

LOT AND BUILDING INFORMATION

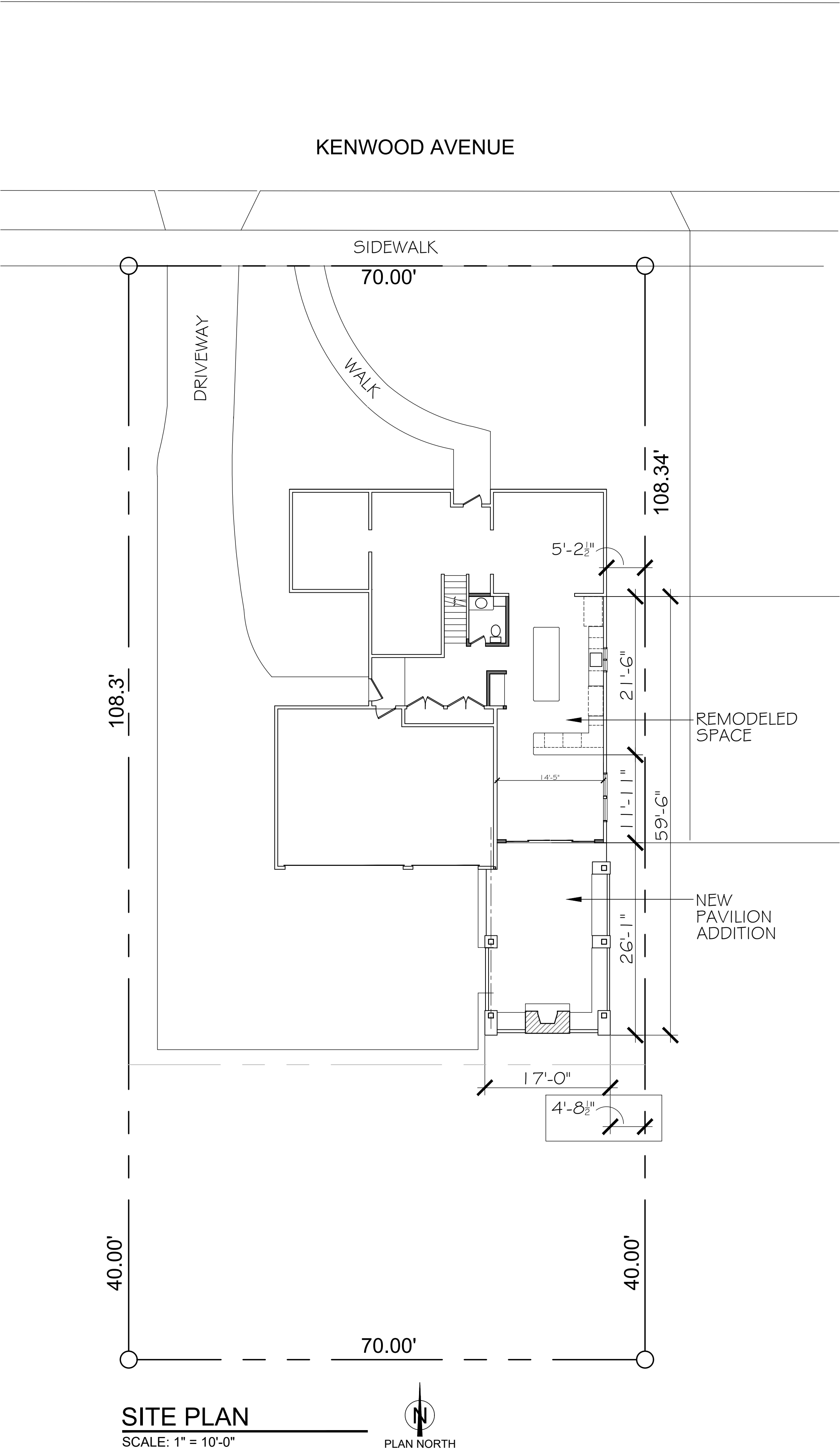
LOT SIZE: 70'-0" x 148'-0"
REQUIRED LOT WIDTH: 75'-0"
ACTUAL LOT WIDTH: 70'-0"

LOT AREA: 10,360sf (recorded)
BUILDING AREA WITH ADDITION: 2,460sf
MAXIMUM LOT COVERAGE: 28%
ACTUAL LOT COVERAGE: 23.7%

SIDE YARD SETBACK REQUIREMENT: 8'-0"
EXISTING HOUSE SIDEYARD (EAST) SETBACK: 5'-2½"
PROPOSED ADDITION SIDEYARD (EAST) SETBACK: 4'-8½"

VARIANCE REQUEST

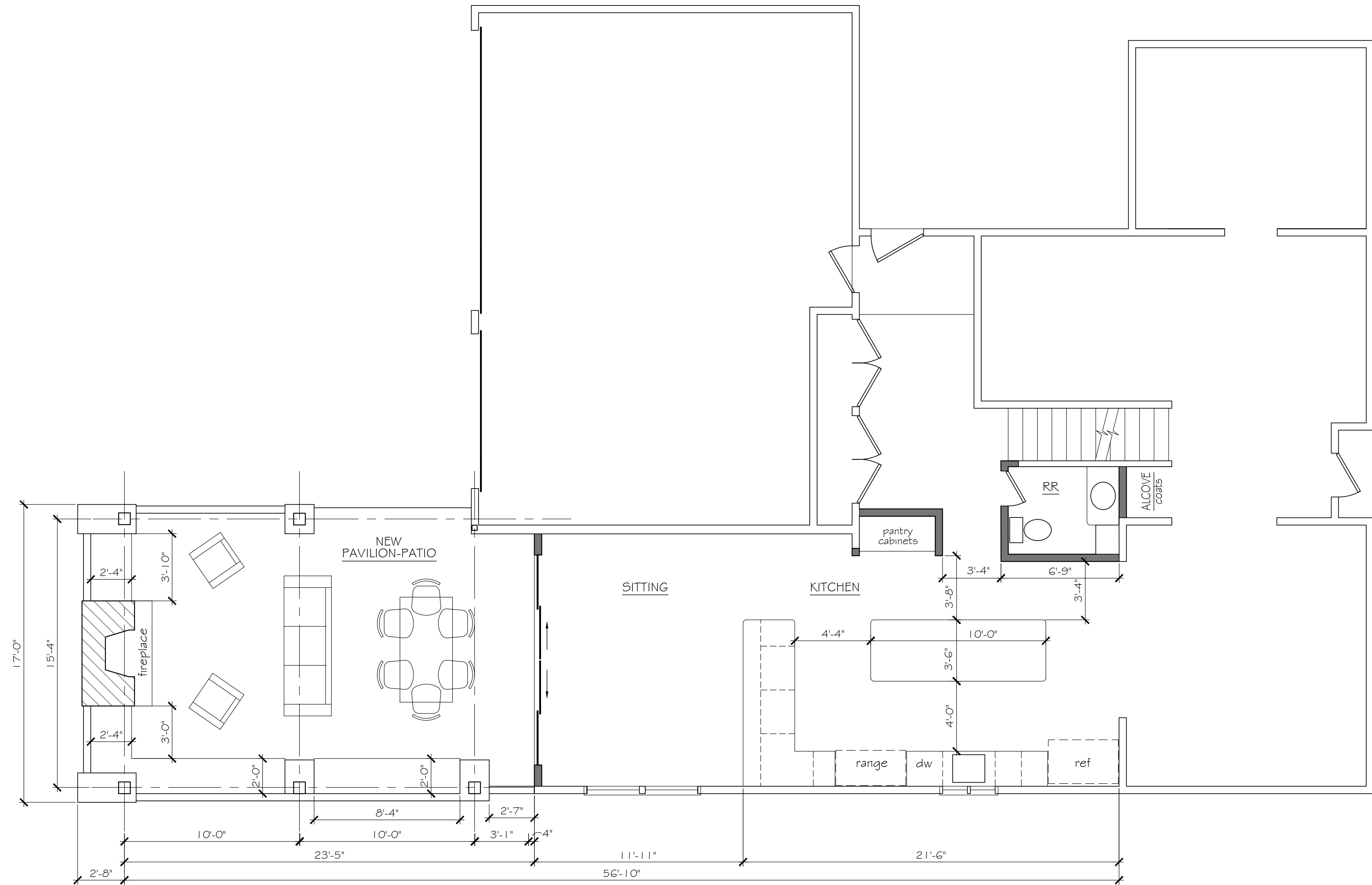
REQUIRED SIDE YARD SET BACK: 8'-0"
PROPOSED ADDITION SIDE YARD SETBACK: 4'-8½"
REQUESTED VARIANCE: 3'-3½" (41%)
EXISTING HOUSE SETBACK: 4'-6" (37%)



SITE PLAN

Russo House
21315 Kenwood Avenue
Rocky River, Ohio 44116

John Faile Architectural Consulting, LLC
31413 Drake Drive
Bay Village, Ohio 44140
email: jfaile.arch@gmail.com



PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"



DATE: 01-06-2023

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PROPOSED FLOOR PLAN

Russo House

21315 Kenwood Avenue
Rocky River, Ohio 44116

JOHN FAILE ARCHITECTURAL CONSULTING, LLC

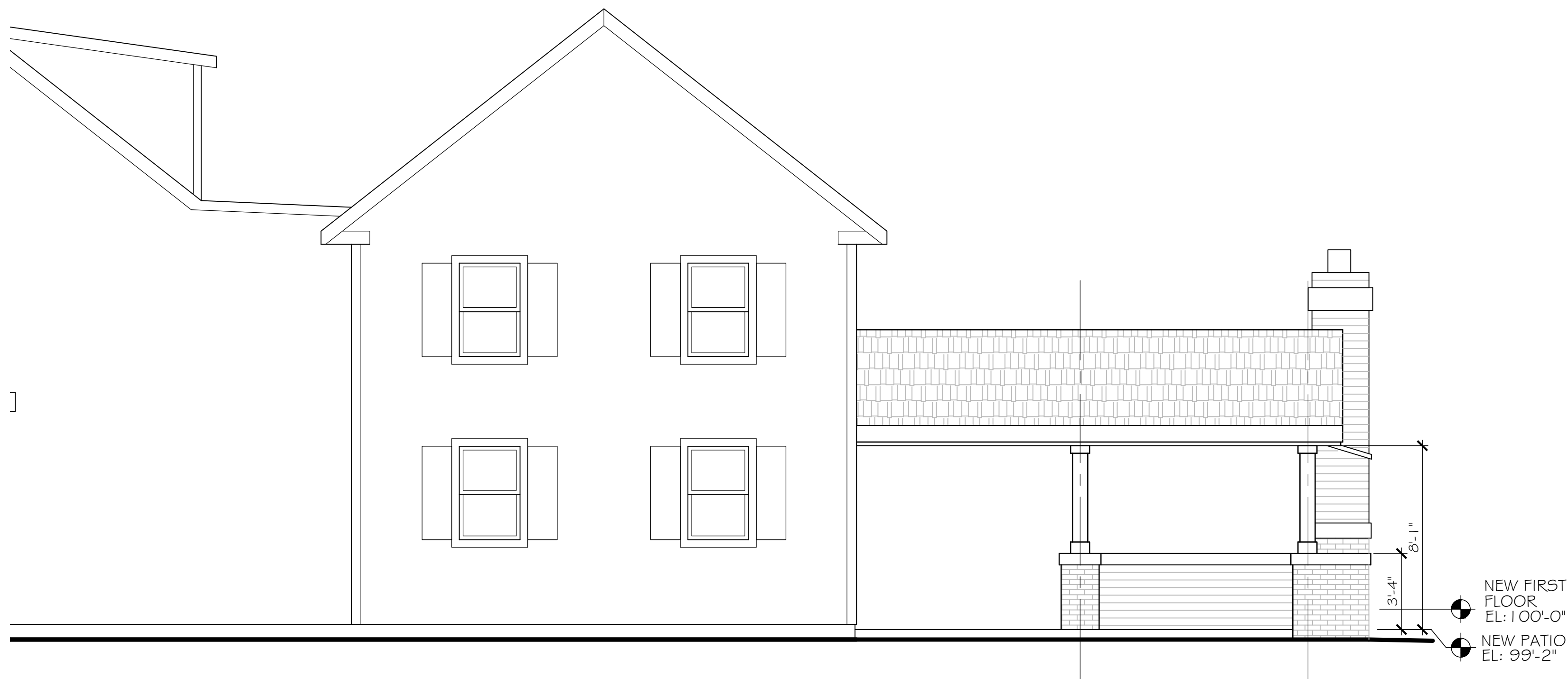
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PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED ELEVATIONS

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Russo House
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JOHN FAILE ARCHITECTURAL CONSULTING, LLC

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FRONT (north) ELEVATION

SCALE: None



SIDE (east) ELEVATION

SCALE: None



SIDE (south-east) ELEVATION

SCALE: None



SIDE (west) ELEVATION

SCALE: None



BACK (south) ELEVATION

SCALE: None

EXTERIOR PHOTOS

Russo House

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PHOTOS