

City Of Rocky River  
21012 Hilliard Boulevard Rocky River, Ohio 44116

APPLICATION FOR **RESIDENTIAL** PLAN APPROVAL

Submit one application per building or structure; **ALL** sections must be completed.



APPROVALS DATES:

Planning Comm: \_\_\_\_\_

Board of Appeals: \_\_\_\_\_

Design & Review: \_\_\_\_\_



Application Date: 2/24/25

Intent Sign Date: \_\_\_\_\_

<b>1 PLAN SUBMISSION</b> Plan review will commence once all below plan copies are submitted.  Have 2 paper and 1 digital plan been submitted for plan review? Yes <input checked="" type="checkbox"/> No _____  If No, date to be submitted by: _____	<b>2 TYPE OF PROJECT:</b> <input checked="" type="checkbox"/> New Building Construction ____ Building Addition ____ Alteration (no additional sq. ft.) ____ Repair/Maintain/ ____ Accessory Building( > 200 sqft ) ____ Other (driveway, retaining wall.)	<b>3 PHASED PLAN REVIEW:</b> ____ Foundation ____ Framing ____ Other: ____ Other: ____ Other: ____ Other:								
<b>4a. DESCRIPTION OF THE EXTENT OF WORK INCLUDED FOR APPROVAL: (RCO 107.2.1)</b> <u>NEW POOL HOUSE (17'x38')</u>										
<b>4b. Total Estimated Cost : \$</b> <u>60,000</u>										
<b>4c. List total square footage of All levels of construction.</b> (Foundation = <u>646</u> sf.) (Main Floor = <u>646</u> sf.) (Second Floor = _____ sf.) (Attic/Roof = _____ sf.) (Other = _____ sf.)										
<b>5 PROJECT LOCATION: (RCO 107.2.2)</b> Legal description: <u>302-31-010</u> Street Address: <u>1839 WYNWOOD DRIVE</u> City/Township: <u>ROCKY RIVER</u> Zip Code: <u>44116</u> County: <u>CUYAHOGA</u> Directions: <u>EAST SIDE OF WYNWOOD DR. NEAR DETROIT RD.</u> <table border="0"><tr><td>Is this project/building located in a flood plain?</td><td>Yes</td><td><input checked="" type="checkbox"/></td><td>No</td></tr><tr><td>Has flood plain administrator been contacted for requirements?</td><td>Yes</td><td><input checked="" type="checkbox"/></td><td>No</td></tr></table>			Is this project/building located in a flood plain?	Yes	<input checked="" type="checkbox"/>	No	Has flood plain administrator been contacted for requirements?	Yes	<input checked="" type="checkbox"/>	No
Is this project/building located in a flood plain?	Yes	<input checked="" type="checkbox"/>	No							
Has flood plain administrator been contacted for requirements?	Yes	<input checked="" type="checkbox"/>	No							
<b>6 Method Of Demonstrating Energy Code Compliance</b>  Demonstrating Compliance to the 2019 RCO Section 1101.14-1104 _____ or Demonstrating Compliance to the 2019 RCO Section 1105 (Simulated Performance) _____ or Demonstrating Compliance to the 2019 RCO Section 1106 (ERI) _____ or Demonstrating Compliance to the 2019 RCO Section 1112 (OHBA option) _____ or Demonstrating Compliance to the 2018 IECC _____										
<b>7 BUILDING OWNER INFORMATION: (RCO 107.2.4)</b> Name of owner: <u>MOHAMED S. NAEM</u> Attention: <u>MO</u> Street Address: <u>1839 WYNWOOD DR.</u> City: <u>ROCKY RIVER</u> State: <u>OH</u> Zip: <u>44116</u> Phone No: <u>313-655-8925</u> Fax: _____ E-mail: <u>MNAEM83@GMAIL.COM</u>										
<b>8 APPLICANT INFORMATION: (Owner or Owner's authorized agent) (RCO 107.2.4)</b> Applicant: <u>NEW VISTA ENTERPRISES, INC.</u> Attention: <u>BILL HANCE</u> Street Address: <u>P.O. BOX 21313</u> City: <u>CLEVELAND</u> State: <u>OH</u> Zip: <u>44121</u> Phone No: <u>216-291-1100</u> Fax: _____ E-mail: <u>BILLHANCE@NEWVISTAENT.COM</u>										

<b>9</b>	<b>REGISTERED DESIGN PROFESSIONAL –IF APPLICABLE: (RCO 106.1.1-3, 106.2)</b>
<div style="display: flex; justify-content: space-between;"> <span>____ Architect</span> <span>____ Engineer</span> <span>____ Certified Fire protection system installer</span> </div>	
Designer _____ Registration /Certificate No.: _____	
Street Address _____ City _____ State _____ Zip _____	
Phone No. _____ Fax _____ E-mail _____	

<b>10</b>	<b>EVIDENCE OF RESPONSIBILITY: (RCO 106.2)</b> (Required residential construction documents, when submitted for review as required under RCO section 107, shall bear the identification of the person primarily responsible for their preparation. Ohio Revised Code Section 3791.04 (A)(2)(b) permits construction documents for any residential building to be prepared by persons other than a registered architect or engineer, unless per Ohio Revised Code Section 3791.04 (A)(2)(c), the proposed work involves technical design analysis. The building official may rely on the placement of a 'seal' on the documents as evidence that the registered architect or engineer performed the technical analysis.
-----------	---

Document Preparer Name _____	Title/Company _____
Address: _____	City _____ State _____ Zip _____

<b>11</b>	<b>INDUSTRIALIZED UNITS INFORMATION:</b> (The following information applies to the INDUSTRIALIZED UNITS and alternative materials, designs, methods of construction or equipment approved by the State of Ohio, Board of Building Standards Industrialized units (IU) program.) (RCO 106.1.4, Section 114)
■ Authorized Manufacturer and project Information: Approval number: _____ Approval Date: _____	
Board approved documents submitted to local Building Official? _____ YES _____ NO	
Details of on-site interconnection of modules or assemblies submitted to BO? _____ YES _____ NO	

<b>12a</b>	<b>CONSTRUCTION DOCUMENTS REQUIREMENTS:</b> ( Refer to RCO 106.1-3 (1-9) for specific construction document requirements )
------------	---

<b>12b</b>	<b>LOT LINE MARKERS REQUIRED:</b> Before any work is started in the construction of a residential building or addition all boundary lines shall be marked at their intersections with permanent markers. ( Refer to RCO 108.2 & 108.2.1 )
------------	---

**Time limitation of Application: (RCO 107.2.1)** *The approval of construction documents under this section is a "license" and the failure to approve such construction documents as submitted within thirty days after filing or the disapproval of such construction documents is an "adjudication order denying the issuance of a license" requiring the opportunity for an "adjudication hearing" as provided by sections 119.07 to 119.13 of the Revised Code and as modified by sections 3781.031 and 3781.19 of the Revised Code. In accordance with section 109, an adjudication order denying the issuance of a license shall specify the reasons for such denial.*

<b>13</b>	<b>CERTIFICATION: (RCO 107.2.5)</b> I certify that I am the _____ Owner <input checked="" type="checkbox"/> Owner Authorized Agent All information contained in this application is true, accurate, and complete to the best of my knowledge. All official correspondence in connection with this application should be sent to my attention at the address shown above and copied to the Owner.
Signature _____ <i>Bill Hance</i>	
Print Name: <u>BILL HANCE</u> Date: <u>2/18/25</u>	

<b>14</b>	<b>THE AREA BELOW IS FOR OFFICIAL USE ONLY:</b>		
	<b>Fee Description</b>	<b>Amount</b>	<b>Deposits</b>
	PLAN REVIEW		
	Permit Fee		
	Other Fees		
	Sub-Total	\$ _____	\$ _____
	B.B.S. +1%		
	Curb Crossing		
	Street Cleaning		
	Curb Cut		
	Sewer Tie In Fee		
	Total Fees	\$ _____	
	Date Received _____	Estimated Cost _____	
	Check Number _____	Permit Number _____	
	Processed By _____		

Notes:

CITY OF ROCKY RIVER  
21012 HILLIARD BOULEVARD  
ROCKY RIVER, OH 44116  
PHONE: (440) 331-0600 FAX: (440) 895-2628



## Accessory Structure Permit Application

Permit Fee: \$ \_\_\_\_\_  
Plan Review: \$ \_\_\_\_\_  
Total: \$ \_\_\_\_\_

DATE: FEB. 24. 2025

ADDRESS OF STRUCTURE: <u>1839 WYNNWOOD DR.</u>		
OWNERSHIP: <u>MOHAMED S. NAEM</u>	<u>1839 WYNNWOOD DR.</u>	<u>313.655.8925</u>
<small>Name</small>	<small>Address</small>	<small>Phone</small>
<u>P.O. BOX 21313</u>		
CONTRACTOR: <u>NEW VISTA ENTERPRISES, INC.</u>	<u>CLEVELAND, OH 44121</u>	<u>216.291.1100</u>
<small>Name</small>	<small>Address</small>	<small>Phone</small>

TYPE OF STRUCTURE:	<input type="checkbox"/> SHED <input type="checkbox"/> DECK <input type="checkbox"/> PLAY STRUCTURE <input checked="" type="checkbox"/> POOL <input type="checkbox"/> OTHER
SIZE OF STRUCTURE:	<u>16' x 32'</u> CORNER LOT?: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Dumpster _____	POD _____ Start Date: <u>SPRING 2025</u> End Date: <u>FALL 2025</u>
Dumpsters & Pods - \$45.00 Flat Rate and shall be allowed on-site for a maximum of 15 days unless associated with a building permit.	

VARIANCE NEEDED:	Yes <input type="checkbox"/> No <input type="checkbox"/>	ESTIMATED COST: \$ <u>120,000.00</u>
BOARD OF APPEALS MEETING DATE: _____		
TYPE OF VARIANCE: _____		
OWNER /APPLICANT SIGNATURE: <u>Bill Hance</u>		

- Attach site drawing showing location of proposed structure and its proximity to the house, garage and/or other existing structures and property lines. Provide dimensions of structures.
- Submit application and drawings to the Building Department. The applicant will be required to display an "Intent to Build" sign for 10 days. After 10 days a permit can be obtained.
- It is the responsibility of the property owner/contractor who is issued the permit to verify the location structure.

-----  
For office use only:

NOTICES SENT TO ABUTTING NEIGHBORS

Permanent Parcel # \_\_\_\_\_

10 Day Posting Card Issued: 3-3

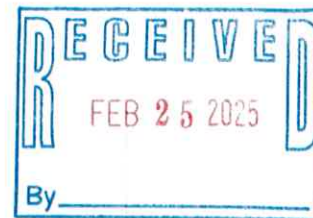
Permit #: \_\_\_\_\_

Permit Issued: \_\_\_\_\_

Fee Paid Date: \_\_\_\_\_

DATE NOTICES SENT: 3-3

CITY OF ROCKY RIVER  
21012 HILLIARD BOULEVARD  
ROCKY RIVER, OH 44116  
PHONE: (440) 331-0600 FAX: (440) 895-2628



## Accessory Structure Permit Application

Permit Fee: \$ \_\_\_\_\_  
Plan Review: \$ \_\_\_\_\_  
Total: \$ \_\_\_\_\_

DATE: FEB. 24, 2025

ADDRESS OF STRUCTURE: <u>1839 WYNWOOD DR.</u>		
OWNERSHIP: <u>MOHAMED S. NAEM</u>	<u>1839 WYNWOOD DR.</u>	<u>313.655.8925</u>
<small>Name</small>	<small>Address</small>	<small>Phone</small>
<u>P.O. 21313</u>		
CONTRACTOR: <u>NEW VISTA ENTERPRISES INC</u>	<u>CLEVELAND, OH</u>	<u>216.291.1100</u>
<small>Name</small>	<small>Address</small>	<small>Phone</small>
<u>44121</u>		

TYPE OF STRUCTURE: ☐ SHED ☐ DECK ☐ PLAY STRUCTURE ☐ POOL ☒ OTHER  
SIZE OF STRUCTURE: RETAINING WALL = 86 L.F. CORNER LOT?: Yes ☐ No ☒  
PATIO = 1420 S.F.  
FIRE PIT = 20 S.F.  
Dumpster \_\_\_\_\_ POD \_\_\_\_\_ Start Date: SPRING 2025 End Date: FALL 2025  
Dumpsters & Pods - \$45.00 Flat Rate and shall be allowed on-site for a maximum of 15 days unless associated with a building permit.

VARIANCE NEEDED: Yes <input type="checkbox"/> No <input type="checkbox"/>	ESTIMATED COST: \$ <u>79.000 .00</u>
BOARD OF APPEALS MEETING DATE: _____	
TYPE OF VARIANCE: _____	
OWNER / APPLICANT SIGNATURE: <u>Bill Vance</u>	

- Attach site drawing showing location of proposed structure and its proximity to the house, garage and/or other existing structures and property lines. Provide dimensions of structures.
- Submit application and drawings to the Building Department. The applicant will be required to display an "Intent to Build" sign for 10 days. After 10 days a permit can be obtained.
- It is the responsibility of the property owner/contractor who is issued the permit to verify the location structure.

For office use only:

NOTICES SENT TO ABUTTING NEIGHBORS

Permanent Parcel # \_\_\_\_\_

10 Day Posting Card Issued: \_\_\_\_\_

Permit #: \_\_\_\_\_

Permit Issued: \_\_\_\_\_

Fee Paid Date: \_\_\_\_\_

DATE NOTICES SENT: \_\_\_\_\_