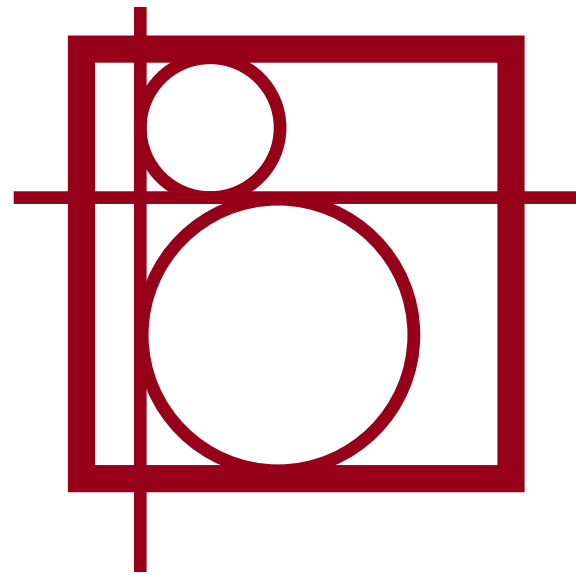


# WHITMAN RESIDENCE



**B R A N D T**  
ARCHITECTURE, LLC

**LOCATION:** 19451 TELBIR AVE

**SCOPE:** NEW CONSTRUCTION  
SINGLE FAMILY RESIDENCE

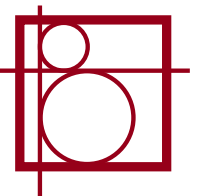
**VARIANCES:** LOT COVERAGE =36.5%  
FRONT YARD SETBACK =18'-10"  
ALTERNATE: REAR SETBACK =23'-9"

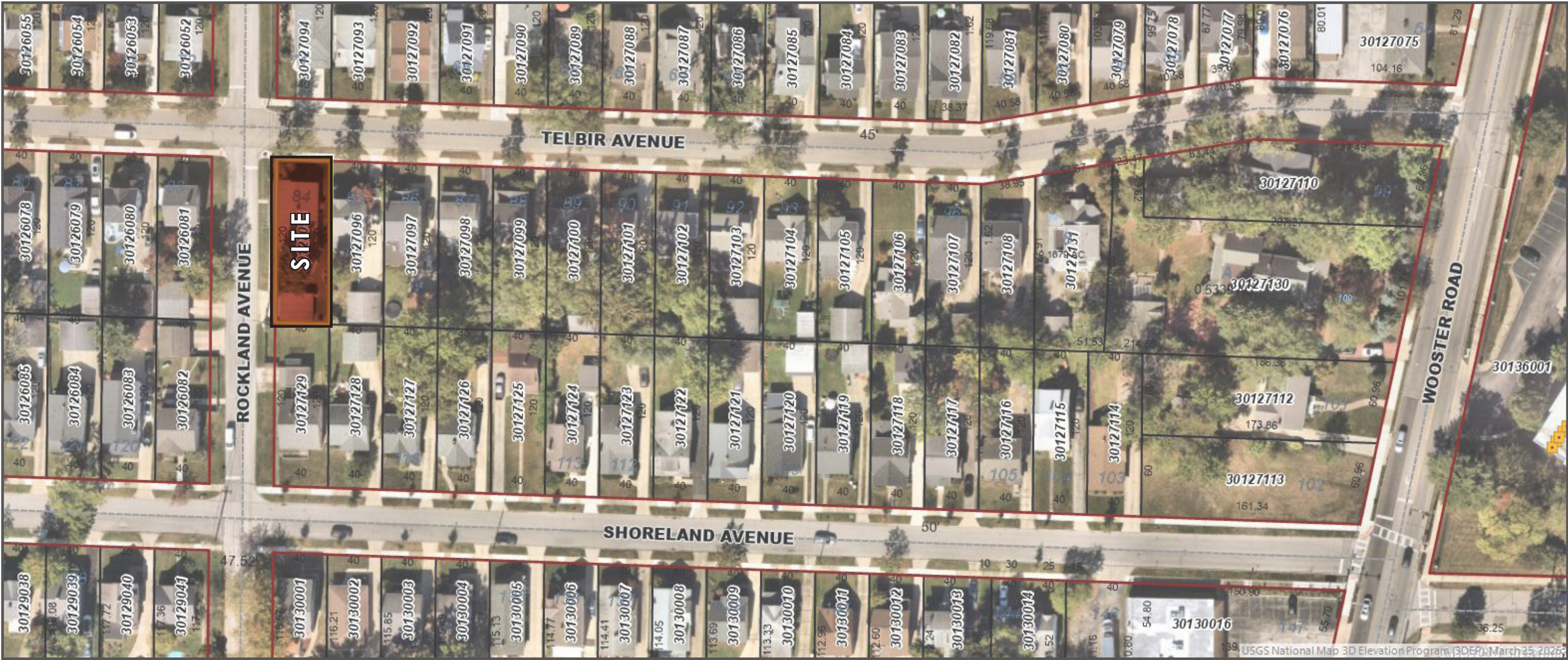
## PROJECT SUMMARY

### SITE INFORMATION:

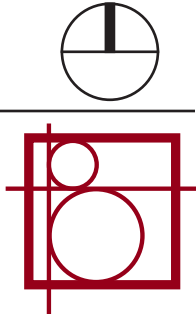
LOT:	4,800 SF
EXIST HOUSE:	1,184 SF
EXIST GARAGE:	494 SF
TOTAL:	1,678 SF 35%

NEW FOOTPRINT	
NEWHOUSE:	1,280 SF
NEW GARAGE:	494 SF
TOTAL:	1,754 SF 36.5%





**WHITMAN RESIDENCE**  
19451 TELBIR AVE  
ROCKY RIVER, OHIO

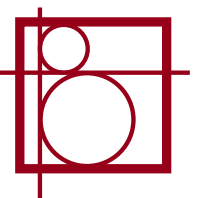




CITY OF ROCKY RIVER  
BZA  
JUNE, 2026

**WHITMAN RESIDENCE**

19451 TELBIR AVE  
ROCKY RIVER, OHIO





ADJACENT PROPERTY TO THE EAST



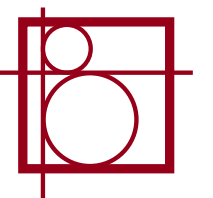
ADJACENT PROPERTY TO THE NORTH WEST



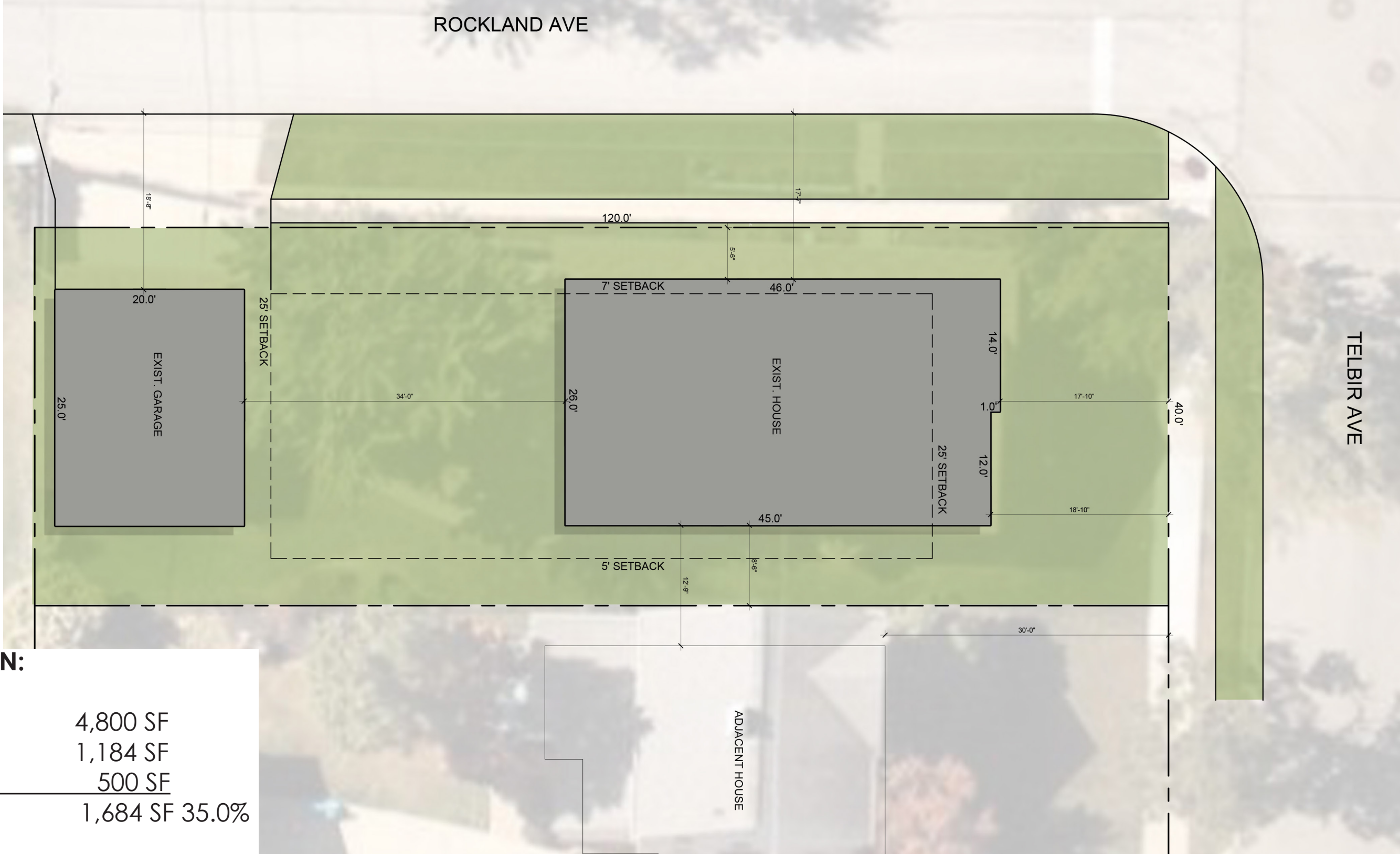
ADJACENT PROPERTY TO THE NORTH

**WHITMAN RESIDENCE**

19451 TELBIR AVE  
ROCKY RIVER, OHIO



# EXISTING SITE PLAN



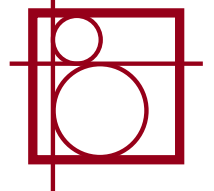
 NOT TO SCALE

**SITE INFORMATION:**

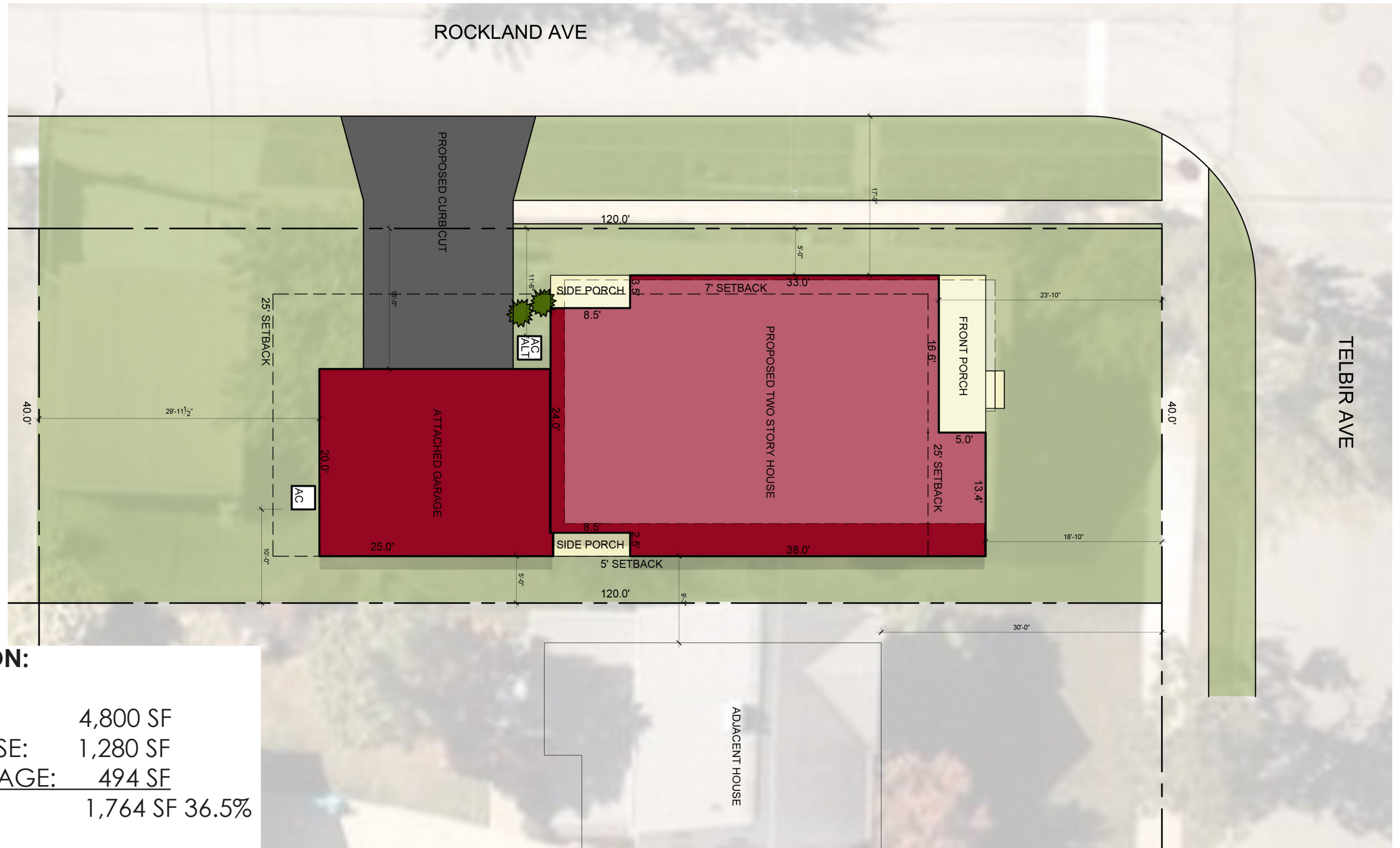
LOT:	4,800 SF
EXIST HOUSE:	1,184 SF
EXIST GARAGE:	500 SF
TOTAL:	1,684 SF 35.0%

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**WHITMAN RESIDENCE**  
 19451 TELBIR AVE  
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# PROPOSED SITE PLAN



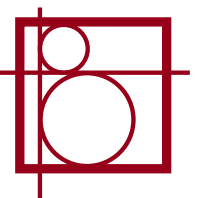
## SITE INFORMATION:

LOT:	4,800 SF
PROPOSED HOUSE:	1,280 SF
PROPOSED GARAGE:	494 SF
TOTAL:	1,764 SF 36.5%

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## WHITMAN RESIDENCE

19451 TELBIR AVE  
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# PROPOSED ALTERNATE SITE PLAN



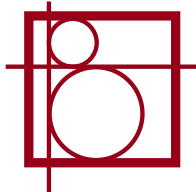
NOT TO SCALE

**SITE INFORMATION:**

LOT:	4,800 SF
PROPOSED HOUSE:	1,280 SF
PROPOSED GARAGE:	494 SF
TOTAL:	1,764 SF 36.5%

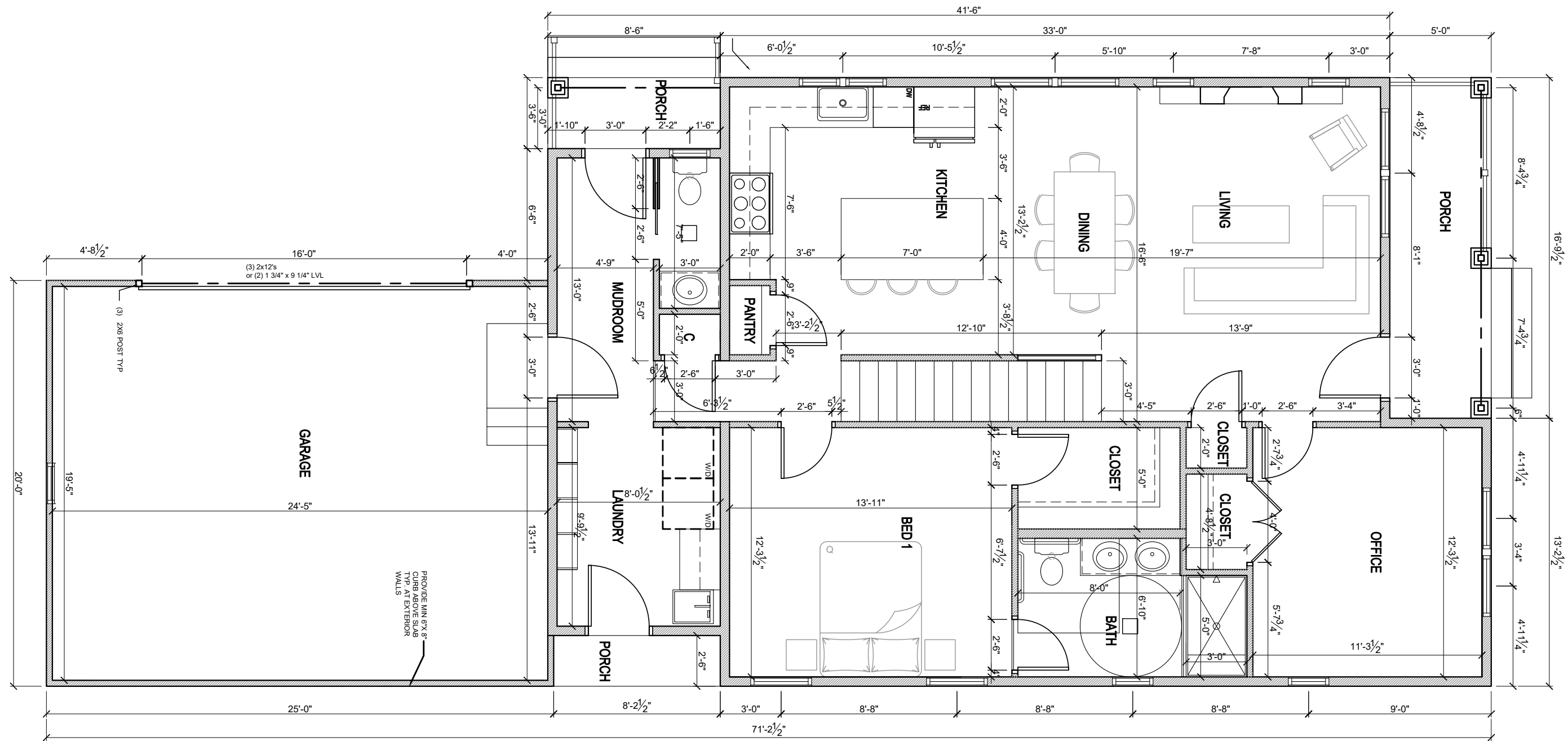
CITY OF ROCKY RIVER  
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**WHITMAN RESIDENCE**  
 19451 TELBIR AVE  
 ROCKY RIVER, OHIO



# FLOOR PLANS

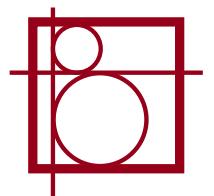
## FIRST FLOOR



SCALE: NTS

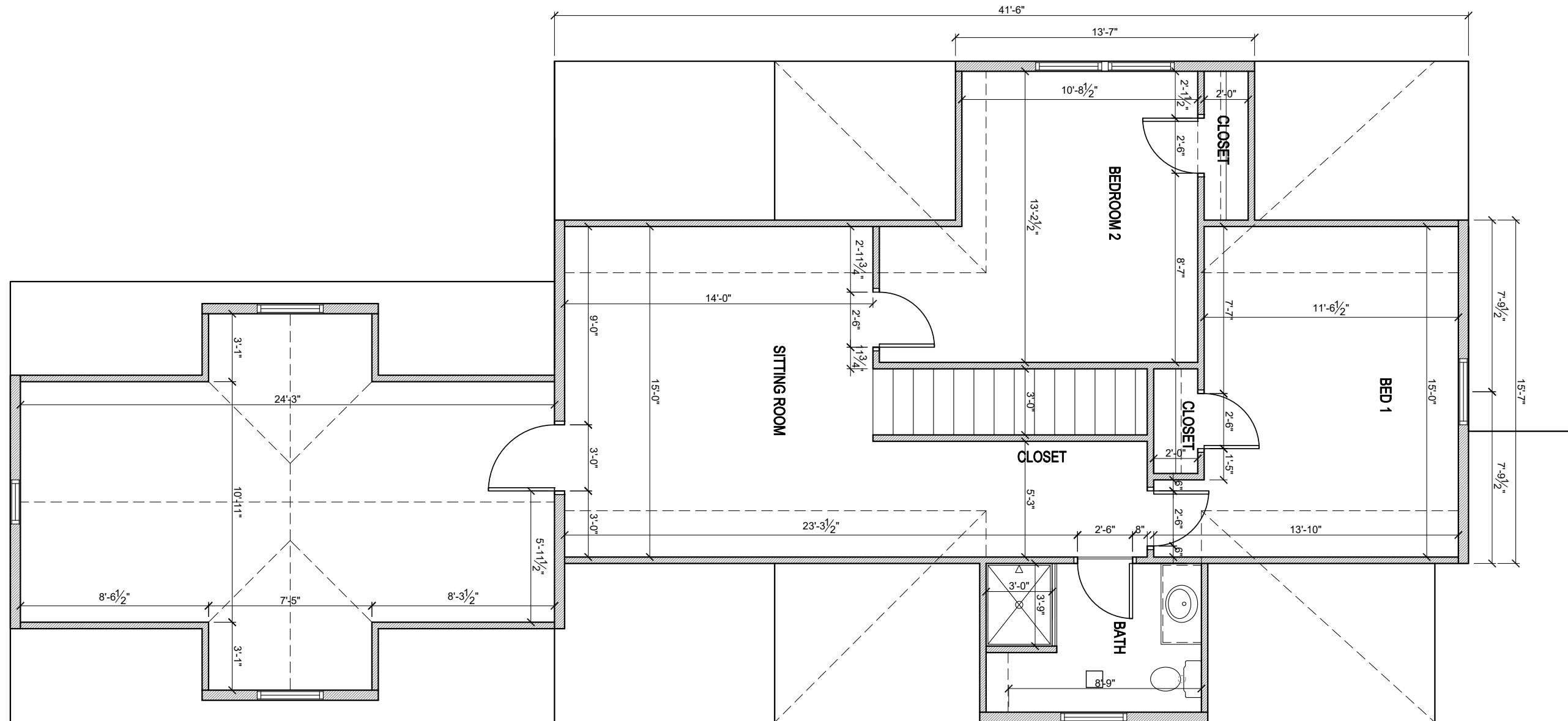
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**WHITMAN RESIDENCE**  
 19451 TELBIR AVE  
 ROCKY RIVER, OHIO



# FLOOR PLANS

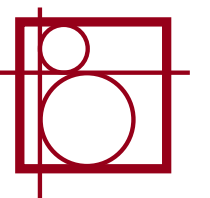
## SECOND FLOOR



  
SCALE: NTS

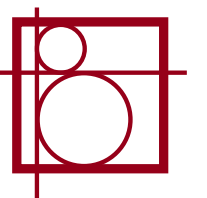
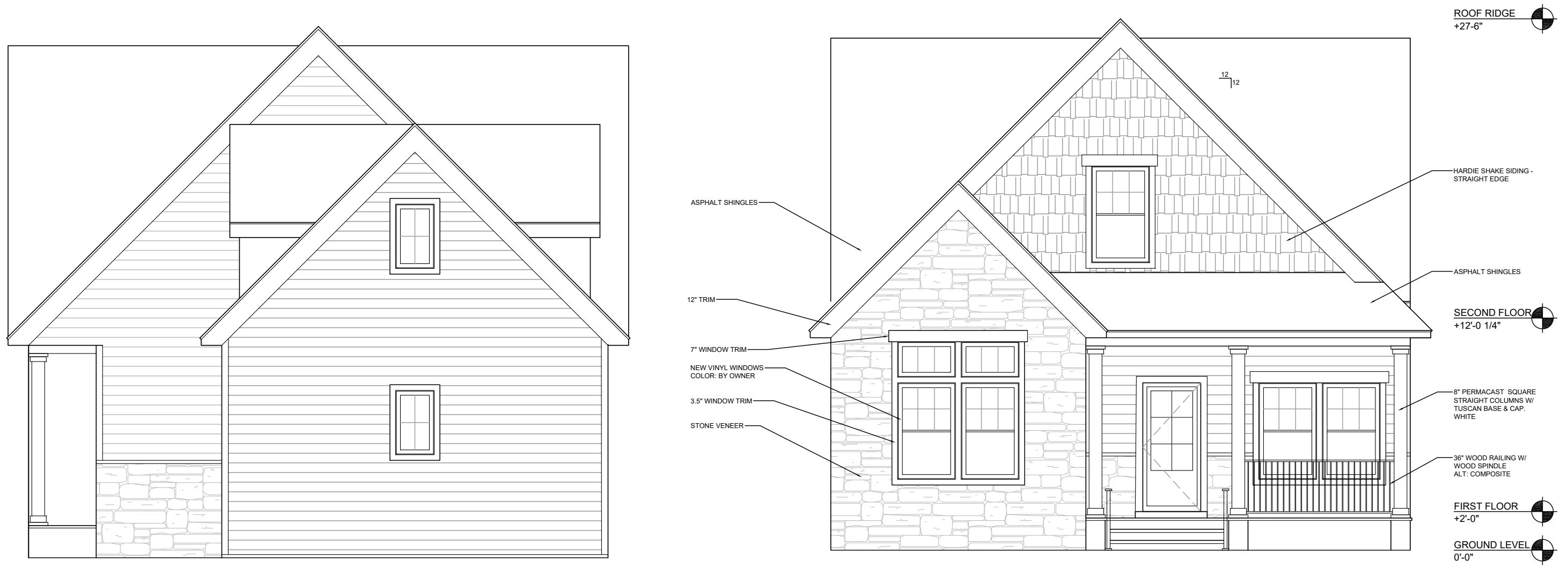
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**WHITMAN RESIDENCE**  
19451 TELBIR AVE  
ROCKY RIVER, OHIO



# ELEVATION

## NORTH & SOUTH ELEVATION



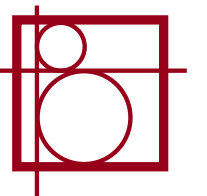
**ELEVATION**  
**WEST ELEVATION**



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**WHITMAN RESIDENCE**

19451 TELBIR AVE  
ROCKY RIVER, OHIO



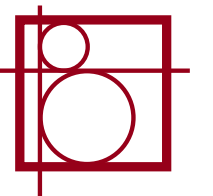
**ELEVATION**  
**EAST ELEVATION**



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**WHITMAN RESIDENCE**

19451 TELBIR AVE  
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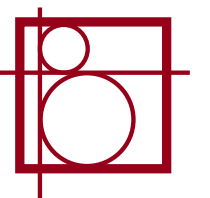


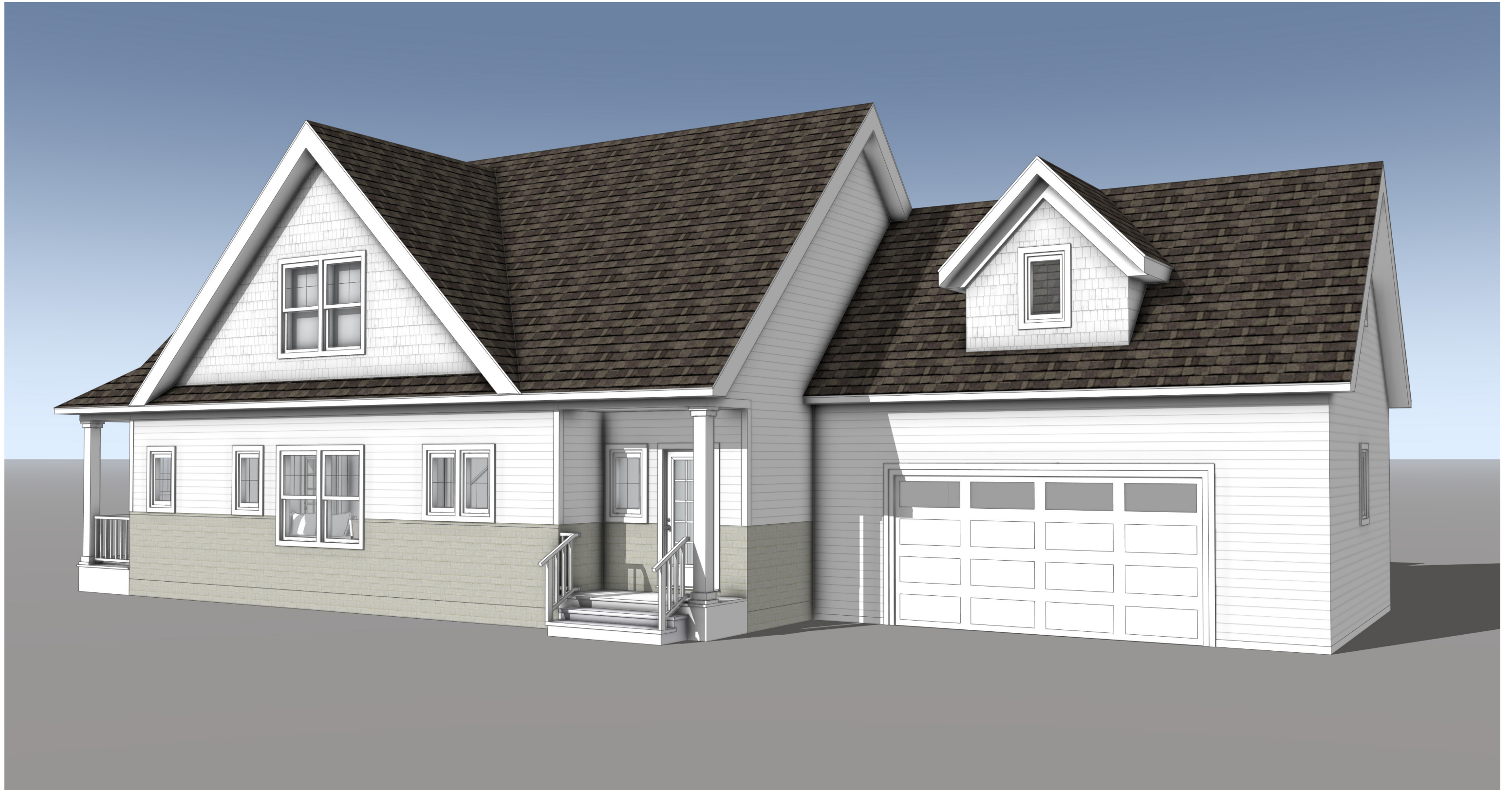


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