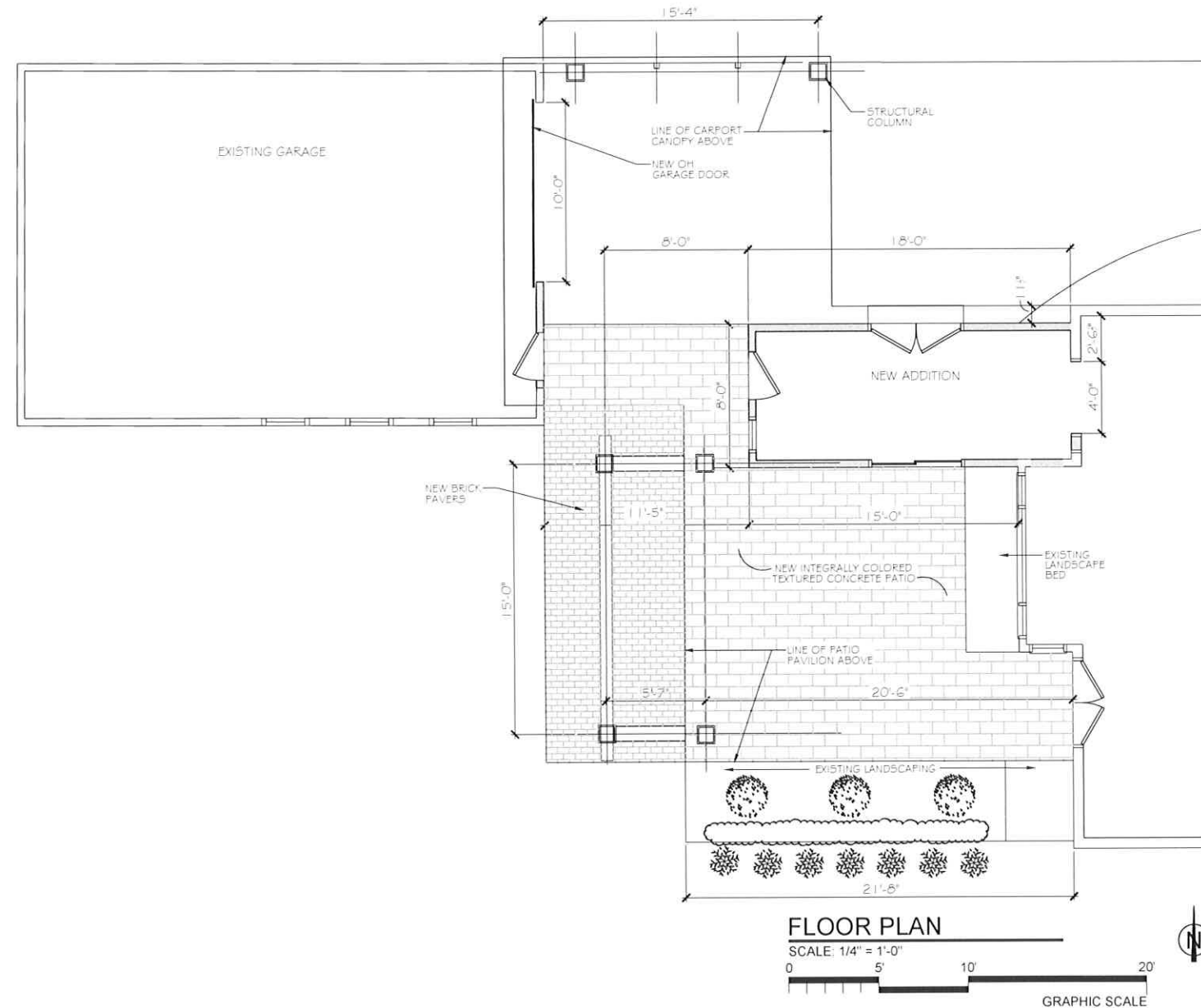
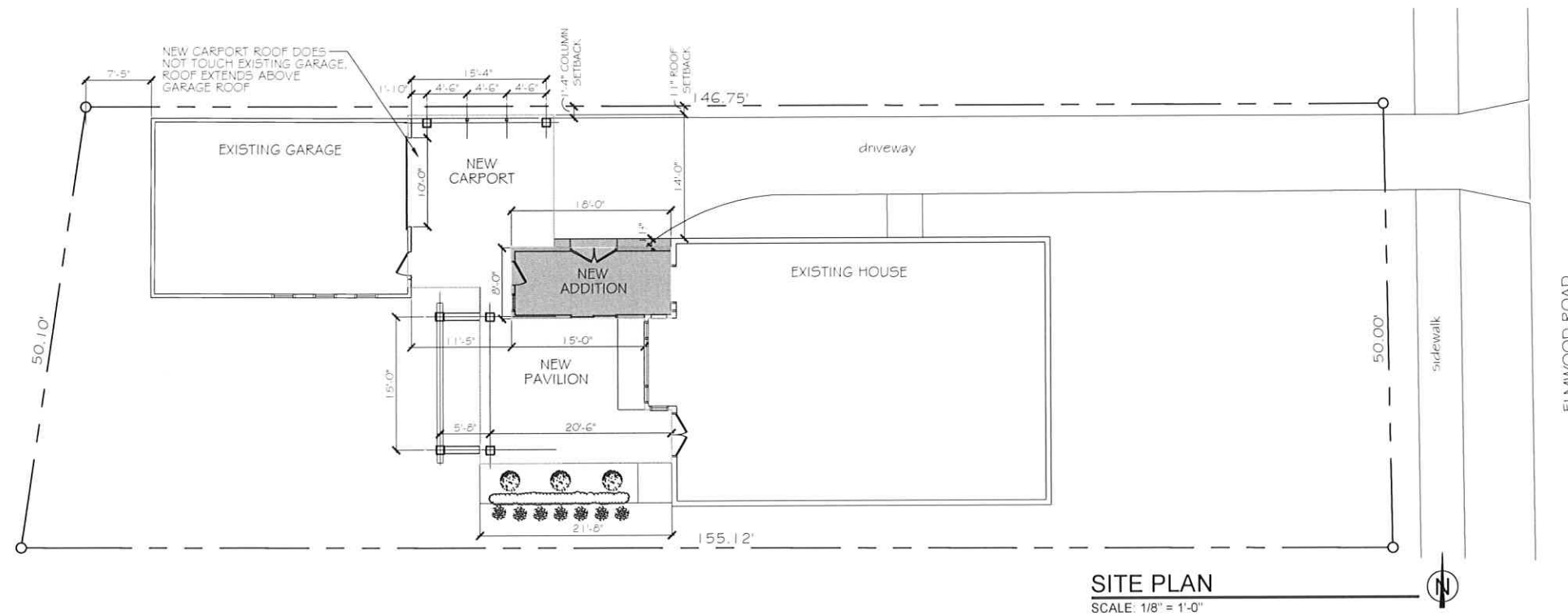




(2) Variance Requests:

Building Lot Coverage (Section 1153.07) 28% allowed:

- Size of Lot: 7,508sf
- Lot Coverage of Building-roof, calculated with addition: 2,684sf
- Calculated Bldg. Lot Coverage: $2,684 / 7,508 = 35.7\%$
- Variance Request: 7.7% over lot coverage percentage

Accessory Building, Canopy, Sideyard Setback (Section 1153.15) 5' allowed:

- (2) Columns setback: 1'-4" (from the north property line)
- Columns will be in line with existing Garage
- Car Canopy overhangs face of column 4" (to the north)
- Bldg. Setback: 6'-3" allowed/ measured setback 1'-4": $1.33/5.0 = 2.66$ (73.4%)
- Variance Request: 79.4% over allowed setback.
- Note that the existing garage has the same setback from the property line: 1'-4"

SITE PLAN/ FLOOR PLAN

Umbenhour House - Gallery and Pavilion Addition

1032 Elmwood Road
Rocky River, Ohio 44116

JOHN FAILE ARCHITECTURAL CONSULTING, LLC

John Faile Architectural Consulting, LLC
31413 Drake Drive
Bay Village, Ohio 44140
email: jfaile.arch@gmail.com

DATE: 06-25-2025

SP-1



PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED EAST (front) ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED WEST (rear) ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED ELEVATIONS

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FRONT OF HOUSE
SCALE: NONE



FRONT OF GARAGE
SCALE: NONE



PATIO & GARAGE
SCALE: NONE



BACK OF HOUSE & DRIVE
SCALE: NONE



BACK OF HOUSE & PATIO
SCALE: NONE



BACK YARD
SCALE: NONE



NEIGHBORS BACK PORCH
SCALE: NONE

PROPOSED ELEVATIONS

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