

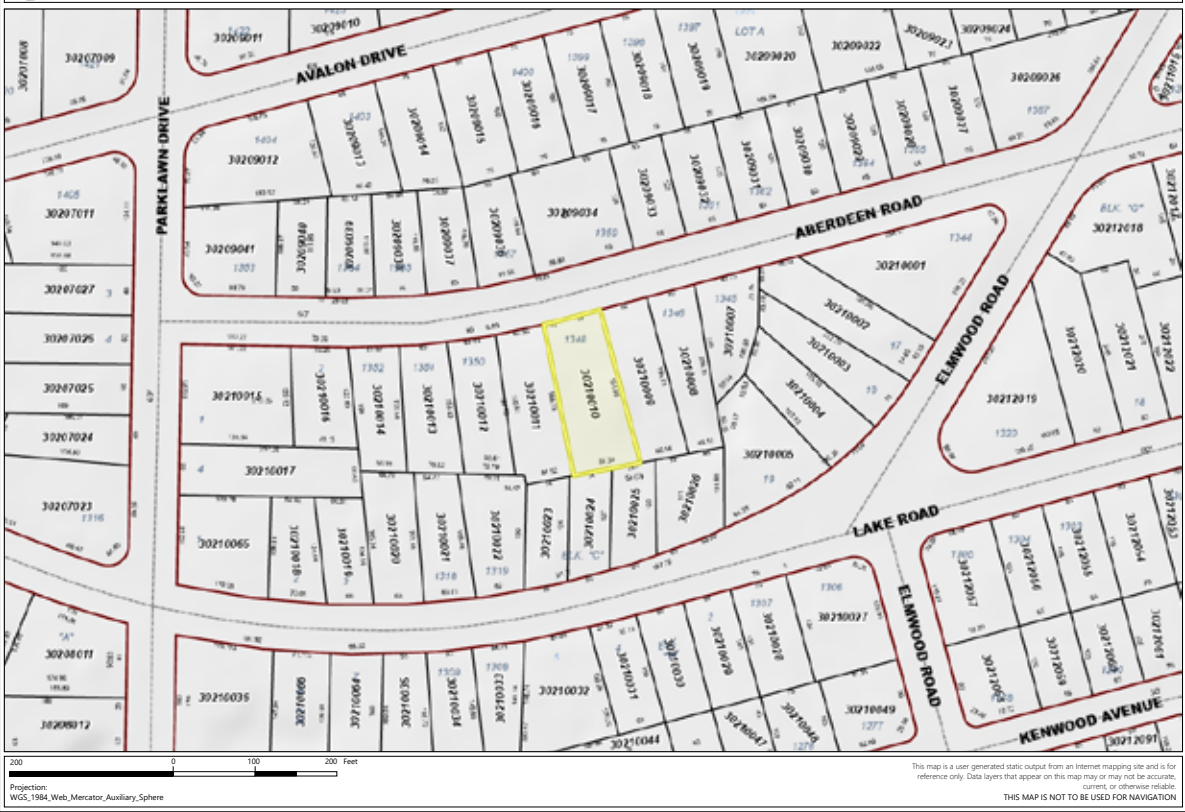
LEHTINEN RESIDENCE

21565 ABERDEEN ROAD, ROCKY RIVER, OHIO, 44116

DRAWING INDEX

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VANCINITY MAP



ZONING ANALYSIS

	ALLOWABLE	EXISTING	PROPOSED
LOT COVERAGE	28%	24.8%	28%
TOTAL LOT AREA - 14665 SF			
TOTAL EXISTING STRUCTURE FOOTPRINT - 3638 SF			
TOTAL PROPOSED STRUCTURE FOOTPRINT - 468 SF			
SETBACK:			
REAR SETBACK	25 FEET	7 INCHES	7 INCHES
SIDE SETBACK	8 FEET	10 FEET 7"	*4 FEET & 9 1/4 INCHES
*DIMENSION TAKEN TO OVERHANG OF ROOF STRUCTURE NOT CL OF COLUMN TOTAL PROPOSED COMBINED SIDE YARD SETBACKS WILL BE - 22 FEET & 2 INCHES			

PROJECT SUMMARY

The proposed project includes an attached pavilion addition, open on three sides, intended to enhance the functionality and long-term use of the existing residence. A practical difficulty exists because the home was originally constructed just 7 inches from the rear property line, significantly limiting the available area for reasonable improvements. The requested variance is necessary due to this unique existing condition and not as a result of any action by the current property owner.

canopy
DESIGNSERVICES

CONTACT
TOMMY YOKUM, LANDSCAPE ARCHITECT
330 289 2443

PROJECT LEHTINEN RESIDENCE

21565 ABERDEEN ROAD
ROCKY RIVER, OHIO 44116

DATE: 6/25/2026
PROJECT NO.

DATE
NO.

REVISION
BZA

DATE
06.25.2026

COVER SHEET

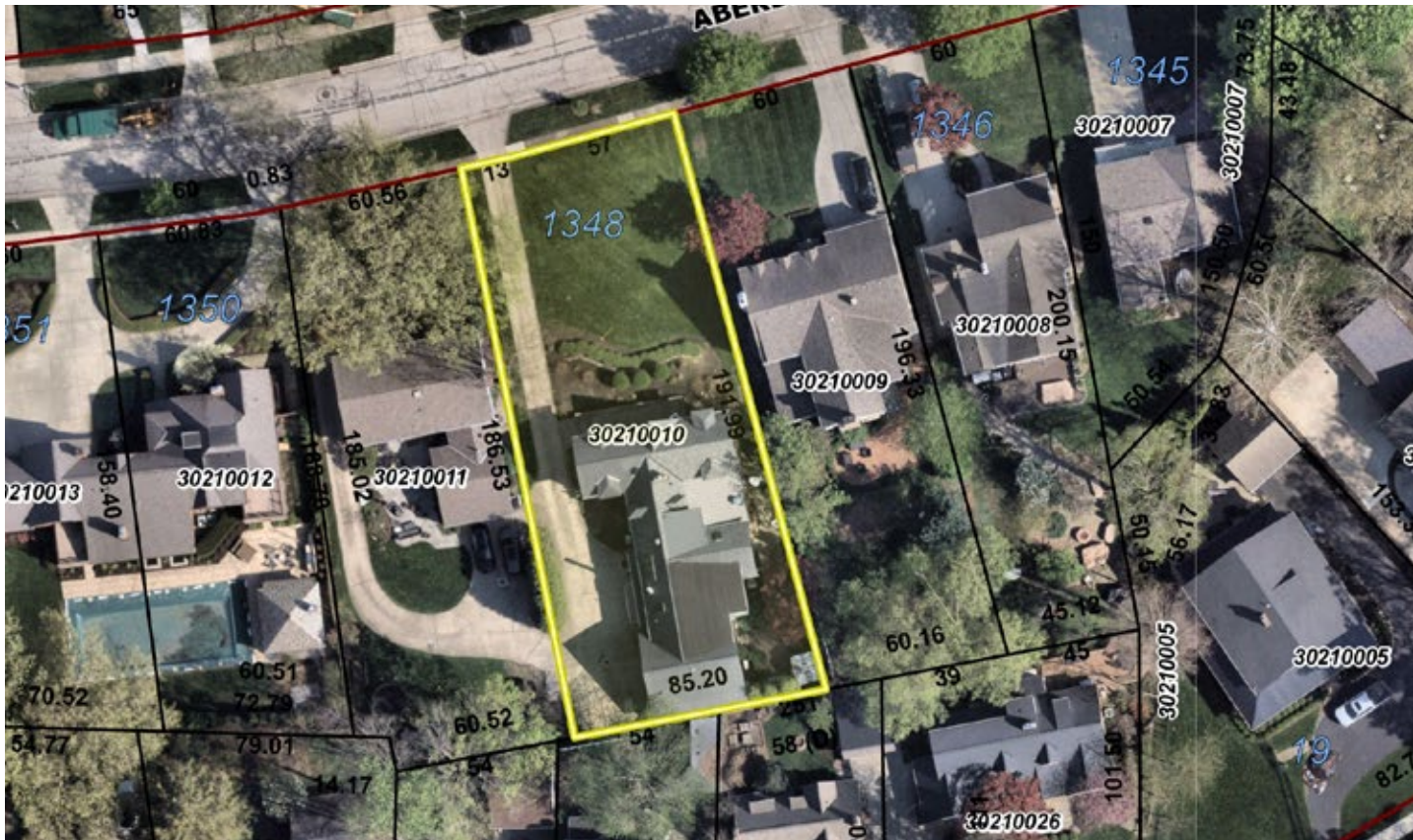
C1



EAST SIDE OF HOUSE (LOOKING SOUTH)



FRONT OF HOUSE (HOUSE SITS @ REAR PL)



AERIAL VIEW OF HOUSE



WEST SIDE OF HOUSE (LOOKING SOUTH)

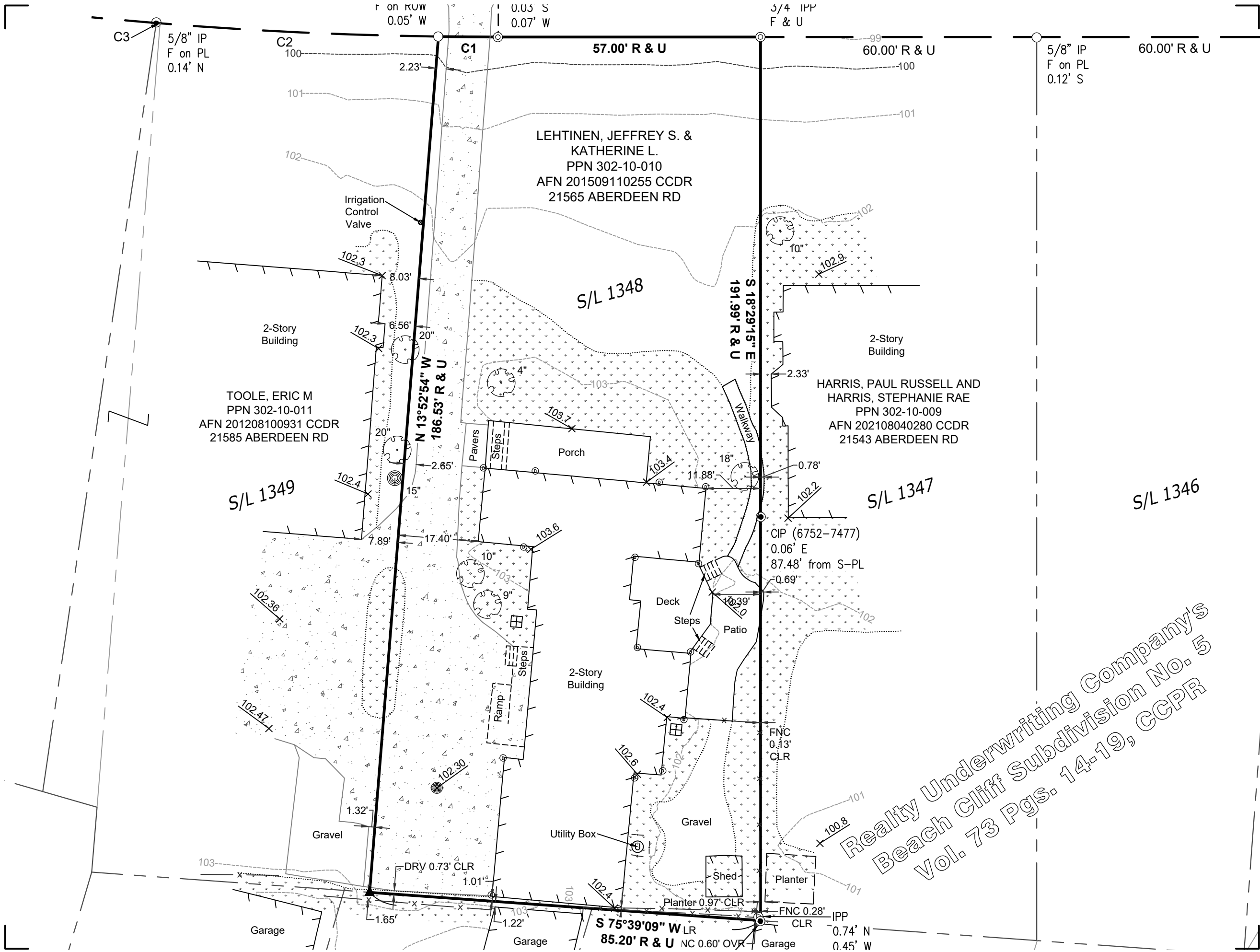
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EXISTING SITE
PHOTOS

EX1



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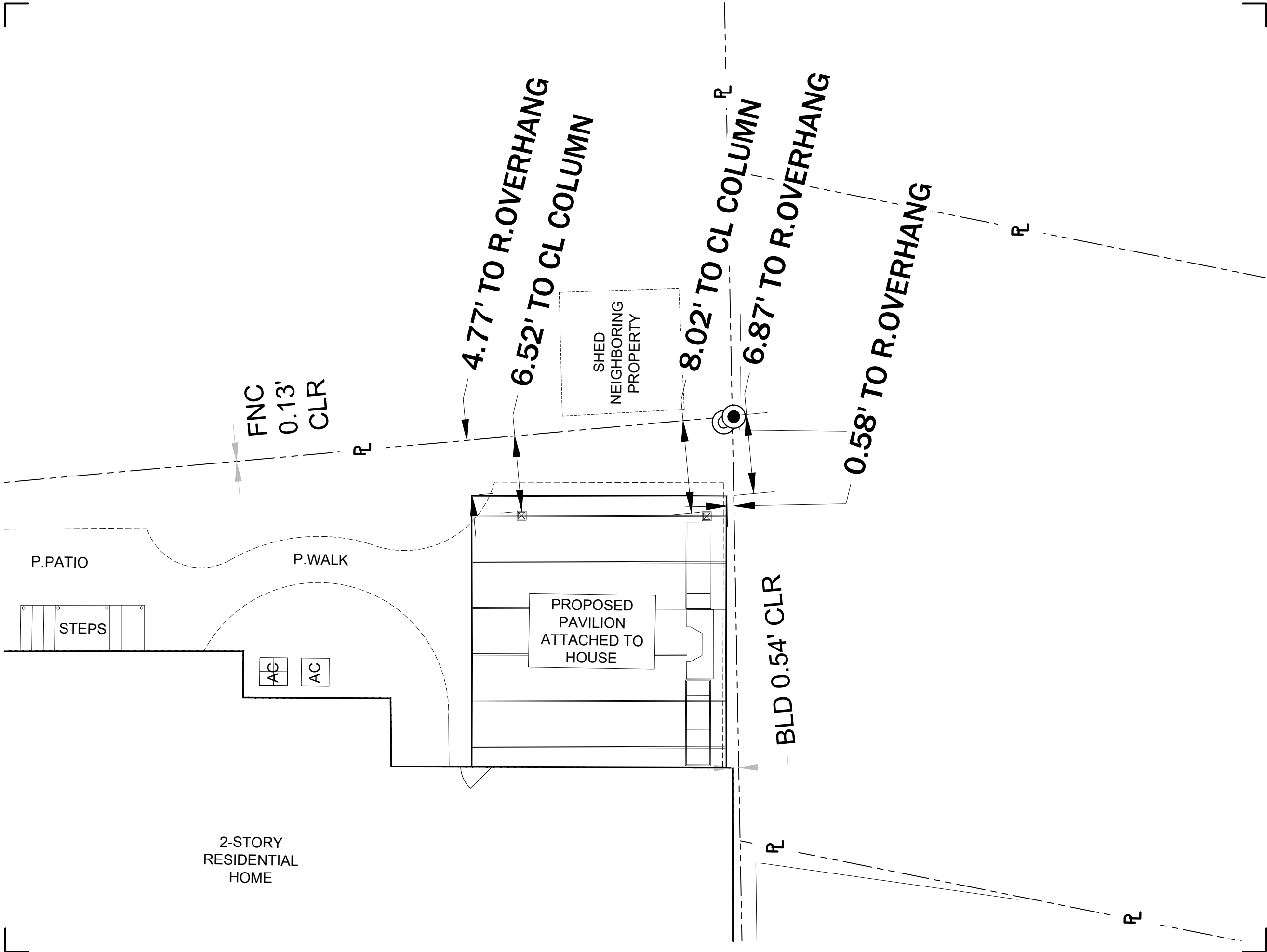
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EXISTING
SURVEY

L1

Realty Underwriting Company's
Beach Cliff Subdivision No. 5
Vol. 73 Pgs. 14-19, CCPR



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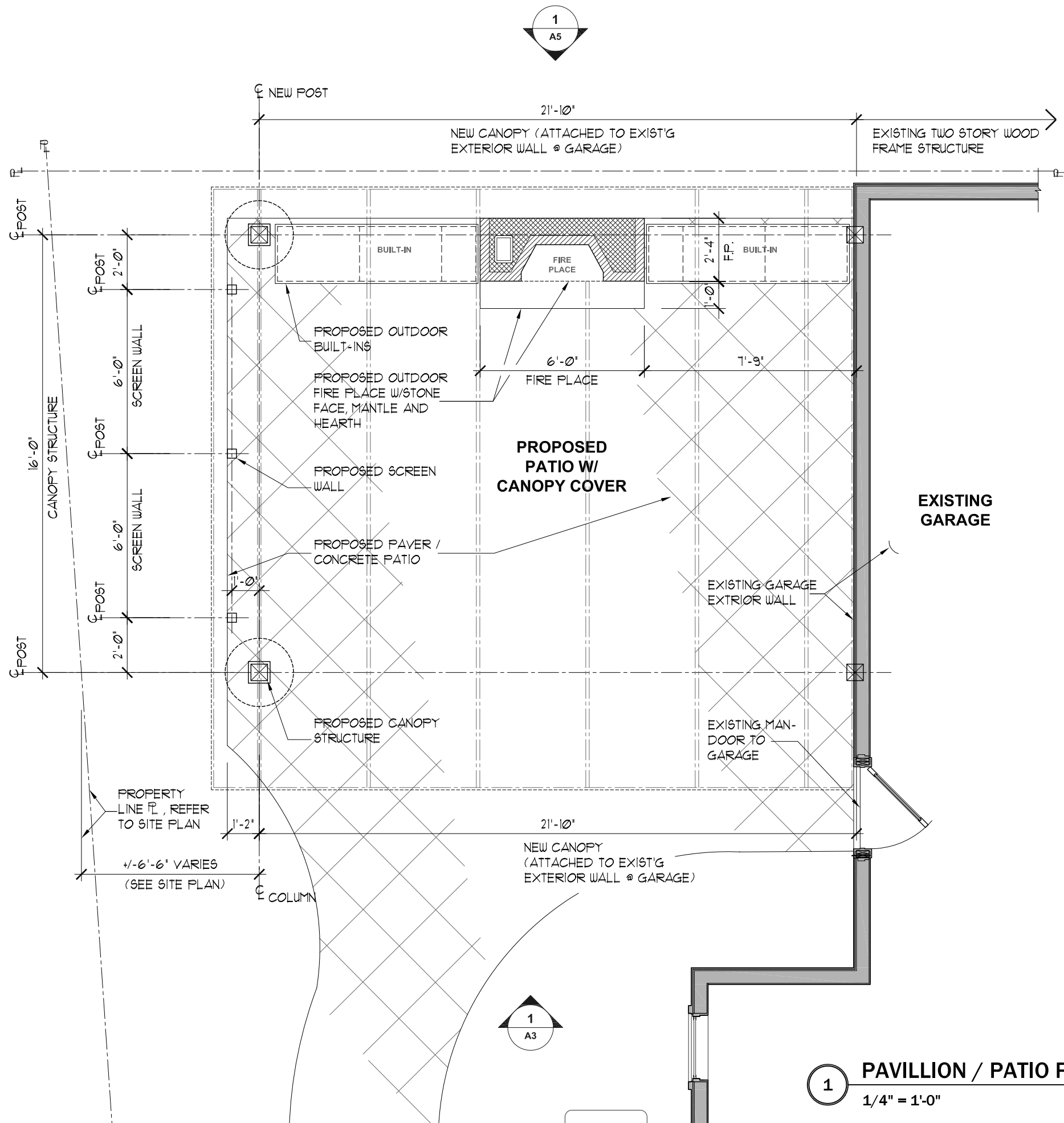
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ENLARGED
PLAN

L3



1 PAVILLION / PATIO PLAN
1/4" = 1'-0"

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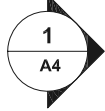
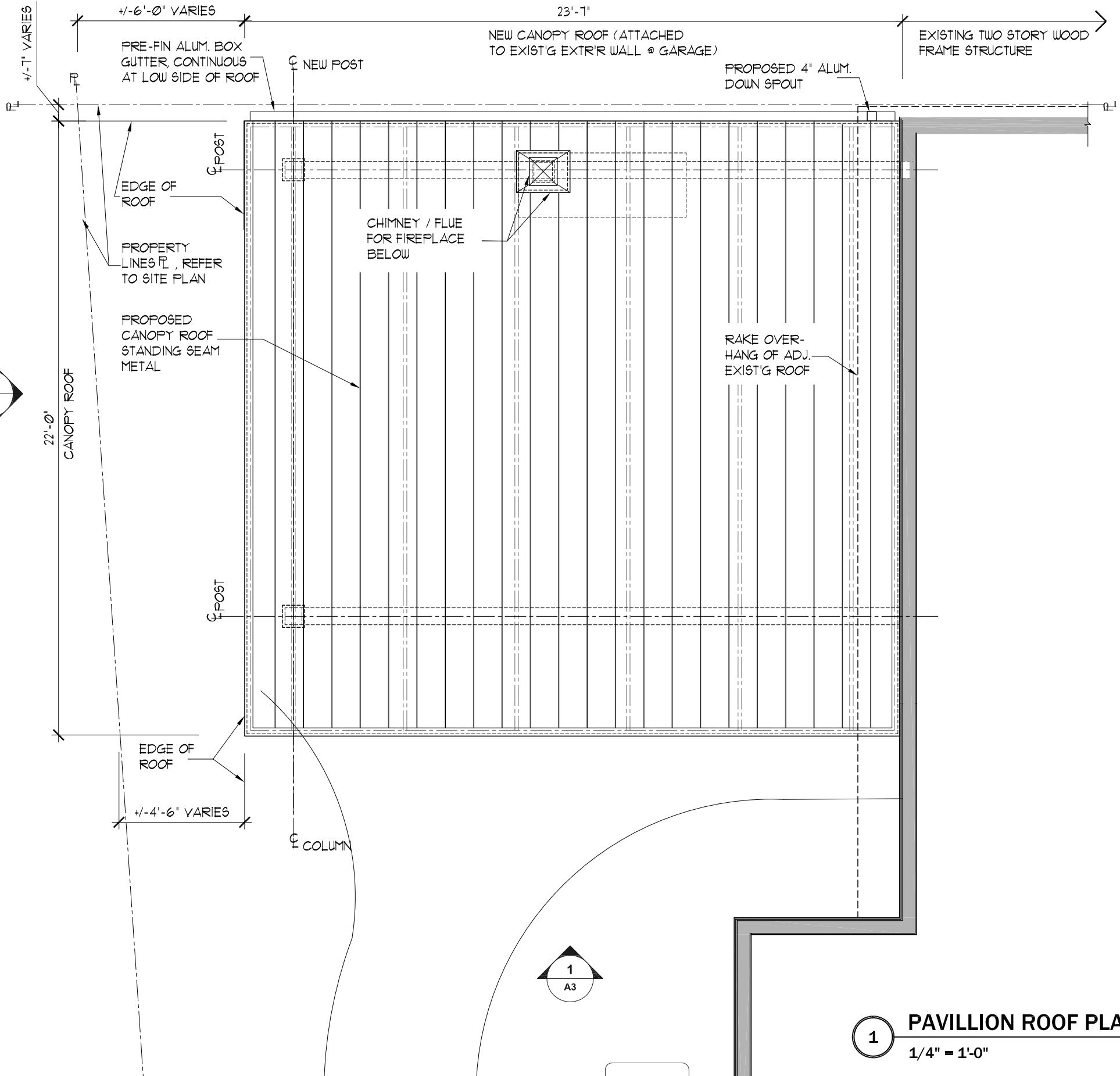
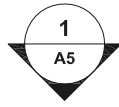
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**PROPOSED
ATTACHED
PAVILLION PLAN**



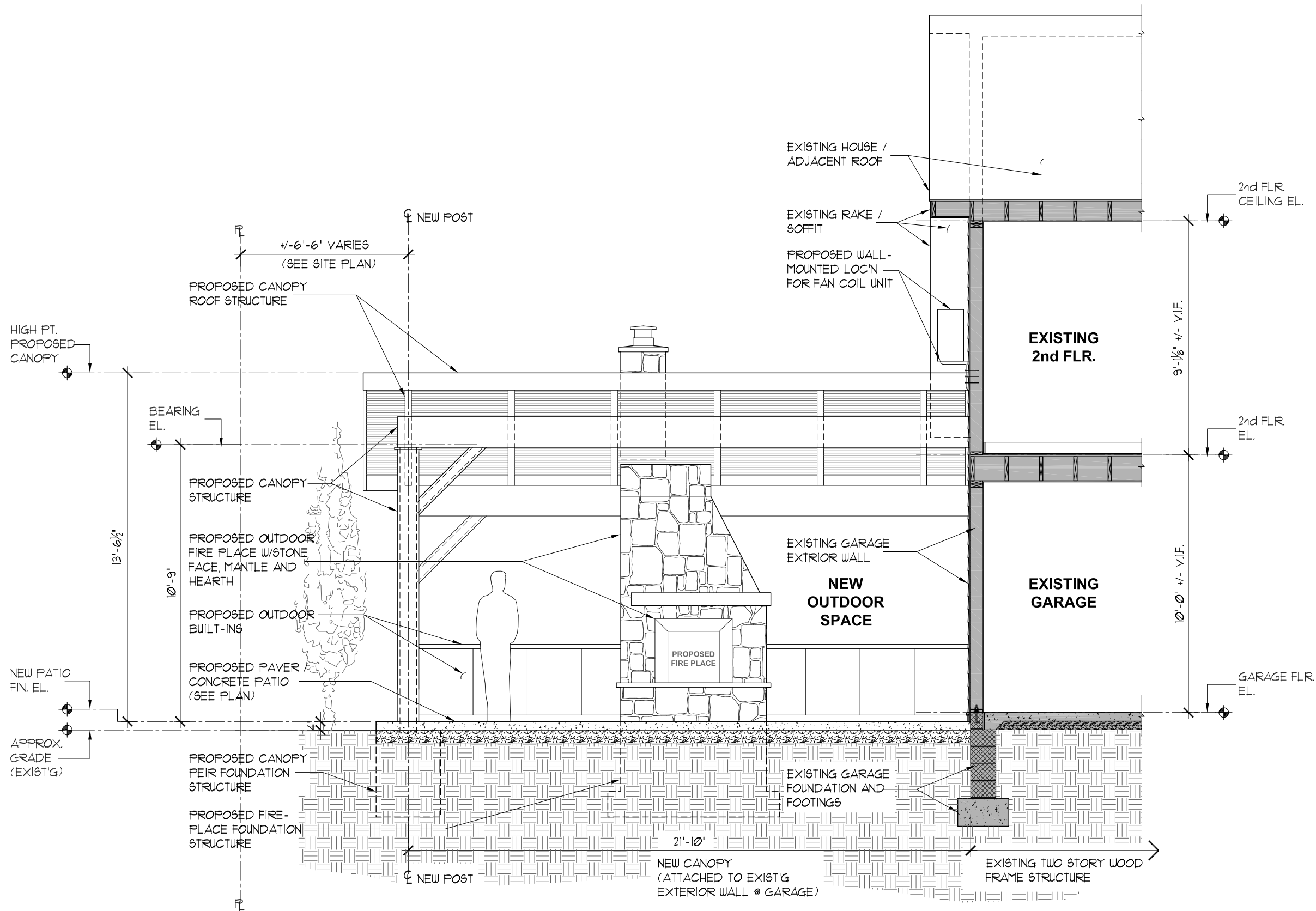
1 PAVILLION ROOF PLAN
1/4" = 1'-0"

CONTACT
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PROPOSED
ROOF PLAN



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

canopy
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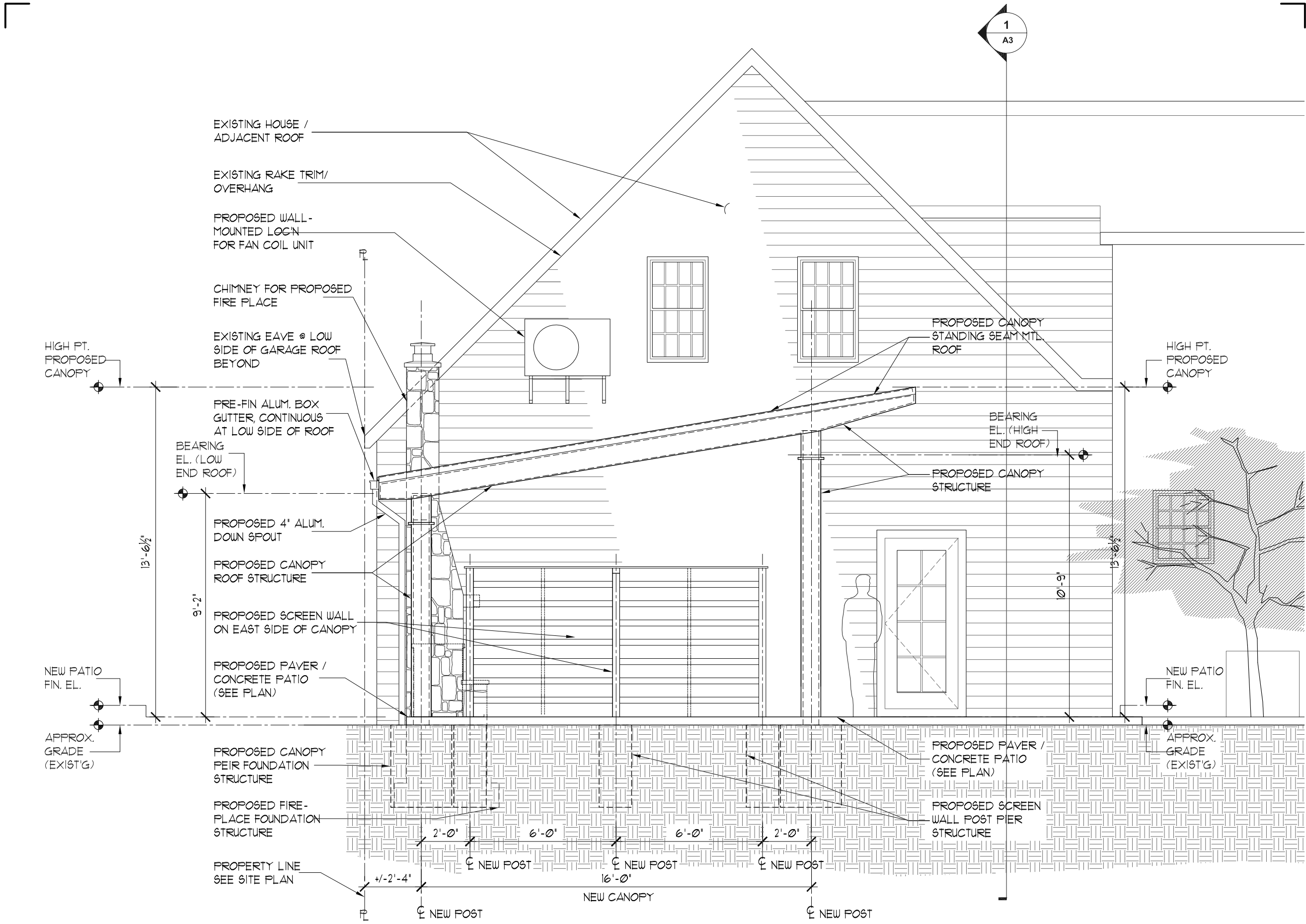
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NORTH
ELEVATION

A3



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

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EAST ELEVATION

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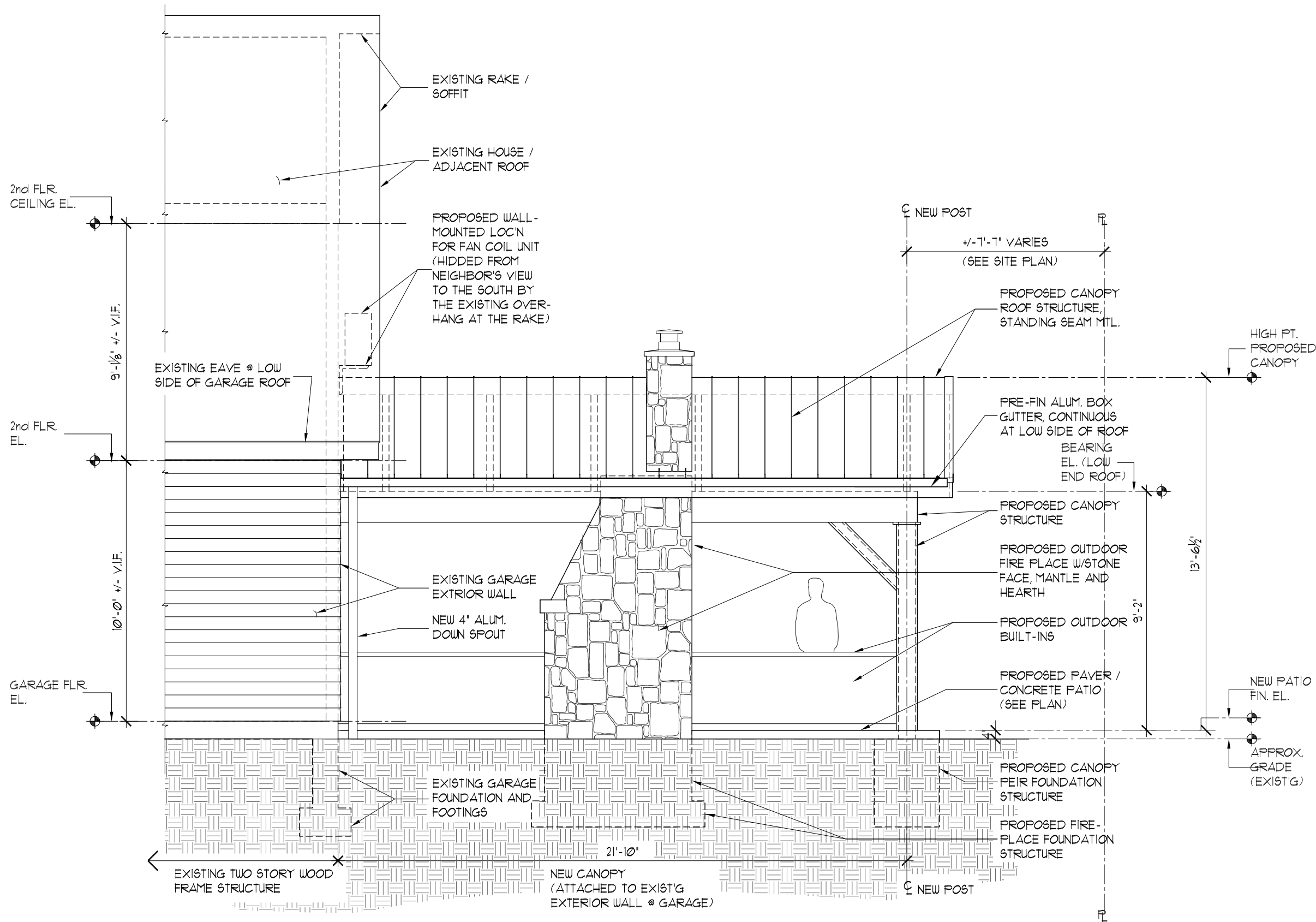
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**SOUTH
ELEVATION**

A5



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