

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

DRAWINGS FOR REVIEW BY THE ROCKY RIVER, BOARD OF ZONING APPEALS

PROJECT DESCRIPTION

THE SCOPE OF THE PROJECT AND THESE DRAWINGS IS FOR THE CONSTRUCTION OF A NEW ONE-STORY/437 SF ADDITION TO THE REAR/WEST SIDE OF THE EXISTING HOUSE AND ASSOCIATED ALTERATIONS TO THE FIRST FLOOR, ALONG WITH ALTERATIONS TO THE EXISTING BASEMENT BATHROOM.

THE NEW ADDITION WILL CONTAIN A NEW KITCHEN AND GREAT ROOM, INCORPORATING THE EXISTING SUNROOM AND KITCHEN BAY AREAS. THE ALTERATIONS TO THE EXISTING FIRST FLOOR INCLUDE CONVERTING THE EXISTING KITCHEN SPACE INTO A NEW MUDROOM AREA, HALF BATH, AND WALK-IN PANTRY. THE EXISTING BASEMENT BATHROOM WILL BE EXPANDED TO INCLUDE A NEW SHOWER.

THE NEW ADDITION EXTERIOR FINISH MATERIALS WILL REPLICATE THE EXISTING MATERIALS AND DETAILS, INCLUDING THE FOLLOWING:

- NEW EXPOSED BRICK AT FOUNDATION TO MATCH THE EXISTING BRICK.
- NEW ALUMINUM LAP SIDING TO MATCH PROFILE AND COLOR OF EXISTING ALUMINUM SIDING. IF NECESSARY, THE EXISTING SIDING WILL BE PAINTED TO MATCH THE COLOR OF THE NEW SIDING.
- NEW SHINGLES SHALL MATCH THE EXISTING.
- NEW EXTERIOR WINDOWS WILL BE FIBERGLASS WITH LOW-E/ARGON GLAZING, AS MANUFACTURED BY THE PELLA WINDOW COMPANY, "IMPERVIA" SERIES.
- NEW EXTERIOR DOORS WILL BE ALUMINUM-CLAD WOOD W/ LOW-E/ARGON GLAZING, AS MANUFACTURED BY THE PELLA WINDOW COMPANY, "LIFESTYLE" SERIES.

VARIANCE REQUEST:

THE EXISTING HOUSE IS 5.6' (5'-7") FROM THE SOUTH PROPERTY LINE, WHICH IS NON-CONFORMING WITH THE REQUIRED 6.25' (6'-3") SETBACK [REFER TO SIDE YARD SETBACK – 1153.07(c) & Sch. 1153.07(1)(a)]. WE ARE REQUESTING A 10" REDUCTION OF THE SETBACK TO 5.6', SO THE NEW ADDITION CAN ALIGN WITH THE EXISTING HOUSE.

DRAWING INDEX

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DATE: 18 MARCH 2025

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

SHEET TITLE:
PROJECT:

PROJECT NO.
2024.14A

SHEET NO.
A1

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SOUTHEAST VIEW - PROJECT PROPERTY
2858 GASSER BOULEVARD



NORTHEAST VIEW - PROJECT PROPERTY
2858 GASSER BOULEVARD



EAST/FRONT VIEW - ADJACENT PROPERTY
2870 GASSER BOULEVARD



EAST/FRONT VIEW - PROJECT PROPERTY
2858 GASSER BOULEVARD



EAST/FRONT VIEW - ADJACENT PROPERTY
2846 GASSER BOULEVARD

DATE: 18 MARCH 2025

SHEET TITLE: PHOTOS OF EXISTING CONDITIONS
PROJECT: PROPOSED NEW ADDITION AND ALTERATIONS TO THE
EMILY HAGAN & PAUL SHIPP RESIDENCE
2858 GASSER BOULEVARD, ROCKY RIVER, OHIO 44116

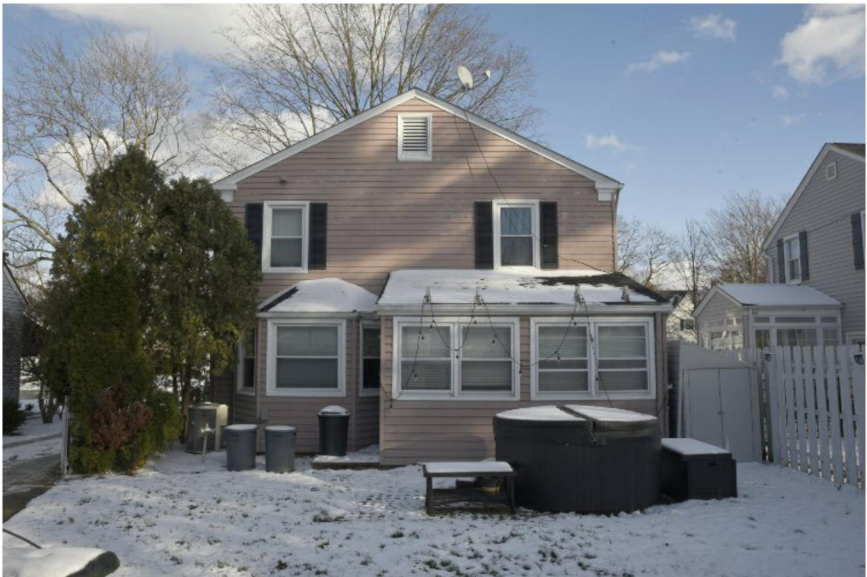
PROJECT NO.
2024.14A

SHEET NO.
A2



AREA OF PROPOSED
ADDITION

WEST/REAR VIEW - ADJACENT PROPERTY
2846 GASSER BOULEVARD



AREA OF PROPOSED ADDITION

WEST/REAR VIEW - PROJECT PROPERTY
2858 GASSER BOULEVARD



AREA OF PROPOSED
ADDITION

WEST/REAR VIEW - ADJACENT PROPERTY
2870 GASSER BOULEVARD

DATE: 18 MARCH 2025

SHEET TITLE: PHOTOS OF EXISTING CONDITIONS

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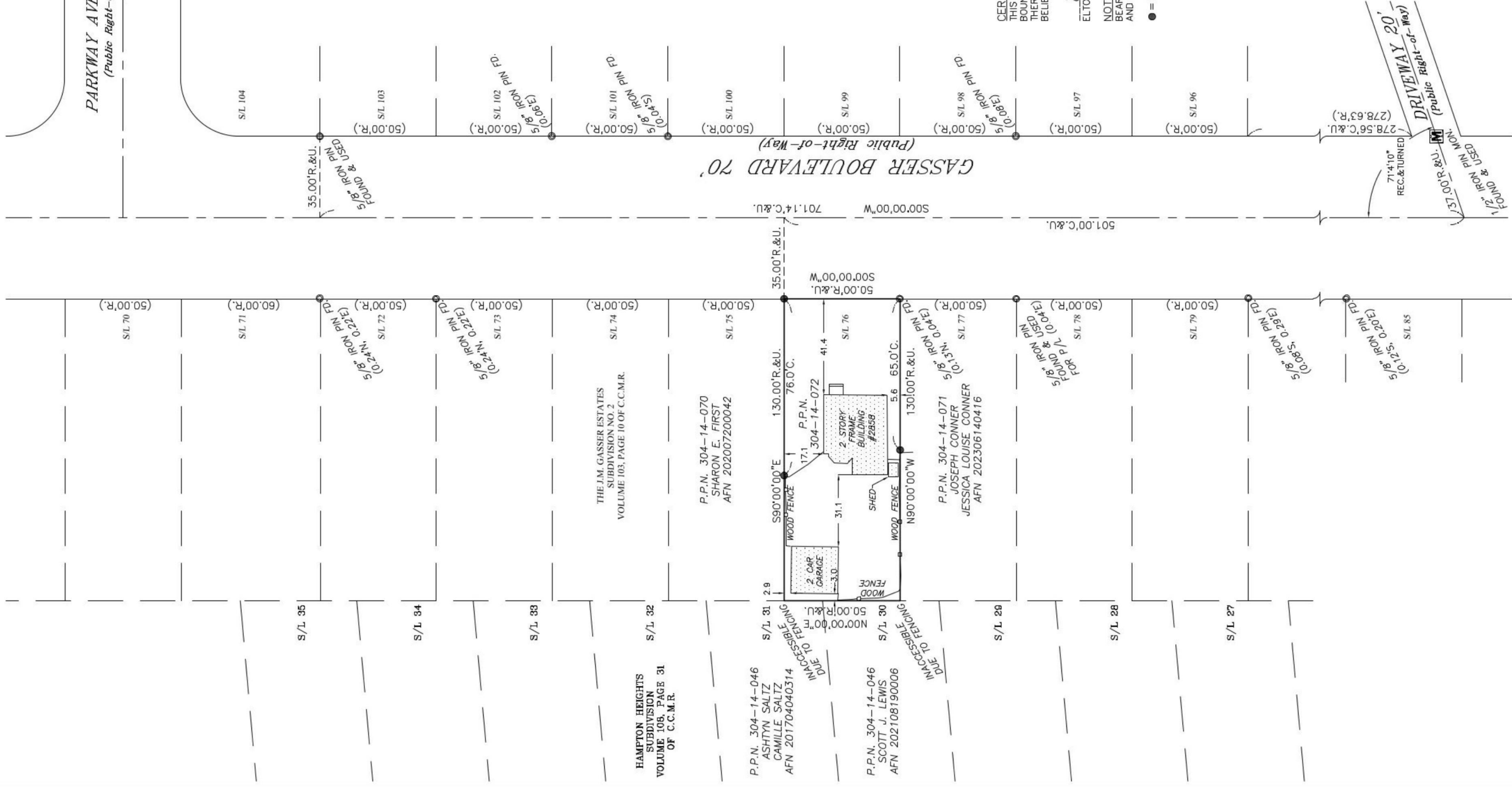
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A3

BOUNDARY SURVEY
FOR

2858 GASSER BOULEVARD

SITUATED IN THE CITY OF ROCKY RIVER, COUNTY OF CUYAHOGA, AND
STATE OF OHIO: AND KNOWN AS BEING ALL OF SUBLOT NO. 76 IN THE
J.M. GASSER ESTATES SUBDIVISION NO. 2 OF PART OF ORIGINAL
ROCKPORT TOWNSHIP SECTION NO. 17, AS SHOWN BY THE RECORDED
PLAT IN VOLUME 103, PAGE 10 OF CUYAHOGA COUNTY MAP RECORDS.



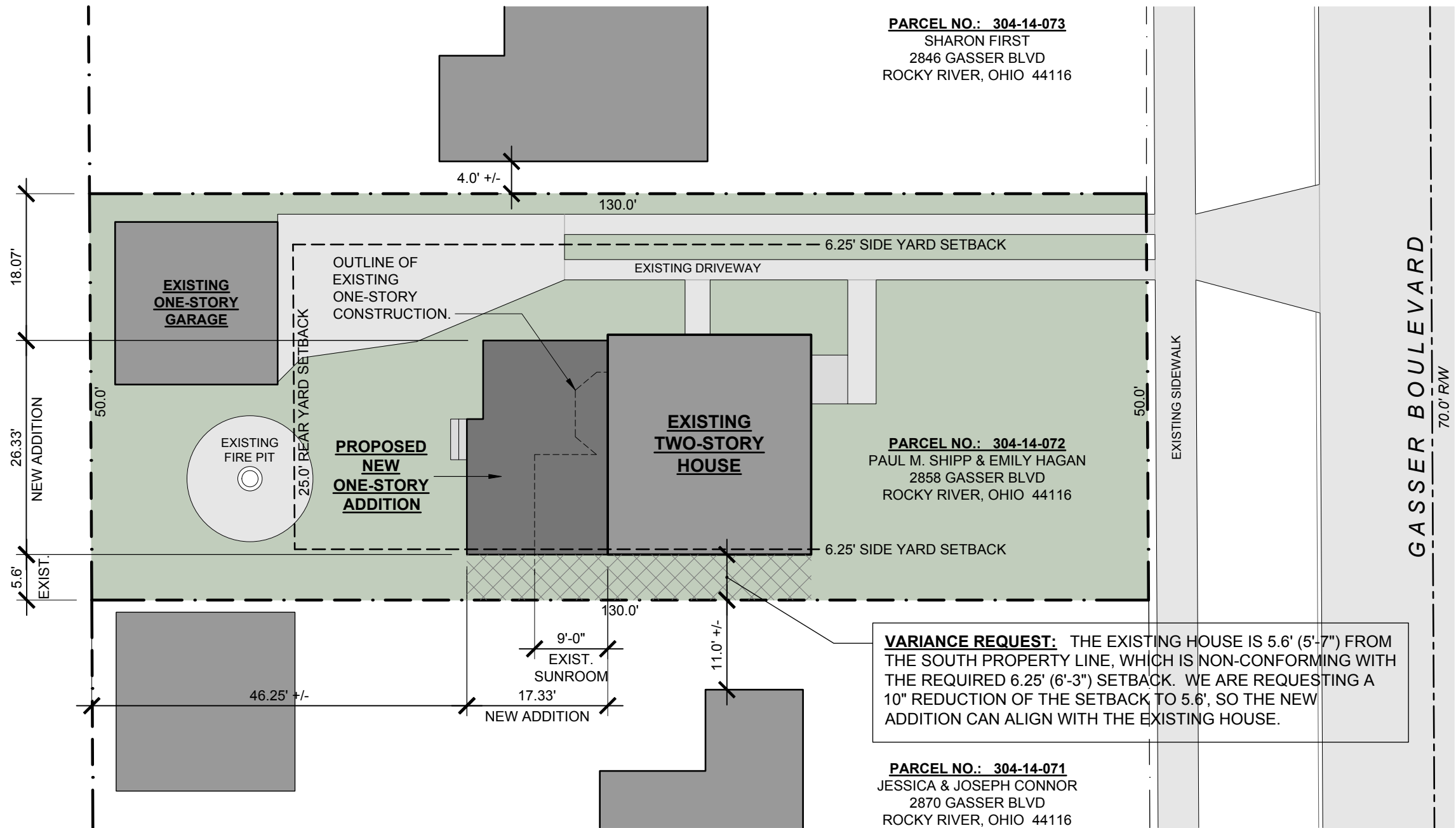
SHEET TITLE: EXISTING SITE SURVEY

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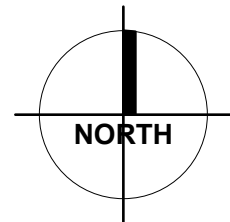
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A4

DATE: 18 MARCH 2025



NEW SITE PLAN

SCALE: 1" = 15'-0"



PROPERTY/BUILDING INFORMATION

PARCEL NO.:	304-14-072	BUILDING AREA:	
OWNER:	EMILY HAGAN & PAUL M. SHIPP	EXISTING HOUSE:	650 SF
ADDRESS:	2858 GASSER BOULEVARD ROCKY RIVER, OHIO 44116	NEW ADDITION:	437 SF
		SUBTOTAL:	1,087 SF
		DETACHED GARAGE:	400 SF
ZONING DISTRICT:	R1 - SINGLE-FAMILY RESIDENTIAL	TOTAL:	1,487 SF
		LOT SIZE:	6,500 SF
		LOT COVERAGE:	
		ALLOWABLE:	28%
		ACTUAL:	22.9%

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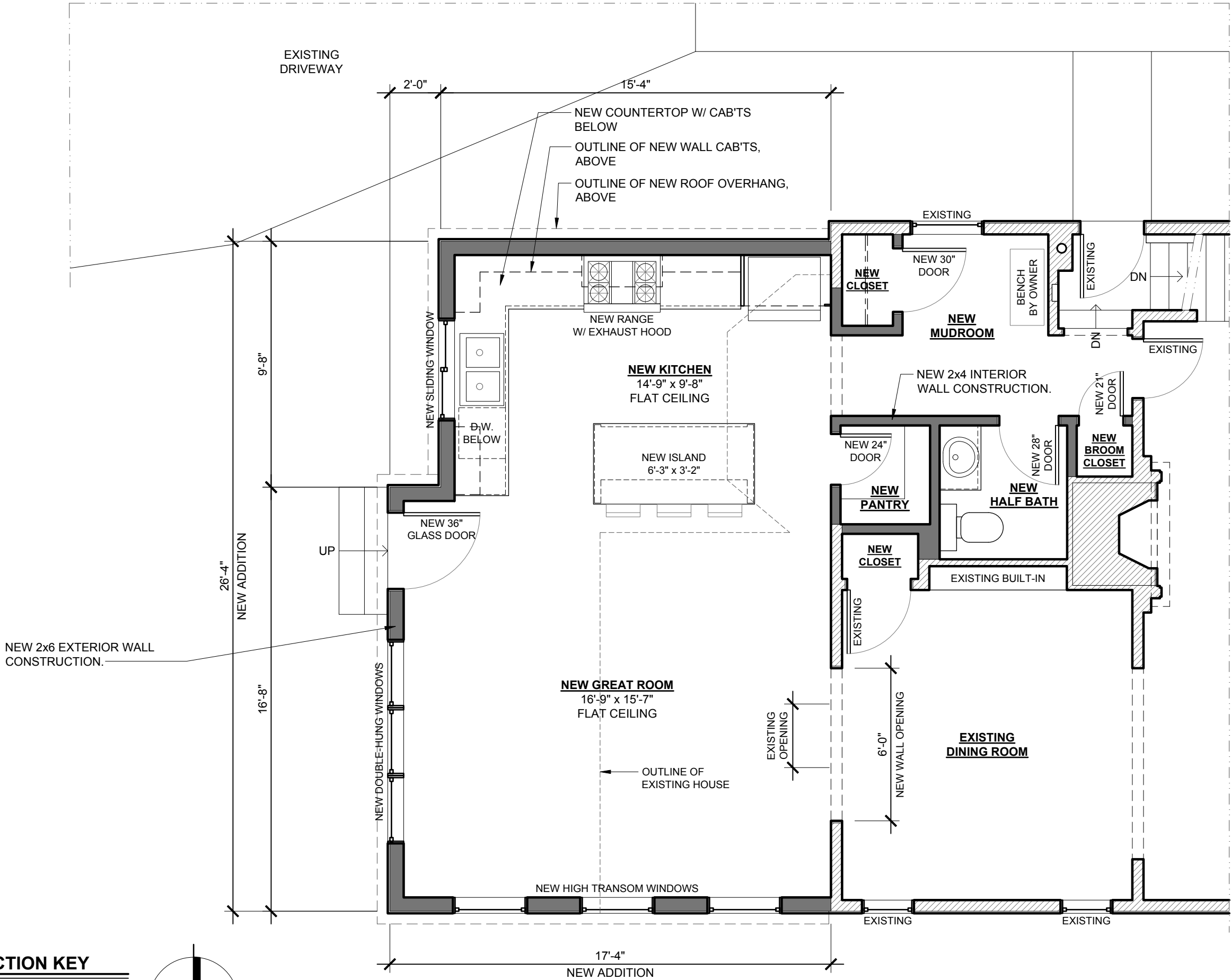
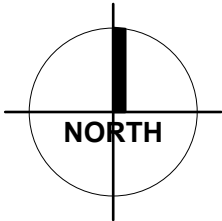
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WALL CONSTRUCTION KEY

- EXISTING WALL CONSTRUCTION,
TO REMAIN.
- NEW WALL CONSTRUCTION.



NEW FIRST FLOOR PLAN

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

1

SHEET TITLE: NEW FIRST FLOOR PLAN

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A7

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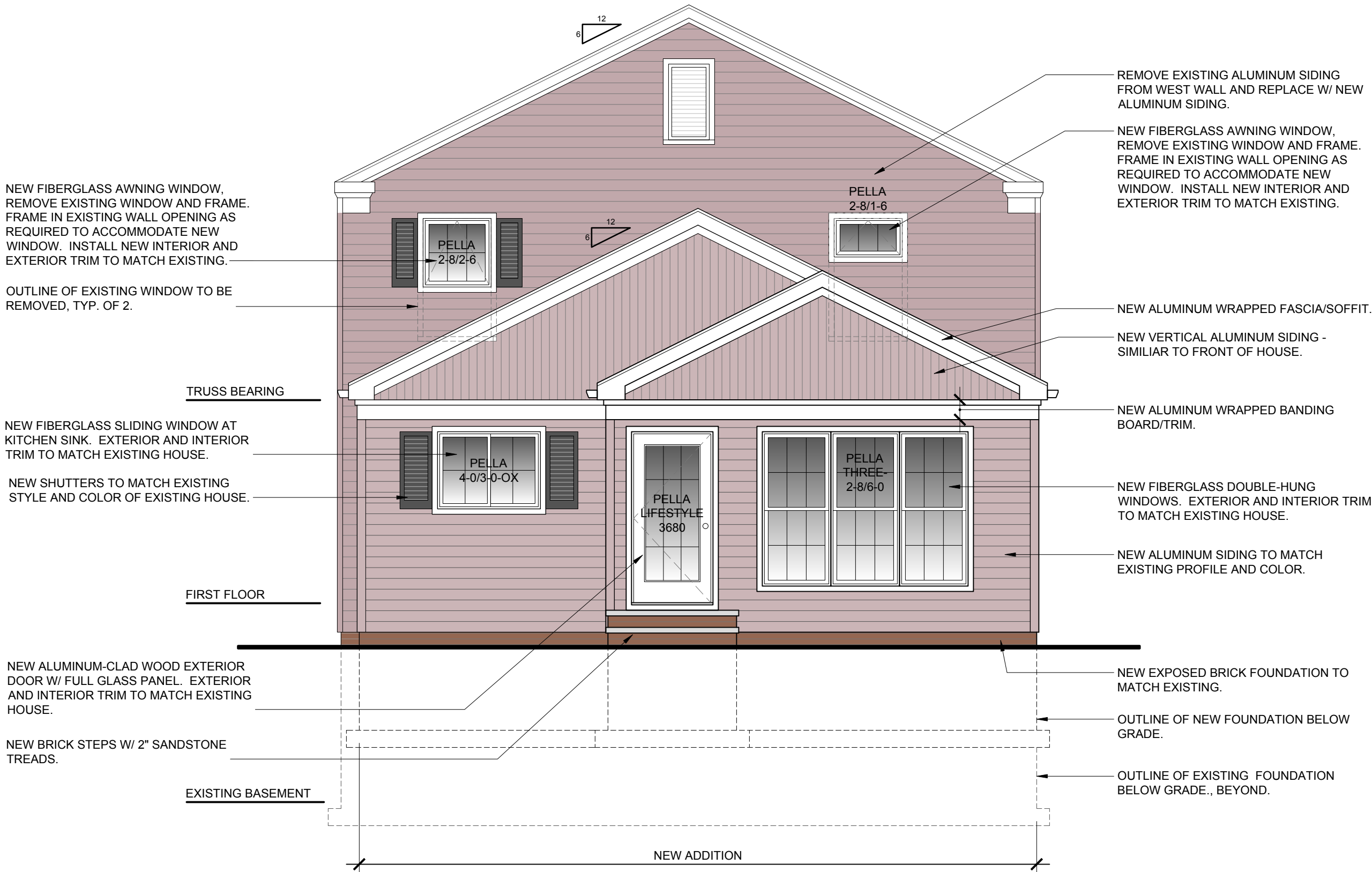
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SHEET TITLE: NEW EXTERIOR ELEVATIONS

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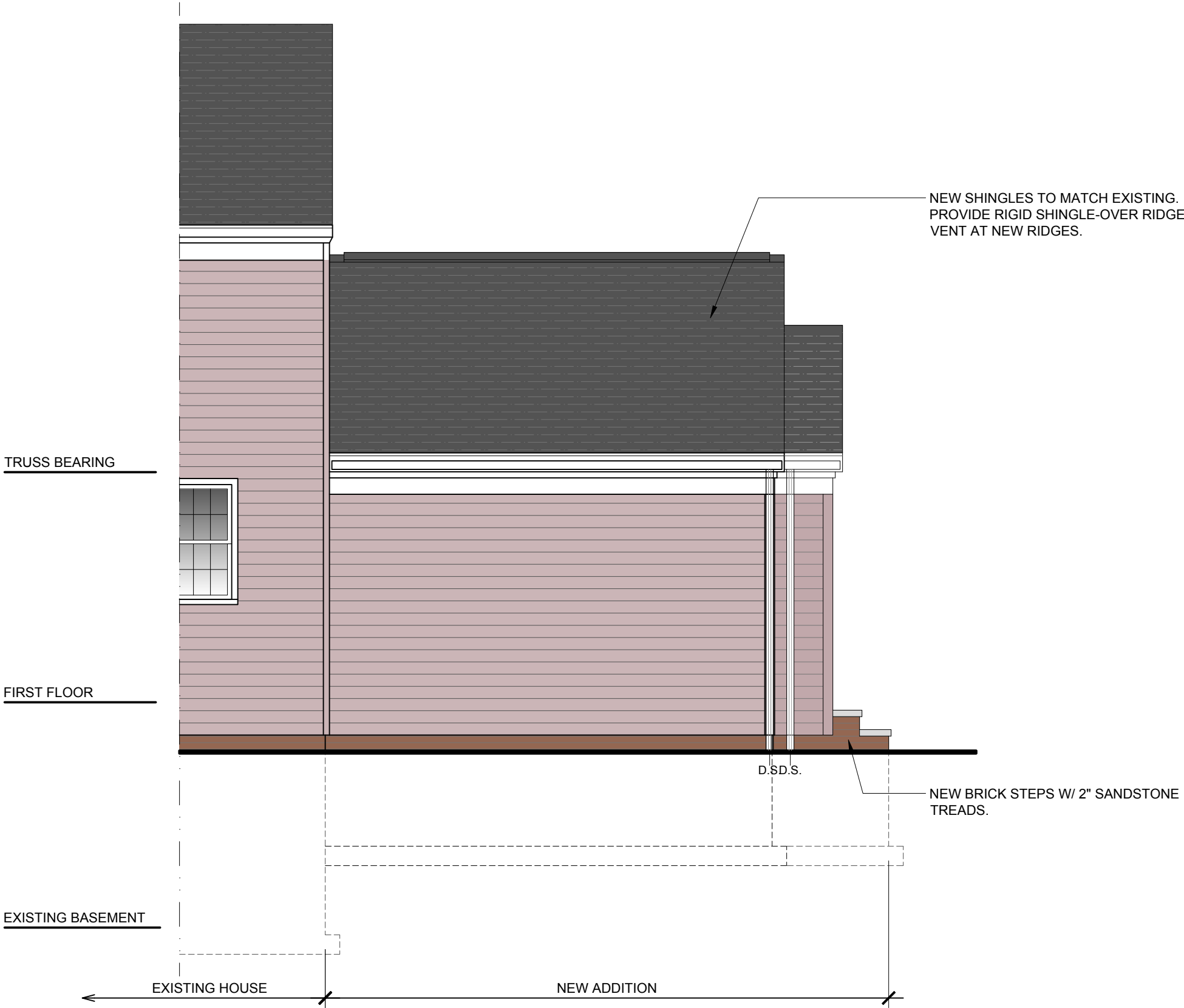
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A8



NEW WEST/REAR ELEVATION 1

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



NEW NORTH ELEVATION

1

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

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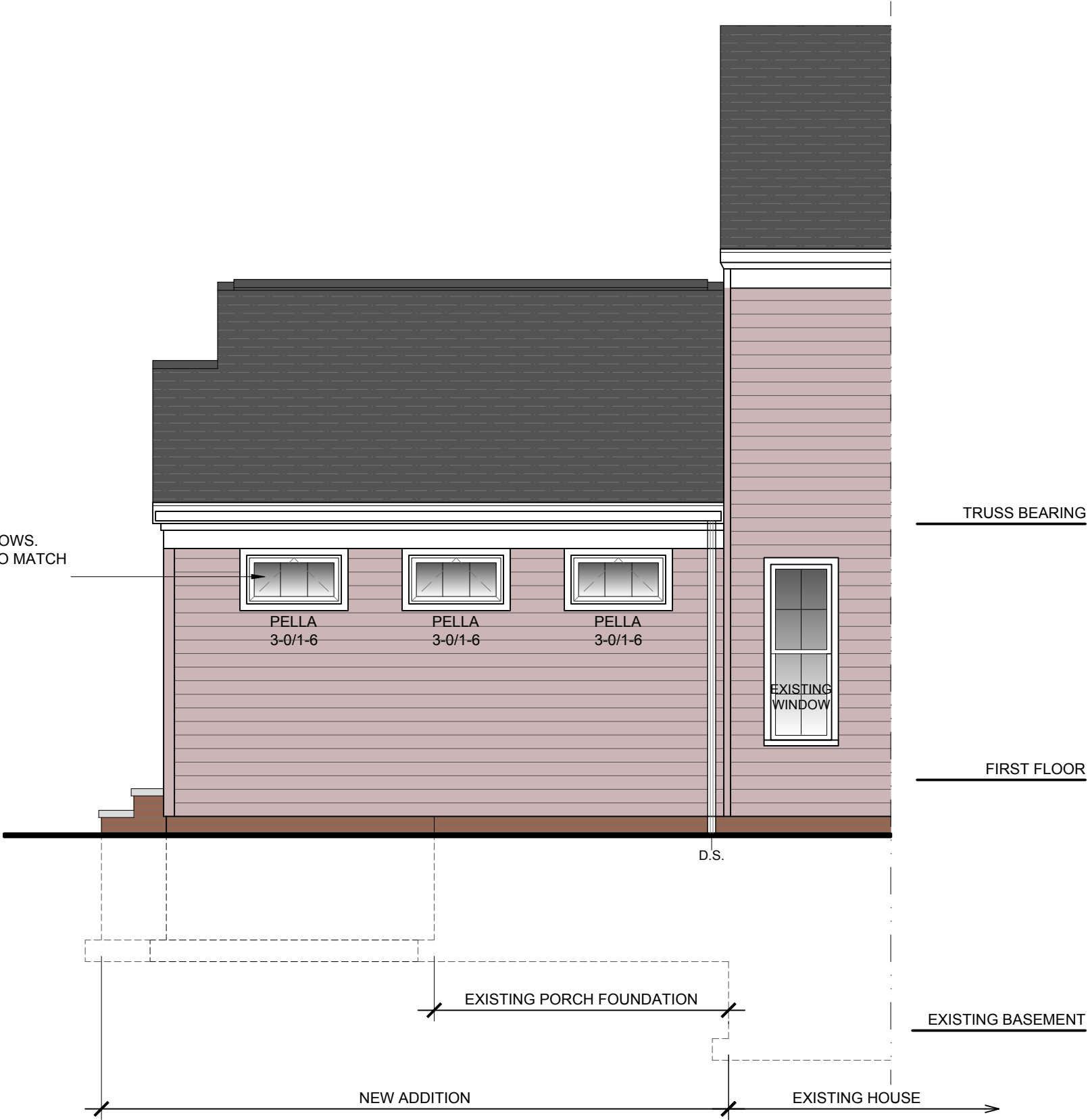
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NEW FIBERGLASS AWNING WINDOWS.
EXTERIOR AND INTERIOR TRIM TO MATCH
EXISTING HOUSE.



NEW SOUTH ELEVATION 1

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