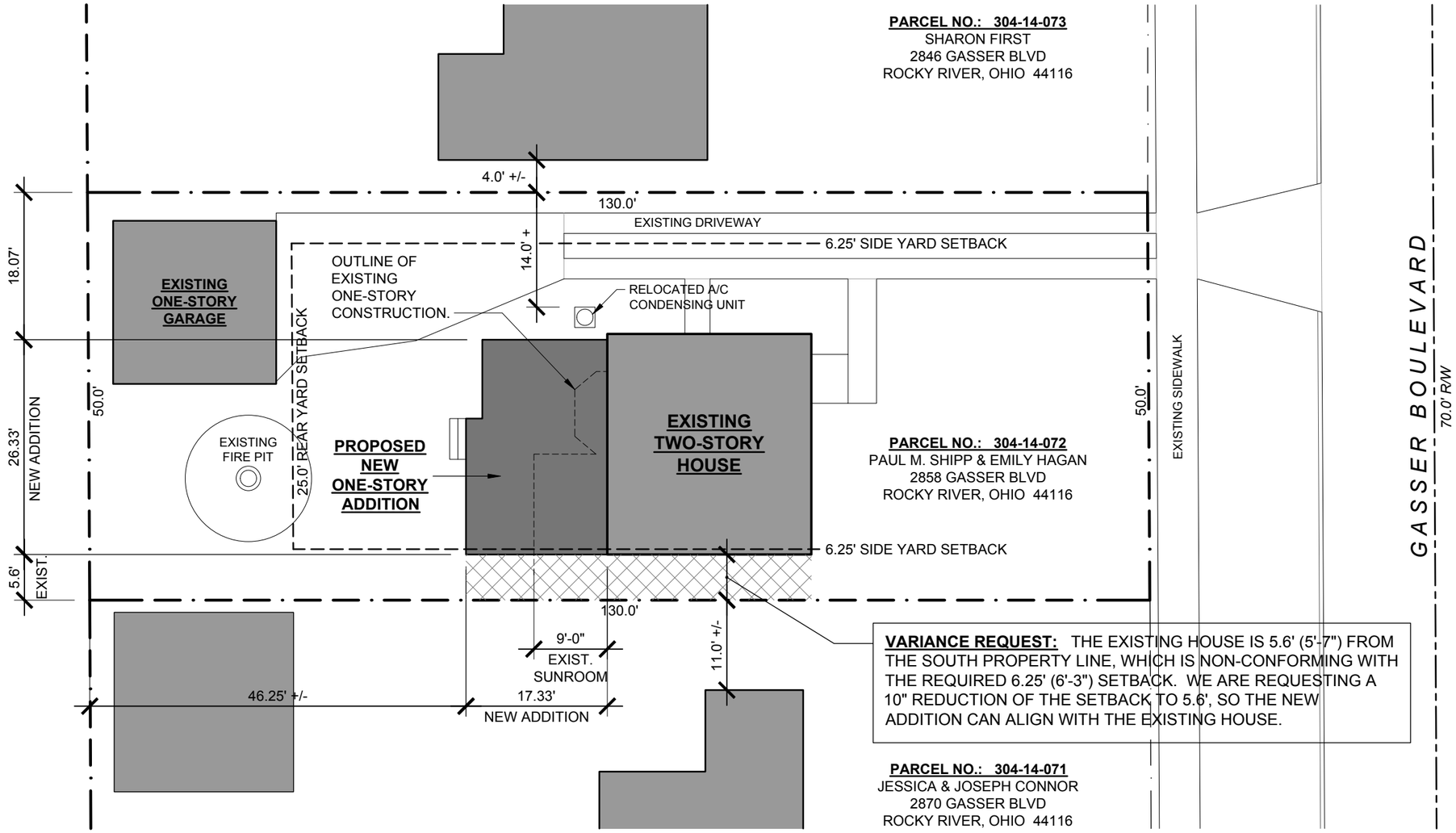
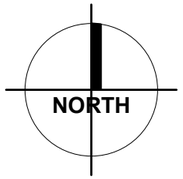


NEW SITE PLAN - REVISED

1

SCALE: 1" = 15'-0"



PROPERTY/BUILDING INFORMATION

PARCEL NO.:	**304-14-072**
OWNER:	**EMILY HAGAN & PAUL M. SHIPP**
ADDRESS:	2858 GASSER BOULEVARD ROCKY RIVER, OHIO 44116
ZONING DISTRICT:	R1 - SINGLE-FAMILY RESIDENTIAL

BUILDING AREA:	
EXISTING HOUSE:	650 SF
NEW ADDITION:	437 SF
SUBTOTAL:	**1,087 SF**
DETACHED GARAGE:	400 SF
TOTAL:	**1,487 SF**
LOT SIZE:	6,500 SF
LOT COVERAGE:	
ALLOWABLE:	28%
ACTUAL:	22.9%

DATE: 18 MARCH 2025
20 MARCH 2025

ADDENDUM TO BZA SUBMISSION: NEW SITE PLAN WITH LOCATION OF A/C CONDENSING UNIT ADDED

SHEET TITLE: **NEW SITE PLAN - REVISED**

PROJECT: PROPOSED NEW ADDITION AND ALTERATIONS TO THE
EMILY HAGAN & PAUL SHIPP RESIDENCE
2858 GASSER BOULEVARD, ROCKY RIVER, OHIO 44116

PRESTON C. BUCHTEL | DESIGN + PLANNING + CONSTRUCTION 721 COLLEGE AVE., CLEVELAND, OH 44113 216.905.7572 | design@prestonbuchtel.com

PROJECT NO.
2024.14A

SHEET NO.
A5
REVISED