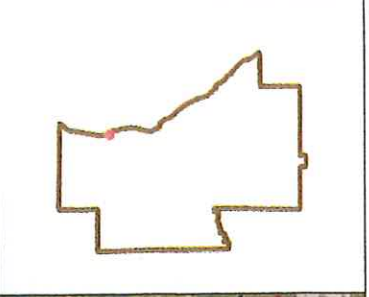




Cuyahoga County GIS Viewer



1:846

Date Created: 5/1/2026

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

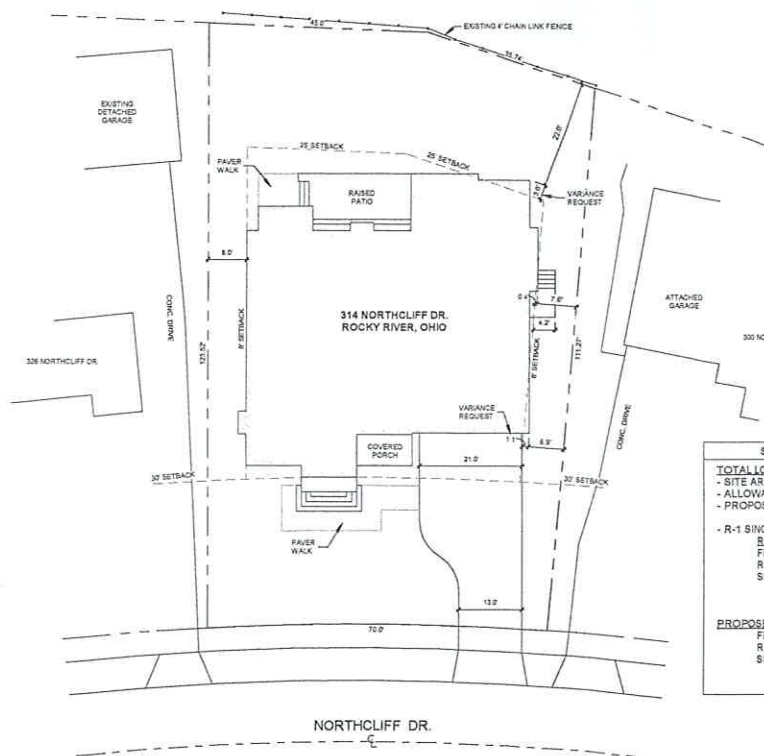
Cuyahoga County
Enterprise GIS
PUTTING CUYAHOGA COUNTY ON THE MAP

2076 BEACH CLIFF BLVD.

20689 BEACH CLIFF BLVD.



328 NORTHCLIFF DR



SITE DATA: 314 NORTHCLIFF DR.

TOTAL LOT COVERAGE:	
- SITE AREA:	8,897 sqft.
- ALLOWABLE LOT COVERAGE, 28%:	2,491 sqft.
- PROPOSED LOT COVERAGE, 33.8%:	3,016 sqft.
- R-1 SINGLE FAMILY RESIDENTIAL DISTRICT	
REQUIRED SETBACK PER 1153.02	
FRONT YARD SETBACK:	30.0'
REAR YARD SETBACK:	23.0'
SIDE YARD SETBACK:	
A.) EAST SETBACK:	8.0'
B.) WEST SETBACK:	8.0'
PROPOSED SETBACKS	
FRONT YARD SETBACK:	30.0'
REAR YARD SETBACK:	23.0'
SIDE YARD SETBACK:	
A.) EAST SETBACK:	8.9'
B.) WEST SETBACK:	8.0'

SITE PLAN
1/16" = 1'-0"



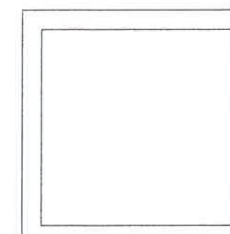
300 NORTHCLIFF DR



325 NORTHCLIFF DR



311 NORTHCLIFF DR



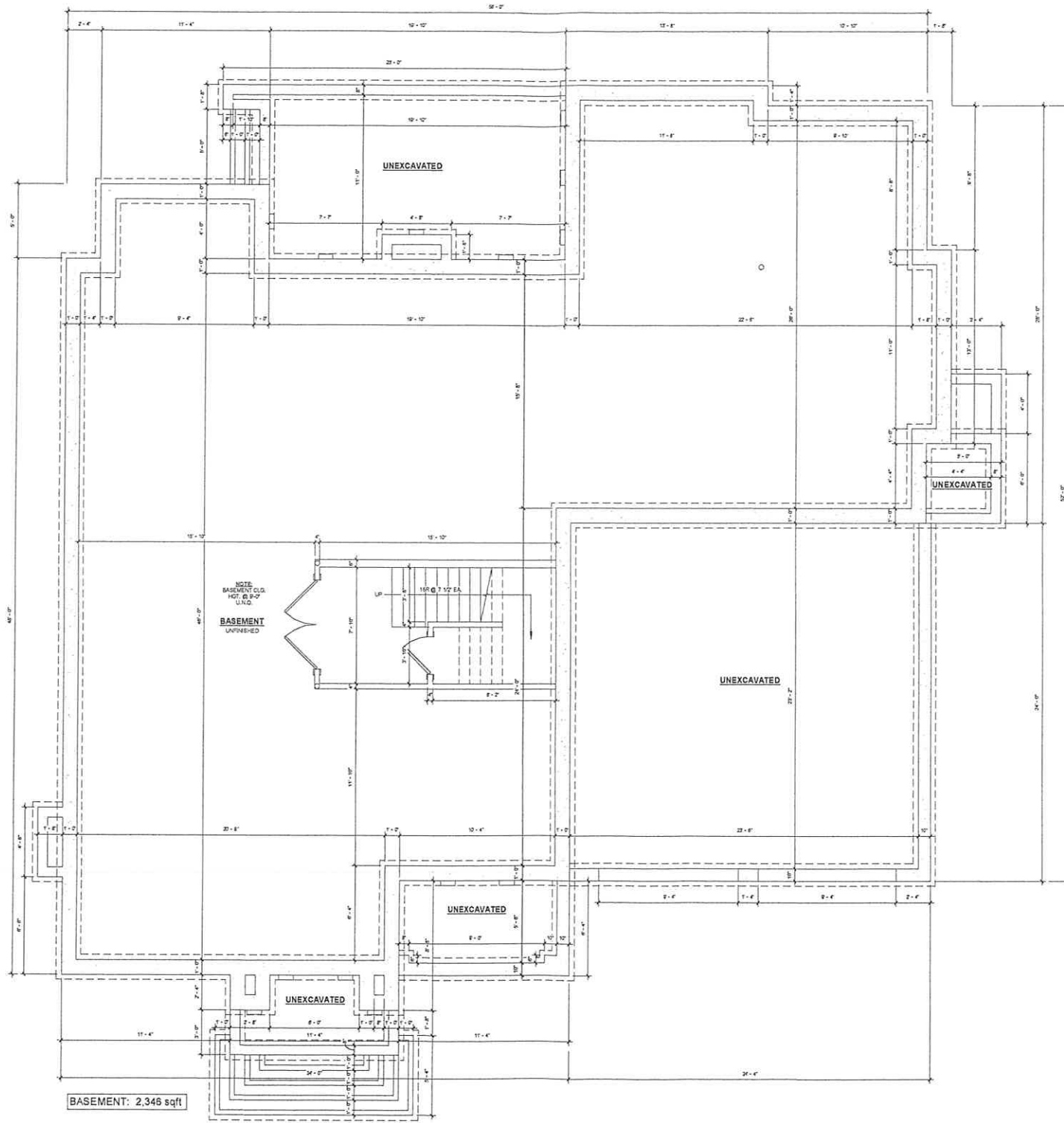
DATE: 5/26/26
REVISION:

NOT FOR
CONSTRUCTION

BERGAN RESIDENCE
314 Northcliff Dr., Rocky River, Ohio 44116
ARCHITECTS, C.A. McGETTRICK, LLC
14551 Madison Ave. Lakewood, Ohio 44107 216-227-0700 FAX: 216-227-0712

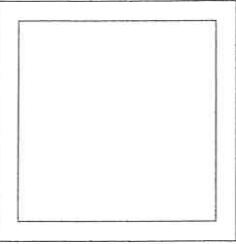
COMMISSION NO:
22525
CHARLES McGETTRICK JR. #77595
EXPIRATION DATE: 12/31/2026





BASEMENT: 2,346 sqft

FOUNDATION PLAN
 1/4" = 1'-0"

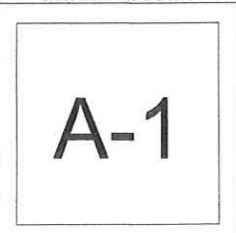


DATE: 5/26/26
 REVISION:

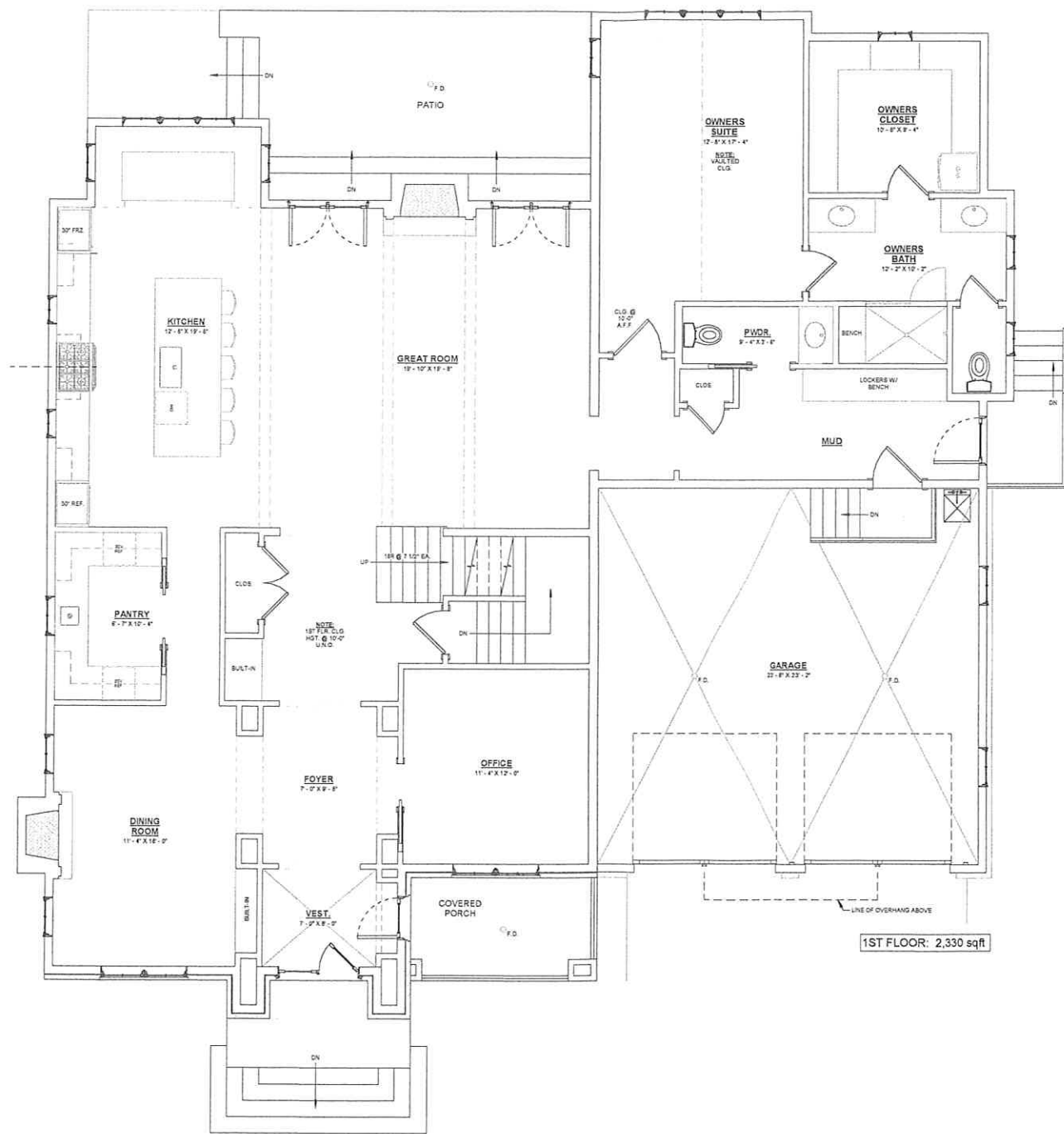
**NOT FOR
 CONSTRUCTION**

BERGAN RESIDENCE
 314 Northliff Dr., Rocky River, Ohio 44116
ARCHITECTS, C.A. MCGETTRICK, LLC
 14551 Madison Ave., Lakewood, Ohio 44107 216-227-0700 FAX: 216-227-0712

COMMISSION NO:
 22525
 CHARLES MCGETTRICK, R. 77595
 EXPIRATION DATE 12/31/26



A-1



FIRST FLOOR PLAN
 1/4" = 1'-0"



1ST FLOOR: 2,330 sqft

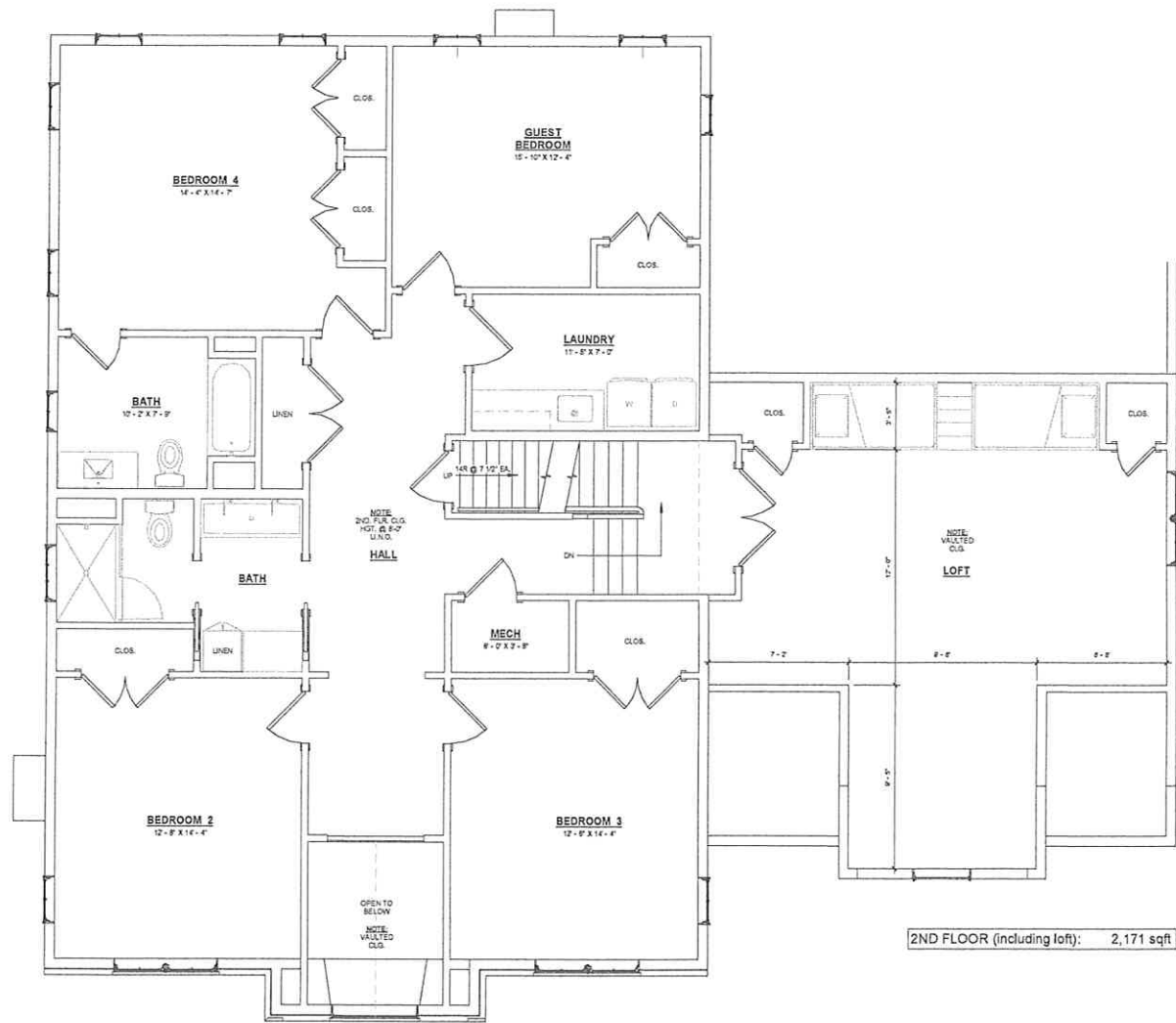
DATE: 5/26/26
 REVISION:

**NOT FOR
 CONSTRUCTION**

BERGAN RESIDENCE
 314 Northliff Dr., Rocky River, Ohio 44116
ARCHITECTS, C.A. McGETTRICK, LLC
 14551 Madison Ave., Lakewood, Ohio 44107 216-227-0700 FAX: 216-227-0712

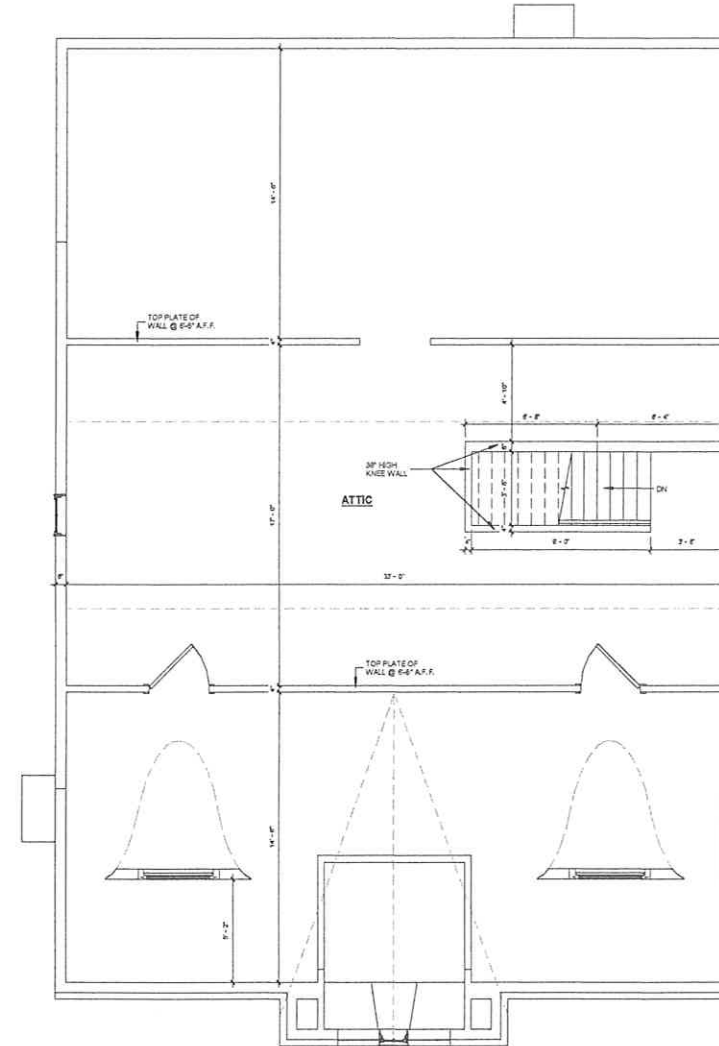
COMMISSION NO:
 22525
 CHARLES McGETTRICK JR. #77995
 EXPIRATION DATE: 12/31/2026

A-2



SECOND FLOOR PLAN
1/4" = 1'-0"

2ND FLOOR (including loft): 2,171 sqft



ATTIC PLAN
1/4" = 1'-0"

DATE: 5/26/26
REVISION:

NOT FOR CONSTRUCTION

BERGAN RESIDENCE
314 Northeliff Dr., Rocky River, Ohio 44116
ARCHITECTS, C.A. MCGETTRICK, LLC
14551 Madison Ave., Lakewood, Ohio 44107 216-227-0700 FAX: 216-227-0712

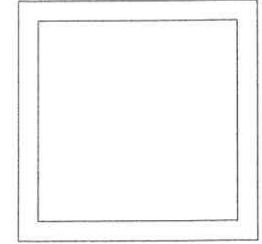
COMMISSION NO:
22525
CHARLES MCGETTRICK, JR. 775915
EXPIRES DATE 12/31/26



SOUTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"

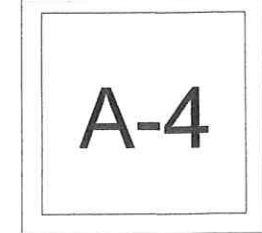


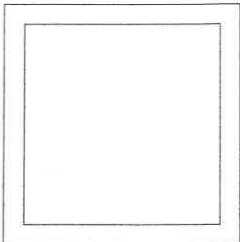
DATE: 5/26/26
REVISION:

NOT FOR CONSTRUCTION

BERGAN RESIDENCE
314 Northciff Dr., Rocky River, Ohio 44116
ARCHITECTS, C.A. McGETTRICK, LLC
14551 Madison Ave., Lakewood, Ohio 44107 216-227-0700 FAX: 216-227-0712

COMMISSION NO:
22525
CHARLES McGETTRICK, JR. #17795
EXPIRATION DATE: 12/31/2026





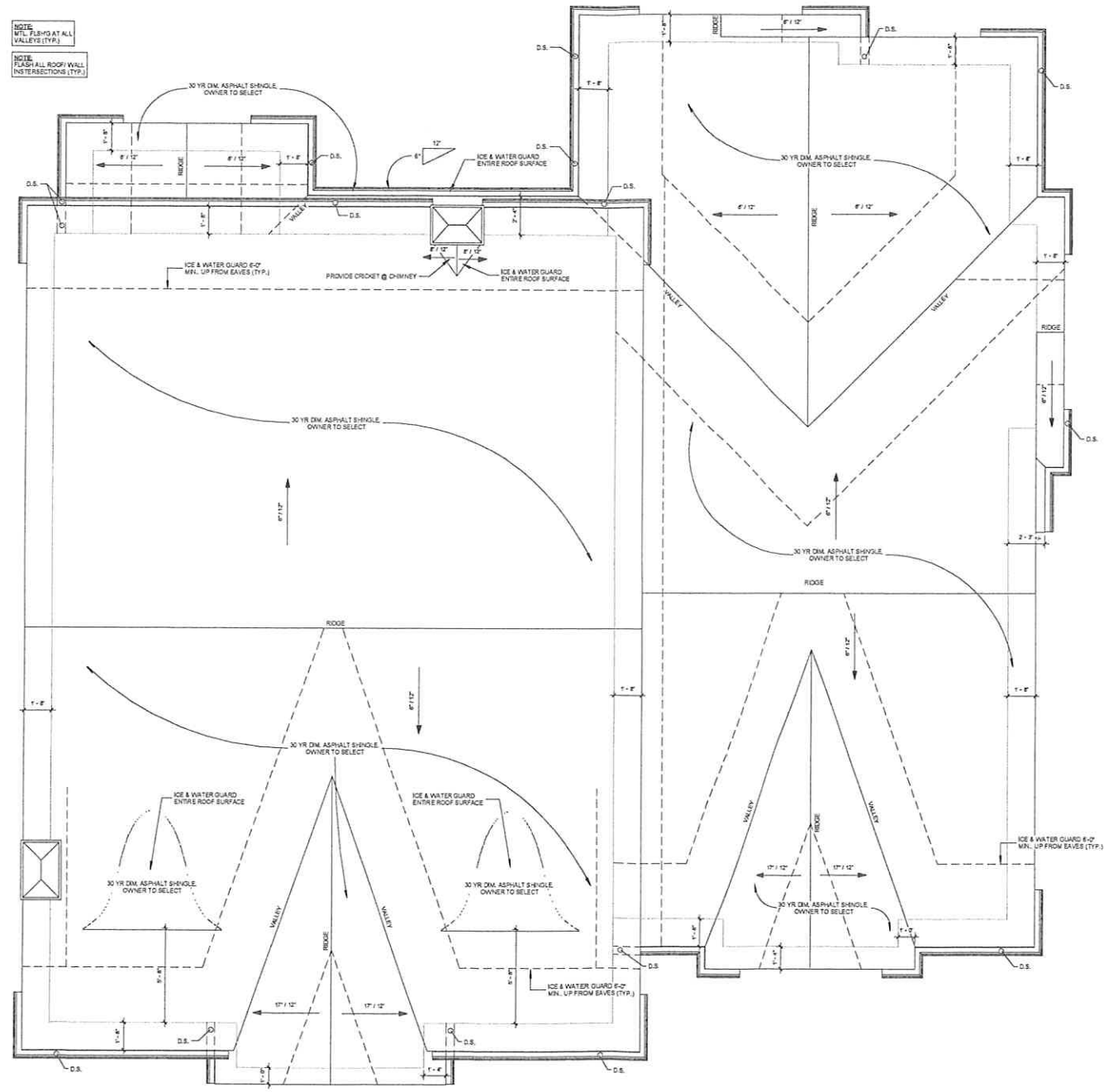
DATE: 5/26/26
 REVISION:

NOT FOR CONSTRUCTION

BERGAN RESIDENCE
 314 Northciff Dr., Rocky River, Ohio 44116
ARCHITECTS, C.A. McGETTRICK, LLC
 14551 Madison Ave., Lakewood, Ohio 44107 216-227-0700 FAX: 216-227-0712

COMMISSION NO:
 22525
 CHARLES McGETTRICK JR. 77595
 EXPIRATION DATE: 12/31/2026





ROOF PLAN
1/4" = 1'-0"



DATE: 5/26/26
REVISION:

NOT FOR CONSTRUCTION

BERGAN RESIDENCE
314 Northliff Dr., Rocky River, Ohio 44116
ARCHITECTS, C.A. McGETTRICK, LLC
14551 Madison Ave. Lakewood, Ohio 44107 216-227-0700 FAX: 216-227-0712

COMMISSION NO:
22525
CHARLES McGETTRICK, JR. #77595
EXPIRATION DATE: 12/31/2026

A-6