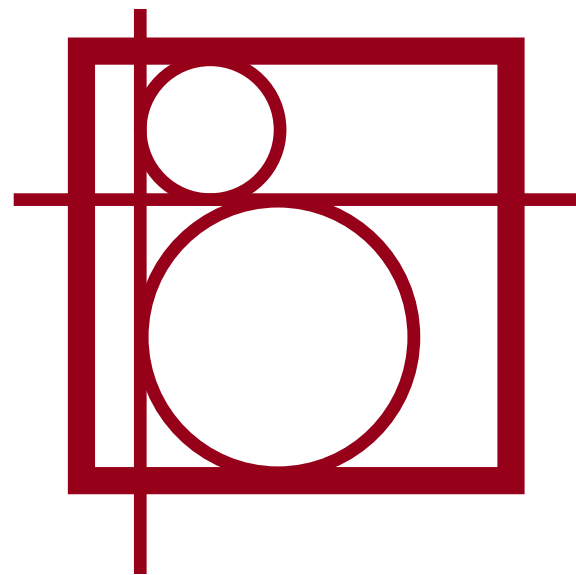


WHITMAN RESIDENCE



B R A N D T
ARCHITECTURE, LLC

LOCATION: 19451 TELBIR AVE

SCOPE: NEW CONSTRUCTION
SINGLE FAMILY RESIDENCE

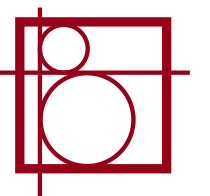
VARIANCES: LOT COVERAGE = 38.1%
SIDE YARD SETBACK = 5'-0"

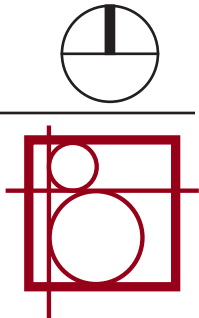
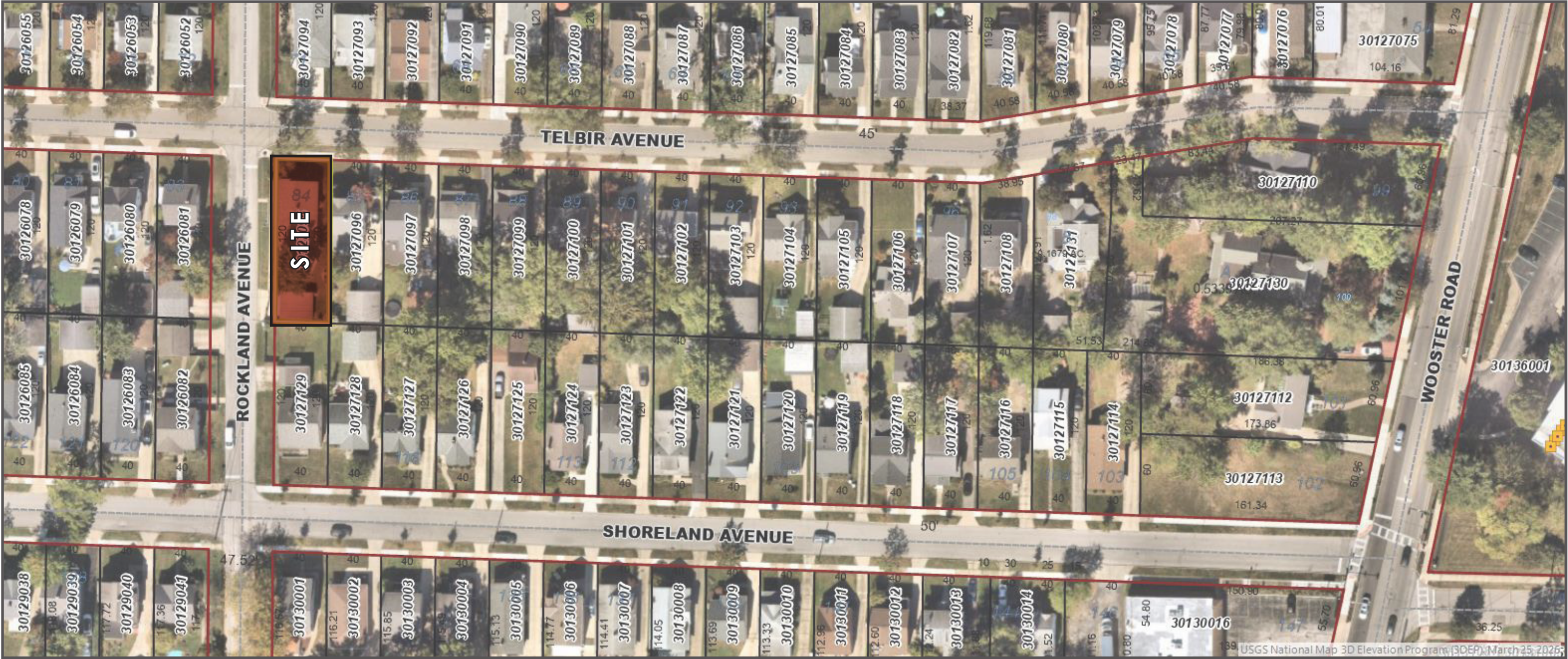
PROJECT SUMMARY

SITE INFORMATION:

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

PROPOSED LOT COVERAGE
NEW HOUSE: 1,244 SF
NEW GARAGE: 474 SF
NEW PORCH: 112 SF
TOTAL: 1,830 SF 38.1%









ADJACENT PROPERTY TO THE EAST



ADJACENT PROPERTY TO THE NORTH WEST



ADJACENT PROPERTY TO THE NORTH

EXISTING SITE PLAN

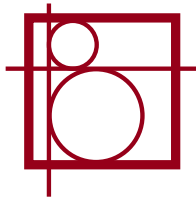


SITE INFORMATION:

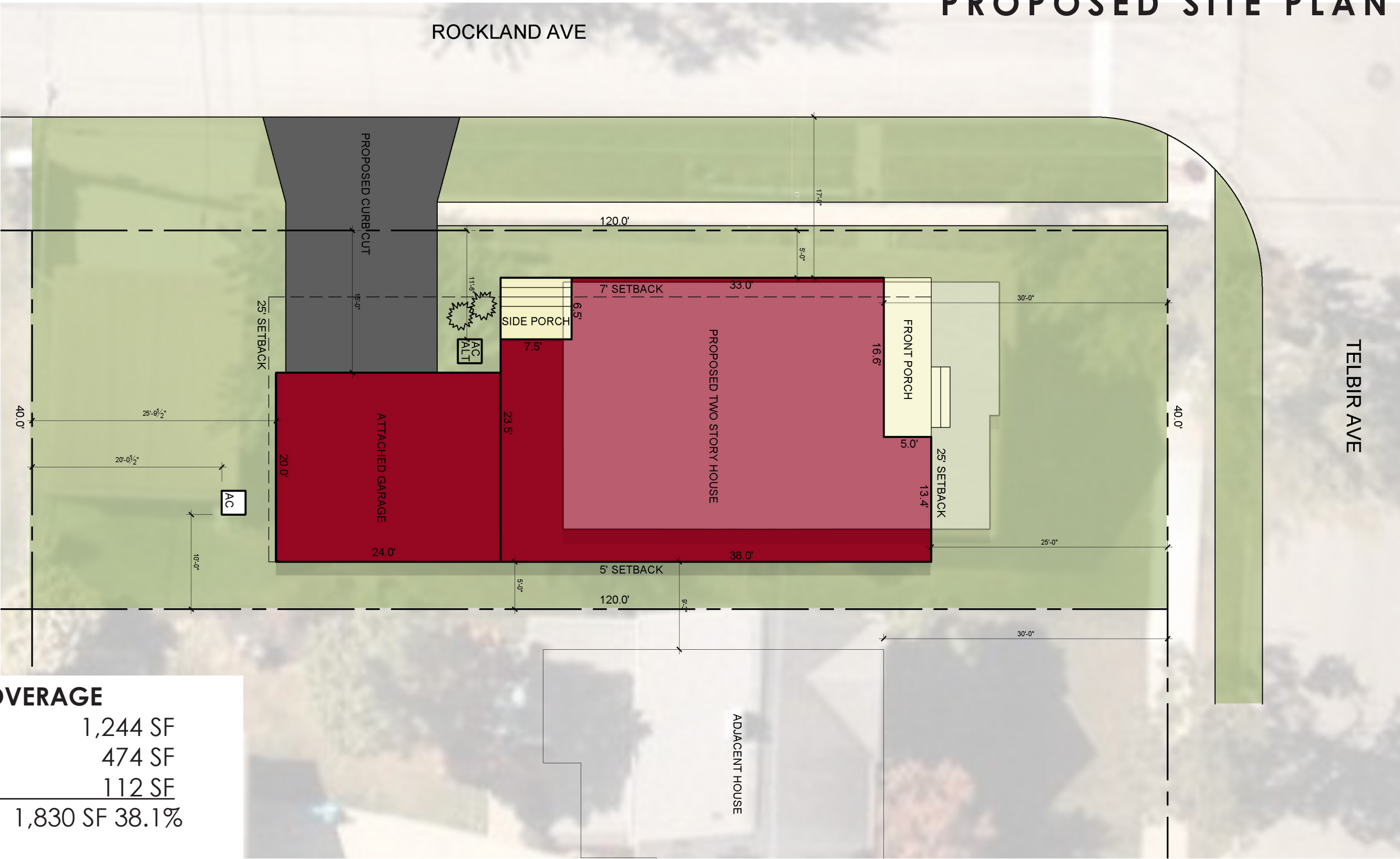
LOT:	4,800 SF
EXIST HOUSE:	1,184 SF
EXIST GARAGE:	500 SF
TOTAL:	1,684 SF 35.0%

CITY OF ROCKY RIVER
BZA
JULY, 2026

WHITMAN RESIDENCE
19451 TELDIR AVE
ROCKY RIVER, OHIO

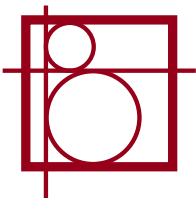


PROPOSED SITE PLAN

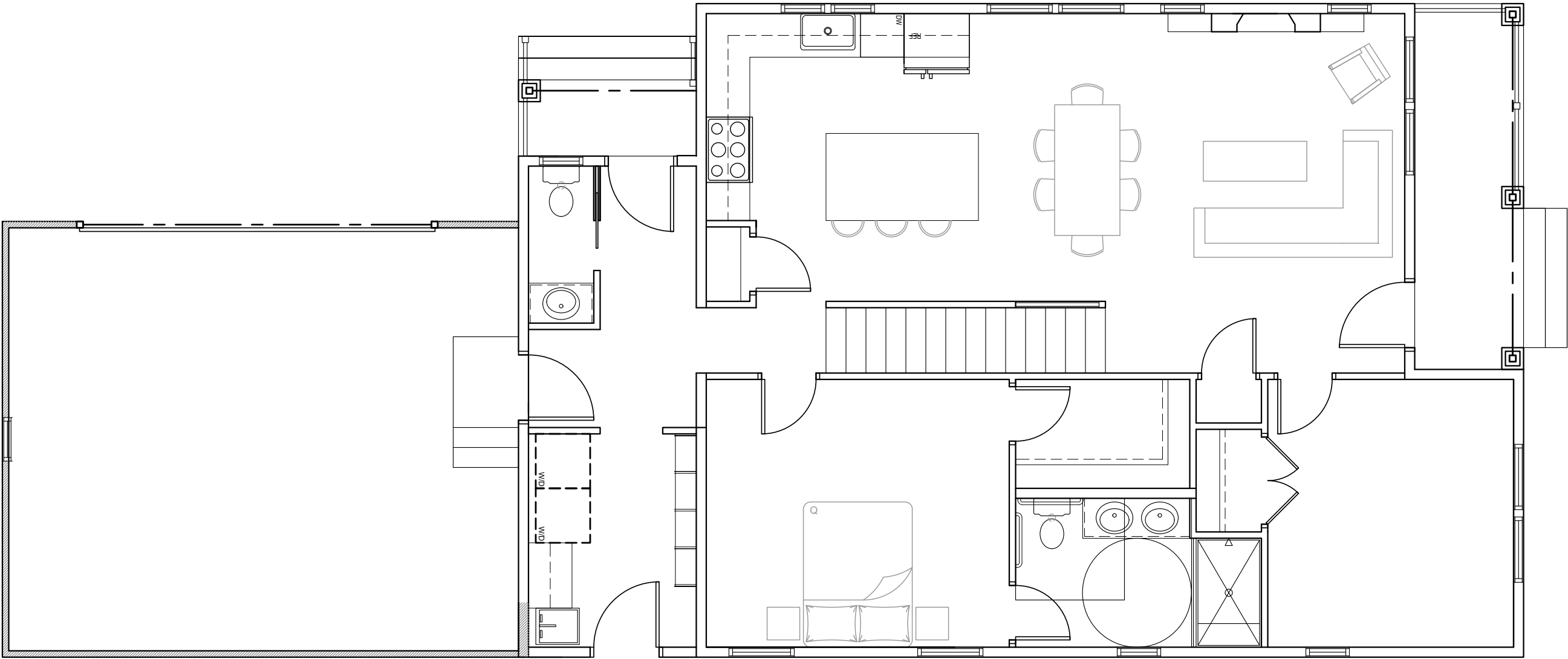


PROPOSED LOT COVERAGE

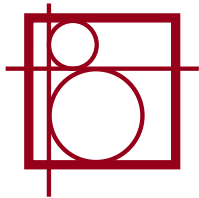
NEW HOUSE:	1,244 SF
NEW GARAGE:	474 SF
NEW PORCH:	112 SF
TOTAL:	1,830 SF 38.1%



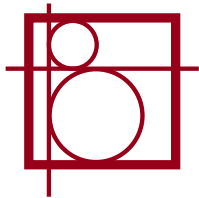
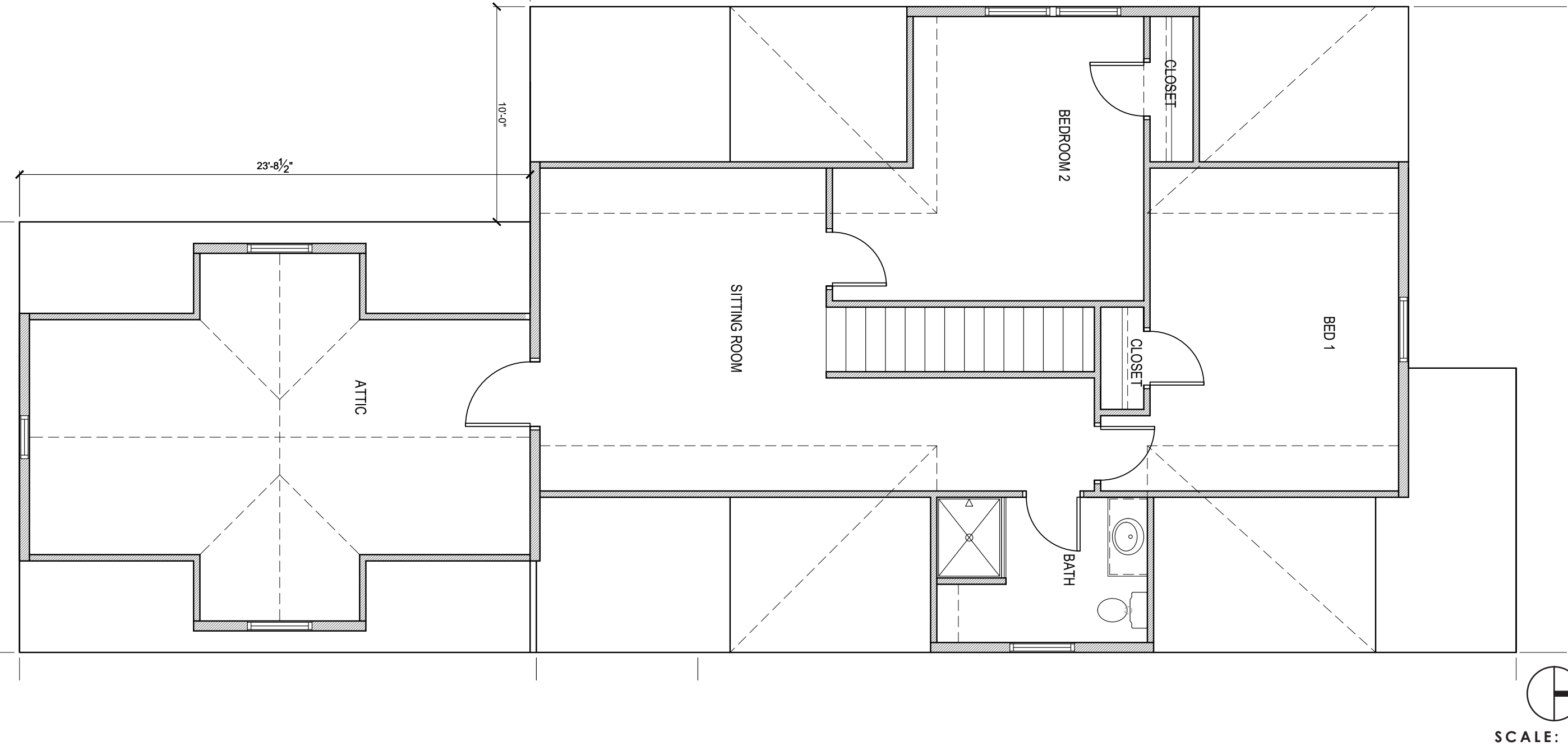
FLOOR PLANS
FIRST FLOOR



SCALE: NTS

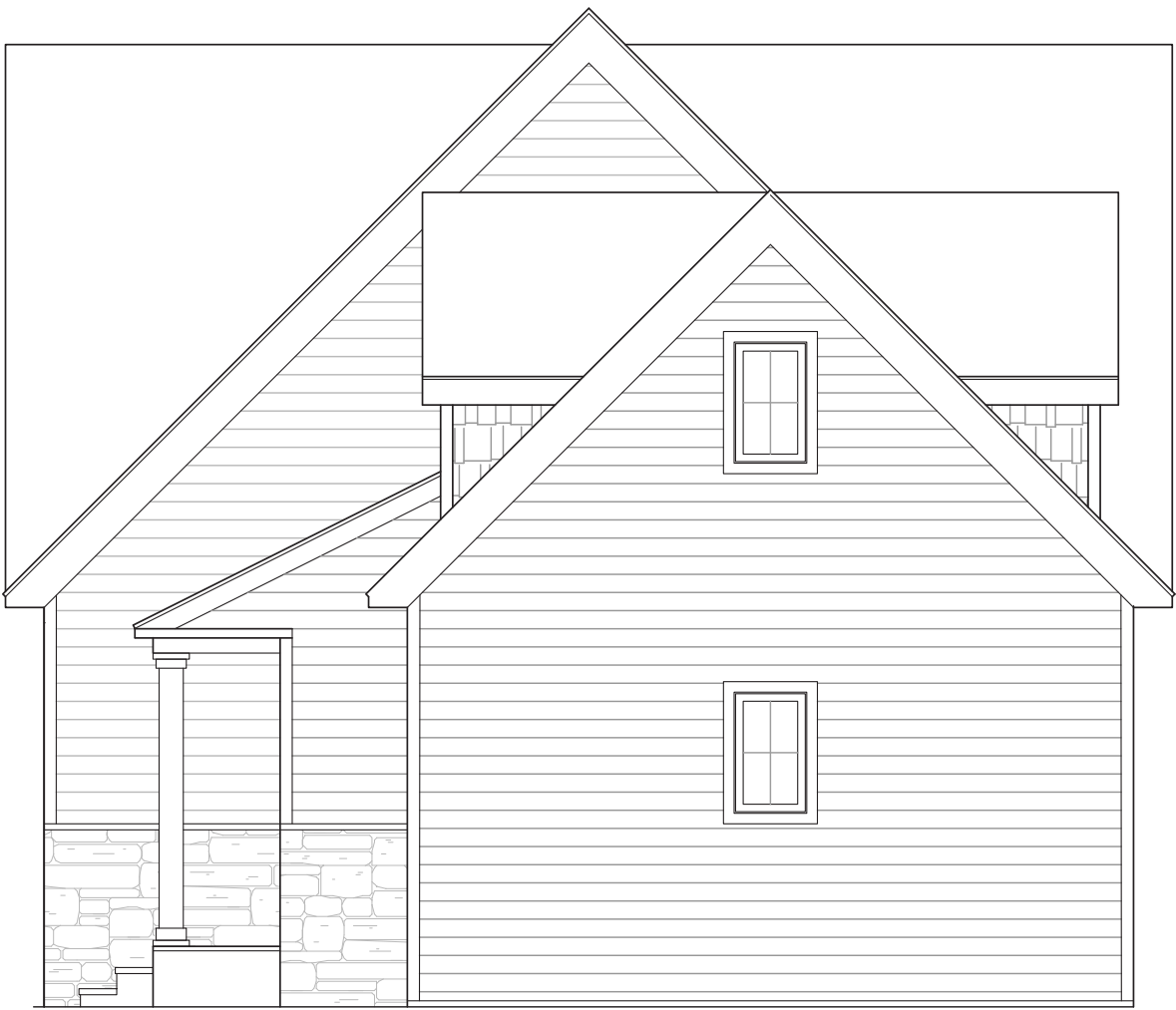


FLOOR PLANS
SECOND FLOOR



ELEVATION

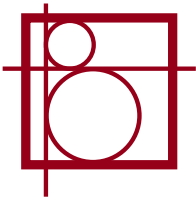
NORTH & SOUTH ELEVATION



1 SOUTH ELEVATION
A-1 Scale: 1/4" = 1'-0"



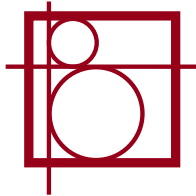
1 NORTH ELEVATION
A-1 Scale: 1/4" = 1'-0"



ELEVATION
WEST ELEVATION



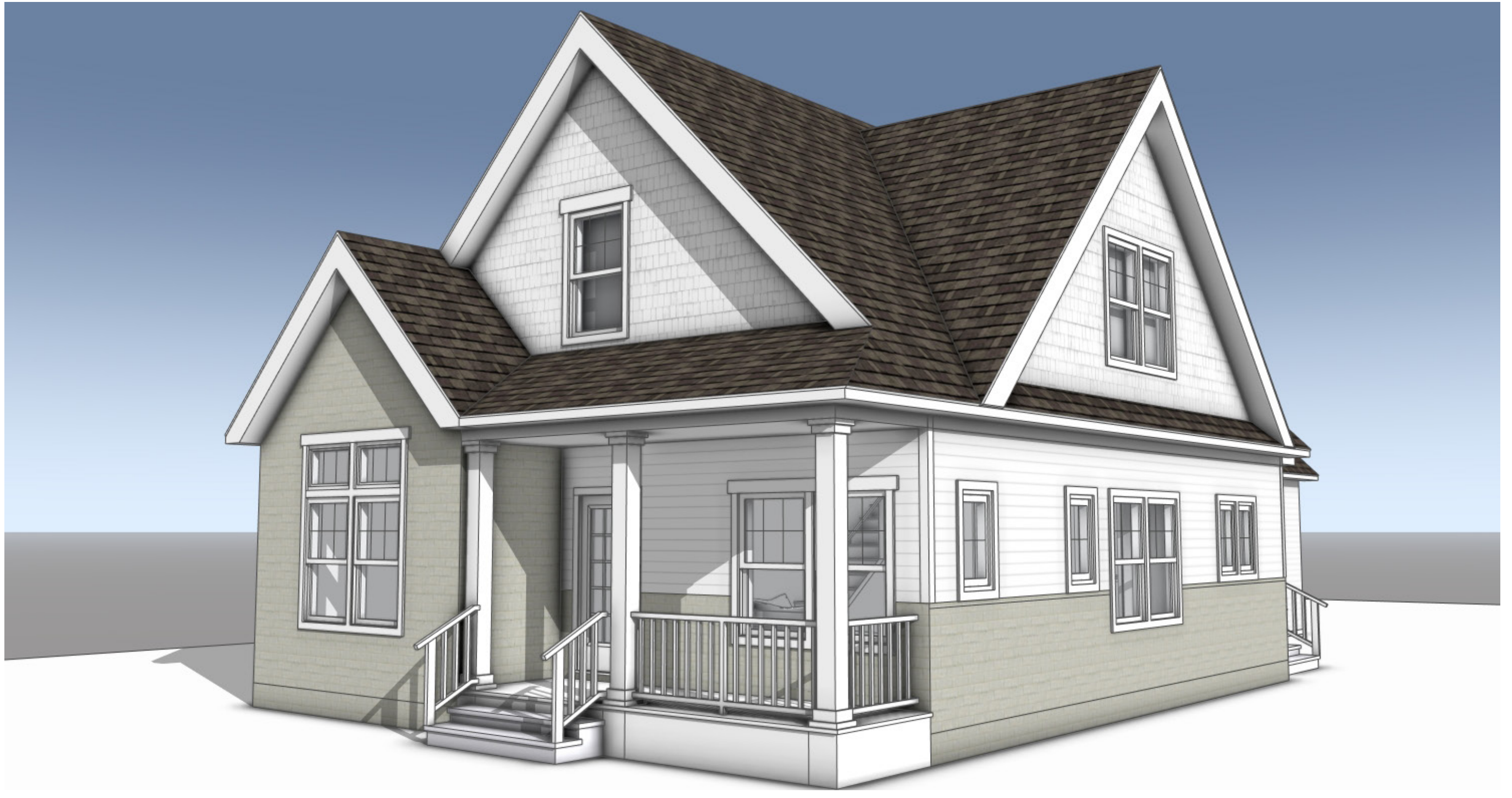
1 WEST ELEVATION
A-1 Scale: 1/4" = 1'-0"



ELEVATION

EAST ELEVATION

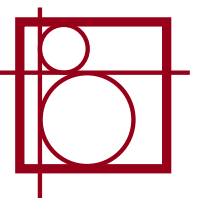




CITY OF ROCKY RIVER
BZA
JULY, 2026

WHITMAN RESIDENCE

19451 TELBIR AVE
ROCKY RIVER, OHIO





CITY OF ROCKY RIVER
BZA
JULY, 2026

WHITMAN RESIDENCE

19451 TELBIR AVE
ROCKY RIVER, OHIO

