



City of Rocky River
BUILDING DEPARTMENT
21012 Hilliard Boulevard
Rocky River, OH 44116
Phone (440) 331-0600

Application for RESIDENTIAL Plan Approval

Submit one application per building or structure.
ALL applicable sections MUST be completed.

APPROVAL DATES:

Planning Comm: _____
ARB: _____
BZA: _____

OBBS Submission Date: _____

OBBS Approval Date: _____

Intent Sign Date: _____

1. PLAN SUBMISSION

Plan review will commence once all plan copies are submitted.

Has a digital plan been submitted for plan review?

☒ Yes ☐ No

Digital copy e-mailed to: rrplanexams@rrcity.com

OR submit application and plans to:

www.citizenserve.com/rockyriveroh

2. TYPE OF PROJECT

- ☐ New Building Construction
☒ Building Addition
☐ Alteration (no additional sq ft)
☐ Repair/Maintain
☐ Accessory Building (> 200 sq ft)
☐ Other

3. PHASED REVIEW

- ☒ Foundation
☒ Framing
☐ Other _____
☐ Other _____
☐ Other _____
☐ Other _____
☐ Other _____

4A. DESCRIPTION OF THE EXTENT OF WORK INCLUDED FOR APPROVAL (RCO 107.2.1)

A attached pavilion to the existing house. A full set of drawings for the structure (reviewed and stamped by structural engineer) will be provided if a variance is approved

4B. LIST TOTAL SQUARE FOOTAGE OF ALL LEVELS OF CONSTRUCTION

Foundation = _____ sq ft Main Floor = 446 sq ft Other = _____ sq ft
Second Floor = _____ sq ft Attic/Roof = _____ sq ft Other = _____ sq ft

4C. TOTAL ESTIMATED COST: \$ _____

5. PROJECT LOCATION (RCO 107.2.2)

Street Address 21565 ABERDEEN ROAD

City ROCKY RIVER State OHIO Zip Code 44116 County CUYAHOGA

Is this project/building located in a floodplain? ☐ Yes ☒ No

Has the floodplain administrator been contacted for requirements? ☐ Yes ☒ No

6. METHOD OF DEMONSTRATING ENERGY CODE COMPLIANCE (check the appropriate box)

- ☐ Demonstrating Compliance to the 2019 RCO Section 1101.14-1104
☐ Demonstrating Compliance to the 2019 RCO Section 1105 (Simulated Performance)
☐ Demonstrating Compliance to the 2019 RCO Section 1106 (ERI)
☐ Demonstrating Compliance to the 2019 RCO Section 1112 (OHBA option)
☐ Demonstrating Compliance to the 2018 IECC

7. BUILDING OWNER INFORMATION (RCO 107.2.4)

Name of Owner JEFF & KATHERINE LEHTINEN

Street Address 21565 ABERDEEN ROAD

City ROCKY RIVER State OHIO Zip Code 44116

Phone Number _____ E-mail Address jeff.lehtinen@me.com

8. APPLICANT INFORMATION- Owner or Owner's Authorized Agent (RCO 107.2.4)

Name of Owner Thomas Yokum

Street Address 3071 Meadowbrook Blvd

City Cleveland Heights State Ohio Zip Code 44118

Phone Number 330 289 2443 E-mail Address tommy@canopydesignservices.com

9. REGISTERED DESIGN PROFESSIONAL- IF APPLICABLE- check the appropriate box (RCO 106.1.1-3, 106.2)

☐ Architect ☐ Engineer ☐ Certified Fire Protection System Installer

Registration Certificate Number #1701407

Designer Thomas Yokum, PLA (Landscape Architect working with structural engineer)

Street Address 3071 Meadowbrook Blvd

City Cleveland Heights State Ohio Zip Code 44118

Phone Number 330 289 2443 E-mail Address tommy@canopydesignservices.com

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.

Document Preparer Name Thomas Yokum Title Company Canopy Design Services LLC

Street Address 3071 Meadowbrook Blvd

City Cleveland Heights State Ohio Zip Code 44118

11. INDUSTRIALIZED UNITS INFORMATION (RCO 106.1.4 Section 114)

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 Manufactured and project information:

Approval Number: _____ Approval Date: _____

Board-approved documents submitted to the local Building Official? _____ yes _____ no

Details of on-site interconnection of modules or assemblies submitted to the Building Official? _____ yes _____ no

12a. CONSTRUCTION DOCUMENT 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 section 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: (107.2.5)

I certify that I am the _____ Owner _____ 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 Thomas Yokum

Print Name Thomas Yokum

Date: 6/25/2026

NOTES: