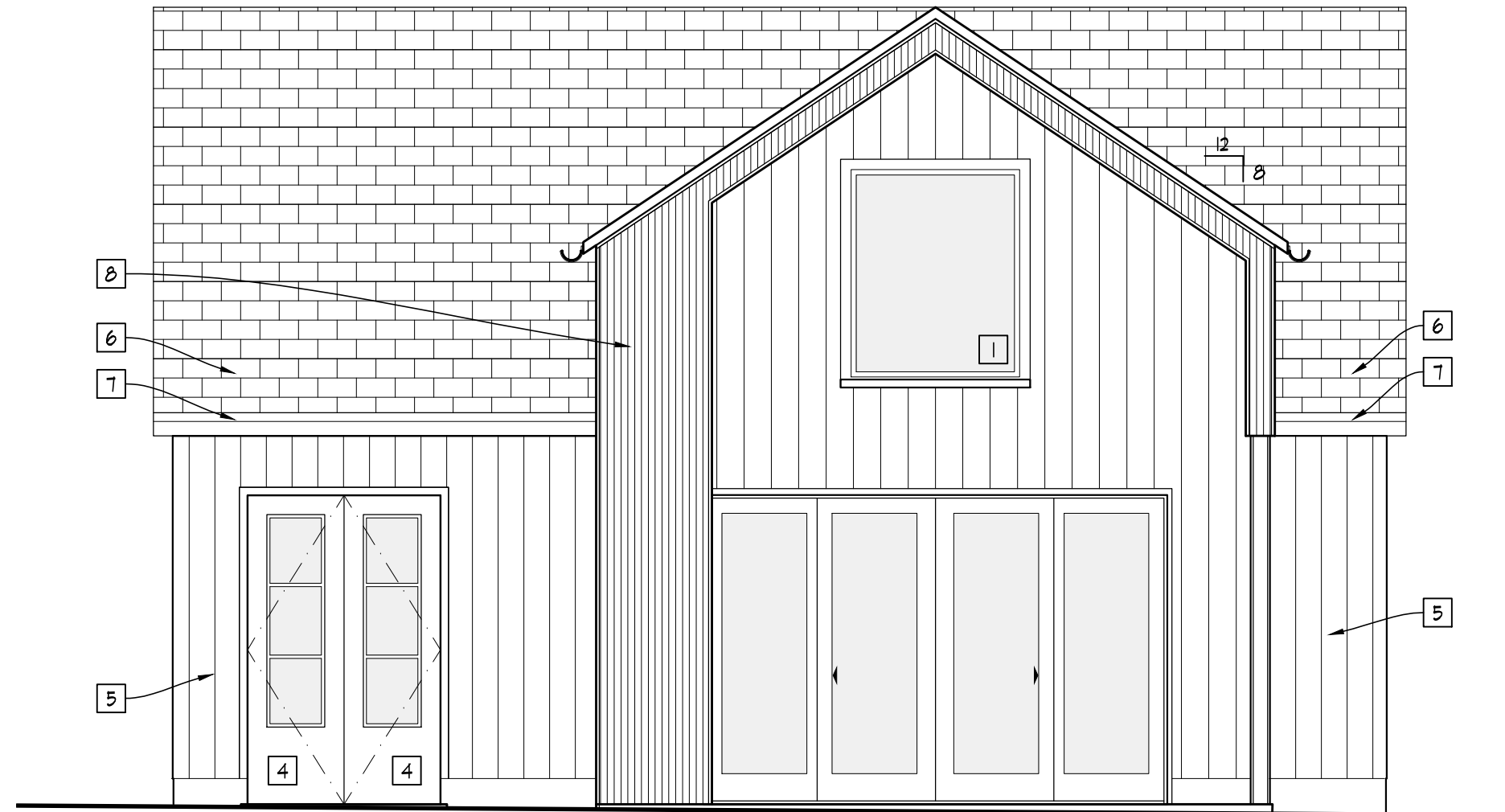
431 DREXEL AVE
BEXLEY, OH 43209

2019.06.12

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

CODED ELEVATION
 NOTES

MARK	NOTE
1	FIBERGLASS CLAD WOOD WINDOWS
2	INSULATED STEEL GARAGE DOOR
3	ALUMINUM & GLASS GARAGE DOOR
4	FIBERGLASS ENTRY DOOR, PAINTED
5	VERTICAL SIDING (WOOD OR HARDIE) PAINTED
6	SHINGLE ROOF (ALT. FOR STANDING SEAM METAL)
7	HALF-ROUND GUTTERS, PRE-FINISHED
8	CORRUGATED METAL SIDING



WEST ELEVATION

SCALE: 1/4" = 1'-0"

SCHEMATIC DRAWINGS FOR THE
 LIPKIND-WEPRIN RESIDENCE

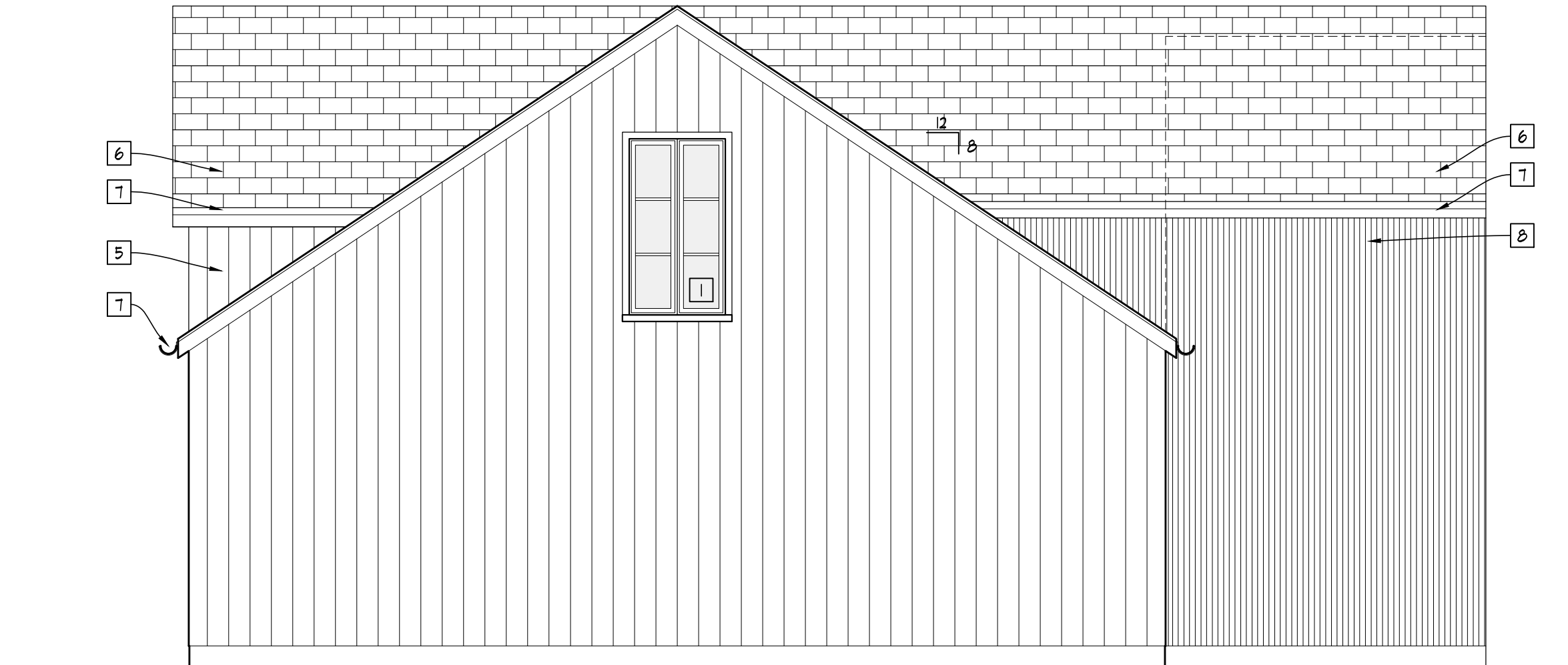
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2019.06.12

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 COLUMBUS, OHIO 43212

CODED ELEVATION
 NOTES

MARK	NOTE
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2	INSULATED STEEL GARAGE DOOR
3	ALUMINUM & GLASS GARAGE DOOR
4	FIBERGLASS ENTRY DOOR, PAINTED
5	VERTICAL SIDING (WOOD OR HARDIE) PAINTED
6	SHINGLE ROOF (ALT. FOR STANDING SEAM METAL)
7	HALF-ROUND GUTTERS, PRE-FINISHED
8	CORRUGATED METAL SIDING



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

SCHEMATIC DRAWINGS FOR THE
 LIPKIND-WEPRIN RESIDENCE

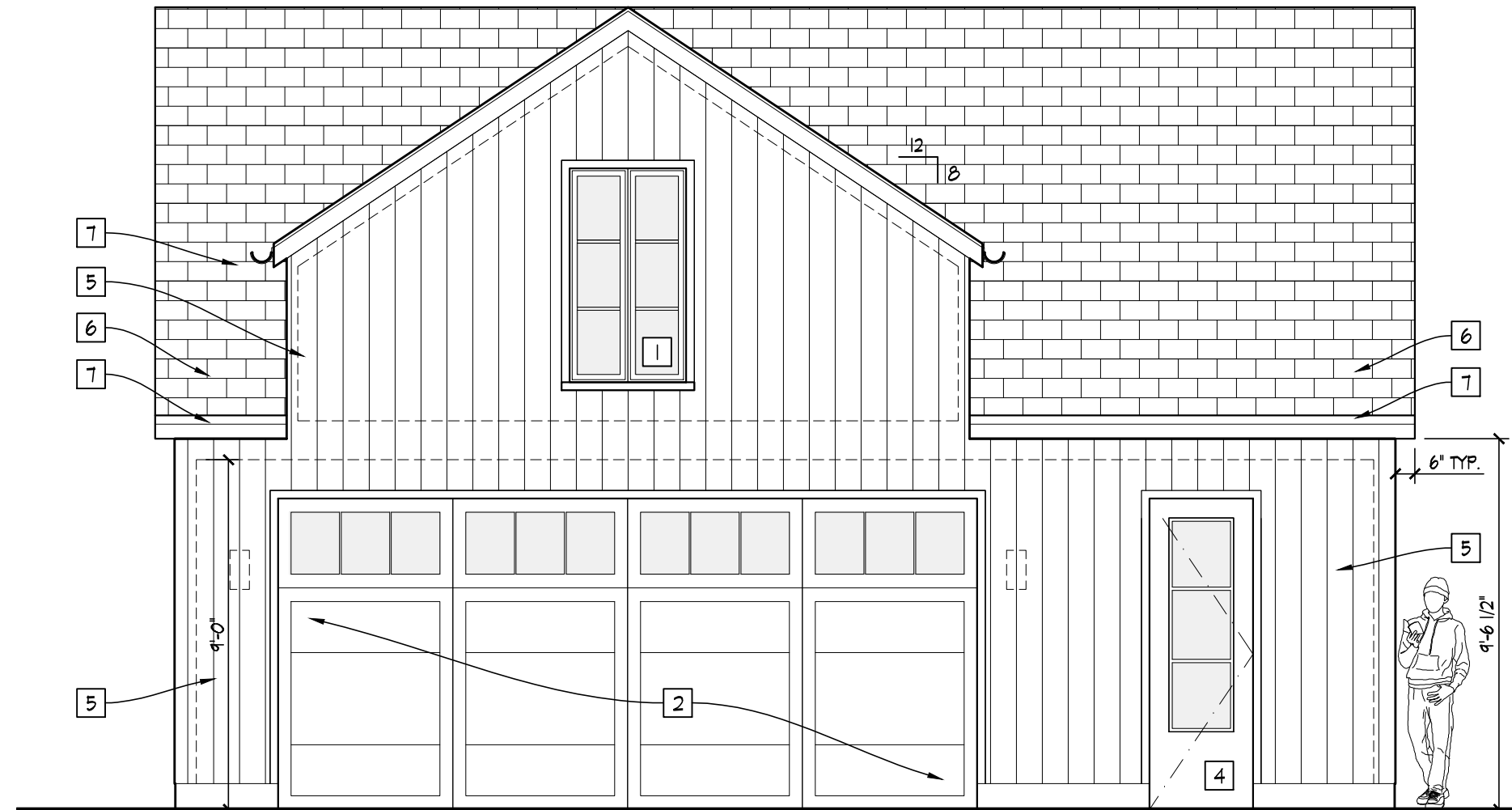
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CODED ELEVATION
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8	CORRUGATED METAL SIDING



EAST ELEVATION

SCALE: 1/4" = 1'-0"

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CODED ELEVATION
 NOTES

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6	SHINGLE ROOF (ALT. FOR STANDING SEAM METAL)
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8	CORRUGATED METAL SIDING



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

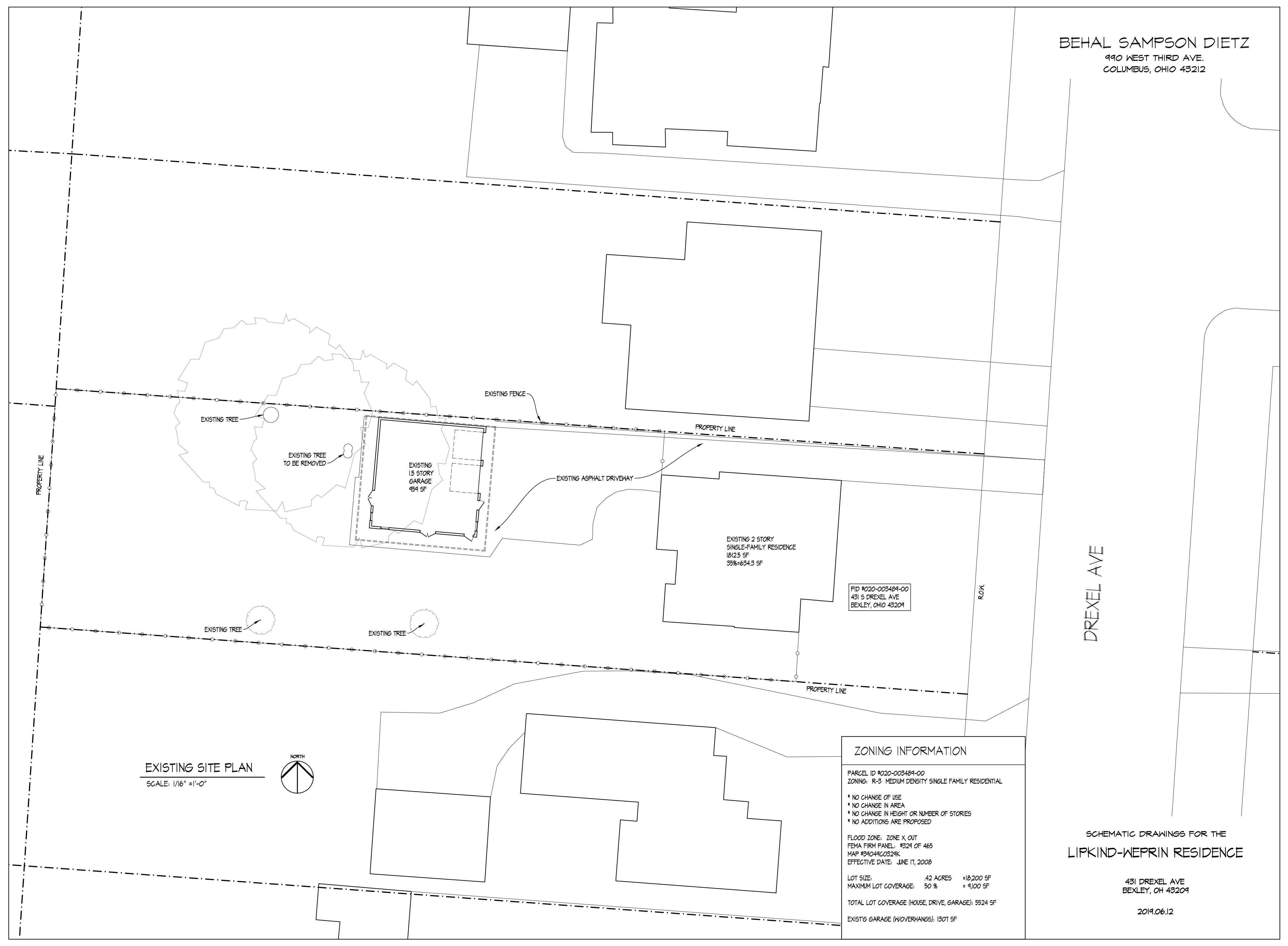
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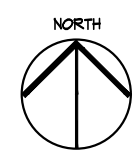
2019.06.12



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



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



ZONING INFORMATION

PARCEL ID #020-003489-00
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, GARAGE): 5524 SF
EXIST'G GARAGE (WOVERHANGS): 1301 SF

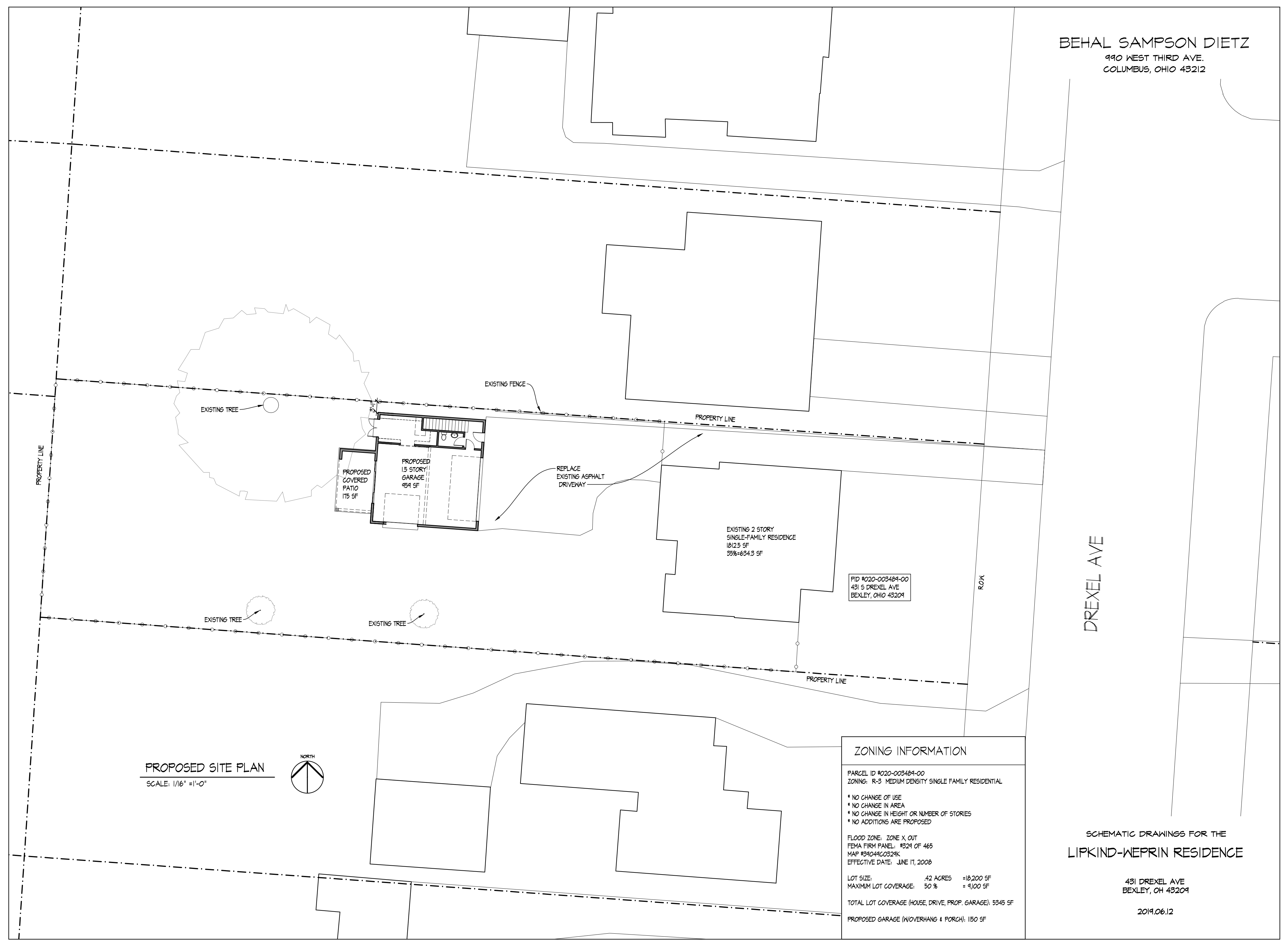
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SCHEMATIC DRAWINGS FOR THE
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2019.06.12

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 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	#39049C0329K
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	

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

SCHMATIC DRAWINGS FOR THE
LIPKIND-WEPRIN RESIDENCE

431 DREXEL AVE
 BEXLEY, OH 43204

2019.06.12