

City Of Rocky River
21012 Hilliard Boulevard Rocky River, Ohio 44116
APPLICATION FOR RESIDENTIAL PLAN APPROVAL

Submit one application per building or structure; **ALL** sections must be completed.

APPROVALS DATES:

Planning Comm: _____

Board of Appeals: _____

Design & Review: _____



Application Date: 11/29/2023

Intent Sign Date: 11/29/2023

1 PLAN SUBMISSION: Plan review will commence once all below plan copies are submitted. Have 2 paper and 1 digital plan been submitted for plan review? Yes ☒ No ☐ If No, date to be submitted by: _____	2 TYPE OF PROJECT: ☐ New Building Construction ☒ Building Addition ☒ Alteration (no additional sq. ft.) ☐ Repair/Maintain/ ☐ Accessory Building(> 200 sqft) ☐ Other (driveway, retaining wall,)	3 PHASED PLAN REVIEW: ☐ Foundation ☐ Framing: ☐ Other: ☐ Other: ☐ Other: ☐ Other:
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4a. DESCRIPTION OF THE EXTENT OF WORK INCLUDED FOR APPROVAL: (RCO 107.2.1)

An existing single-family townhouse renovation. The scope consists of a wood framed addition connecting the existing house to a detached garage, window replacementS, minor exterior alterations, and interior updates.

4b. Total Estimated Cost : \$ \$1,084,252.80

4c. List total square footage of All levels of construction. (Foundation = 1,222 sf.) (Main Floor = 2,012 sf.)
(Second Floor = 1,060 sf.) (Attic/Roof = sf.) (Other = sf.)

5 PROJECT LOCATION: (RCO 107.2.2)

Legal description _____

Street Address 32 Hidden Valley Dr.

City/Township Rocky River Zip Code 44116 County Cuyahoga County

Directions _____

- | | | | |
|---|-----|-------------------------------------|----|
| ☐ Is this project/building located in a flood plain? | Yes | ☒ | No |
| ☐ Has flood plain administrator been contacted for requirements? | Yes | ☒ | No |

6 Method Of Demonstrating Energy Code Compliance

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

7 BUILDING OWNER INFORMATION: (RCO 107.2.4)

Name of owner John Kevin and Carol Ryan Attention: _____
Street Address 131 Vine Street City Westlake State OH Zip 44145
Phone No. 440-263-7075 Fax _____ E-mail kevinryan5@aol.com.
440-263-7007 jkevinryan@mac.com

8 APPLICANT INFORMATION: (Owner or Owner's authorized agent) (RCO 107.2.4)

Applicant John Kevin and Carol Ryan Attention: _____
Street Address 131 Vine Street City Westlake State OH Zip 44145
Phone No. 440-263-7075 Fax _____ E-mail kevinryan5@aol.com.
440-263-7007 jkevinryan@mac.com

9	REGISTERED DESIGN PROFESSIONAL –IF APPLICABLE: (RCO 106.1.1-3, 106.2)			
☒ Architect ☐ Engineer ☐ Certified Fire protection system installer				
Designer Scott Dimit		Registration /Certificate No.: 13587		
Street Address 14725 Detroit Ave Suite 210		City Lakewood	State OH	Zip 44107
Phone No. (216) 221-9021		Fax _____	E-mail sdimit@dimitarchitects.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: Justin Krzemien Title/Company: Dimit Architects Address: 14725 Detroit Ave Suite 210 City: Lakewood State: OH Zip: 44107	

11	INDUSTRIALIZED UNITS INFORMATION: (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 Manufacturer and project Information: Approval number: _____ Approval Date: _____ Board approved documents submitted to local Building Official? _____ YES ☒ NO ☐ Details of on-site interconnection of modules or assemblies submitted to BO? _____ YES ☒ NO ☐	

12a	CONSTRUCTION DOCUMENTS 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 sections 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: (RCO 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 _____ Print Name: Carol A Ryan. J Kevin Ryan Date: 11/28/2023
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14	THE AREA BELOW IS FOR OFFICIAL USE ONLY:		
Fee Description		Amount	Deposits
PLAN REVIEW			
Permit Fee			
Other Fees			
Sub-Total		\$	\$
B.B.S. +1%			
Curb Crossing			
Street Cleaning			
Curb Cut			
Sewer Tie In Fee			
Total Fees		\$	
Date Received _____		Estimated Cost _____	
Check Number _____		Permit Number _____	
Processed By _____			

Notes: