

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: 09/24/2025

Intent Sign Date: _____

1 PLAN SUBMISSION: Plan review will commence once all below plan copies are submitted. Have 2 paper and 1 digital plan been submitted for plan review? Yes _____ No X _____ If No, date to be submitted by: <u>after variance approval</u>	2 TYPE OF PROJECT: <input type="checkbox"/> New Building Construction <input type="checkbox"/> Building Addition <input type="checkbox"/> Alteration (no additional sq. ft.) <input type="checkbox"/> Repair/Maintain/ <input type="checkbox"/> Accessory Building(> 200 sqft) <input type="checkbox"/> Other (driveway, retaining wall,)	3 PHASED PLAN REVIEW: <input type="checkbox"/> Foundation <input type="checkbox"/> Framing: <input type="checkbox"/> Other: <input type="checkbox"/> Other: <input type="checkbox"/> Other: <input type="checkbox"/> Other:								
4a. DESCRIPTION OF THE EXTENT OF WORK INCLUDED FOR APPROVAL: (RCO 107.2.1) <u>Rear covered deck and patio</u>										
4b. Total Estimated Cost : \$ <u>100,000</u>										
4c. List total square footage of All levels of construction. (Foundation = <u>116</u> sf.) (Main Floor = _____ sf.) (Second Floor = _____ sf.) (Attic/Roof = _____ sf.) (Other = _____ sf.)										
5 PROJECT LOCATION: (RCO 107.2.2) Legal description _____ Street Address <u>20612 Stratford Ave</u> City/Township <u>Rocky River</u> Zip Code <u>44116</u> County <u>Cuy</u> Directions _____ <table border="0" style="width: 100%;"><tr><td style="width: 50%;"><input type="checkbox"/> Is this project/building located in a flood plain?</td><td style="width: 10%; text-align: center;">Yes</td><td style="width: 10%; text-align: center;">X</td><td style="width: 10%; text-align: center;">No</td></tr><tr><td><input type="checkbox"/> Has flood plain administrator been contacted for requirements?</td><td style="text-align: center;">Yes</td><td style="text-align: center;"></td><td style="text-align: center;">No</td></tr></table>			<input type="checkbox"/> Is this project/building located in a flood plain?	Yes	X	No	<input type="checkbox"/> Has flood plain administrator been contacted for requirements?	Yes		No
<input type="checkbox"/> Is this project/building located in a flood plain?	Yes	X	No							
<input type="checkbox"/> Has flood plain administrator been contacted for requirements?	Yes		No							
6 Method Of Demonstrating Energy Code Compliance 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 _____										
7 BUILDING OWNER INFORMATION: (RCO 107.2.4) Name of owner <u>Jeff & Katie Galla</u> Attention: _____ Street Address <u>20612 Stratford Ave</u> City <u>Rocky River</u> State <u>OH</u> Zip <u>44116</u> Phone No. <u>440-897-3501</u> Fax _____ E-mail _____										
8 APPLICANT INFORMATION: (Owner or Owner's authorized agent) (RCO 107.2.4) Applicant <u>Brady 3 Custom Homes/Remodeling</u> Attention: <u>Tracy Schwark</u> Street Address <u>32862 Pin Oak Parkway</u> City <u>Avon Lake</u> State <u>OH</u> Zip <u>44012</u> Phone No. <u>440-670-7388</u> Fax _____ E-mail <u>tracy@brady3.com</u>										

9	REGISTERED DESIGN PROFESSIONAL –IF APPLICABLE: (RCO 106.1.1-3, 106.2)			
<div style="display: flex; justify-content: space-between;"> <u> X </u> Architect <u> </u> Engineer <u> </u> Certified Fire protection system installer </div>				
Designer <u> Schill Architecture </u> Registration /Certificate No.: <u> </u>				
Street Address <u> 1650 Crossings Parkway Ste E </u> City <u> Westlake </u> State <u> OH </u> Zip <u> 44145 </u>				
Phone No. <u> 440-808-3483 </u> Fax <u> </u> E-mail <u> steve@schillarchitecture.com </u>				

10	EVIDENCE OF RESPONSIBILITY: (RCO 106.2) (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.) <div style="margin-top: 10px;"> Document Preparer Name: <u> Tracy Schwark </u> Title/Company: <u> Brady 3 </u> Address: <u> PO Box 499 </u> City: <u> Avon </u> State: <u> OH </u> Zip: <u> 44011 </u> </div>
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11	INDUSTRIALIZED UNITS INFORMATION: (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: <u> </u> Approval Date: <u> </u> Board approved documents submitted to local Building Official? <u> </u> YES <u> </u> NO Details of on-site interconnection of modules or assemblies submitted to BO? <u> </u> YES <u> </u> NO	

12a	CONSTRUCTION DOCUMENTS REQUIREMENTS: (Refer to RCO 106.1-3 (1-9) for specific construction document requirements)
12b	LOT LINE MARKERS REQUIRED: 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.*

13	CERTIFICATION: (RCO 107.2.5) I certify that I am the <u> </u> Owner <u> </u> 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 <u> Tracy M Schwark </u> Print Name: <u> Tracy Schwark </u> Date: <u> 09/24/2025 </u>
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14	THE AREA BELOW IS FOR OFFICIAL USE ONLY:			
		Fee Description	Amount	Deposits
		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 <u> </u>	Estimated Cost <u> </u>	
		Check Number <u> </u>	Permit Number <u> </u>	
		Processed By <u> </u>		

Notes: Full permit docs after variance meeting