

ZONING INFORMATION:	
DISTRICT: R-1	
MIN. LOT AREA (10,000 SQ. FT. REQ'D): - 7,952 SQ. FT. (EXISTING)	
MAX. LOT COVERAGE (28% MAX.): - 17.5% EXISTING (@ 1,388 SF) - 21.8% PROPOSED (@ 1,723 SF)	
REAR SETBACK (25' REQ'D): - 71.20' EXISTING - 63.20' PROPOSED	
NORTH SIDE YARD SETBACK (10' REQ'D): - 10.00' EXISTING - 10.00' PROPOSED (NO CHANGE)	
SOUTH SIDE YARD SETBACK (6.25' REQ'D): - 4.80' EXISTING - 4.80' PROPOSED (NO CHANGE) - VARIANCE REQ'D	
HEIGHT (25' MAX ALLOWED): - 24'-2" EXISTING - 24'-2" PROPOSED (NO CHANGE)	

DRAWING SCALE: 1" = 10'-0"

2026-02-24



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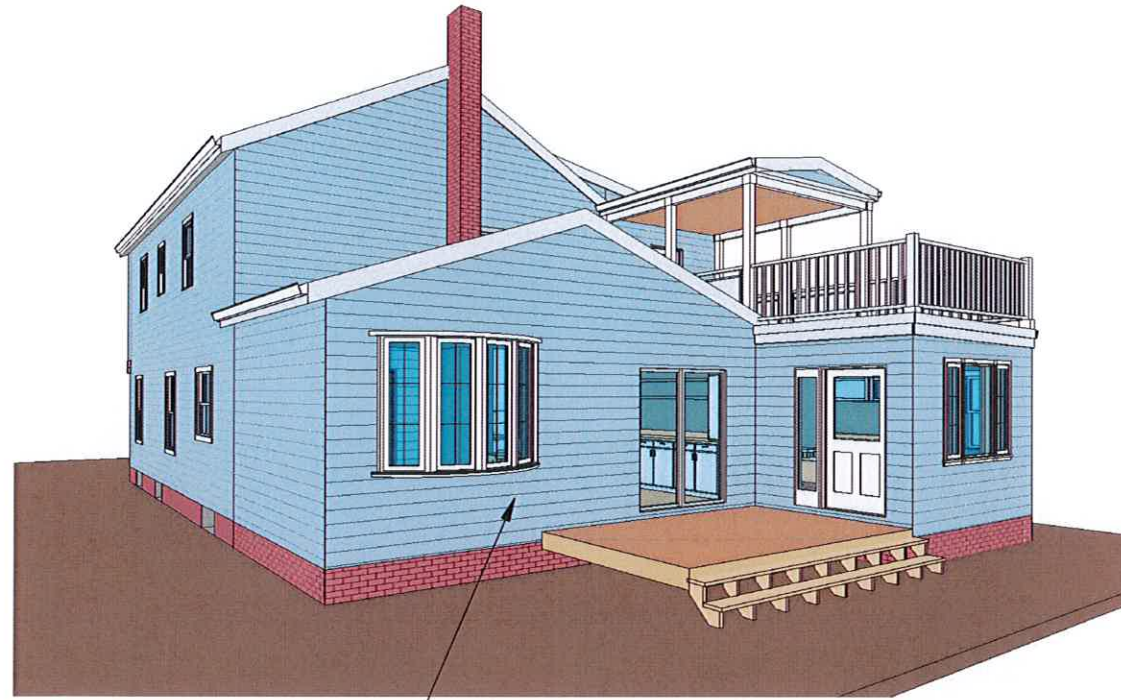
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440-289-1060

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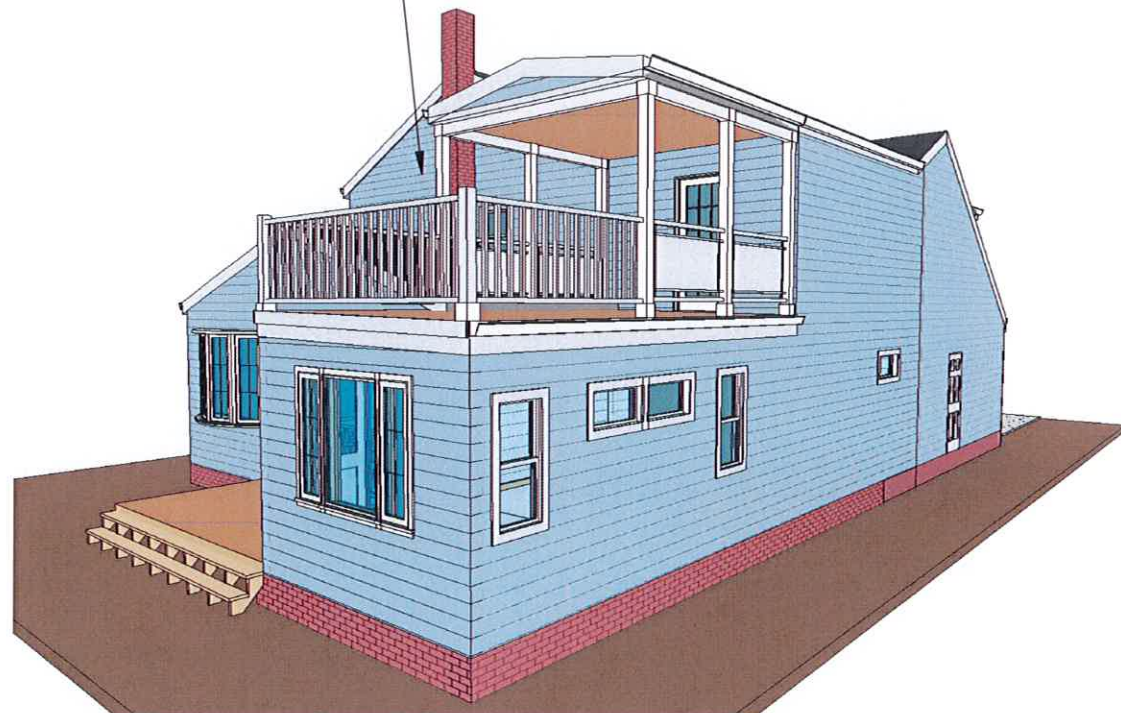
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Rocky River, OH 44116

SITE PLAN, & ZONING INFORMATION

SP1



NEW EXTERIOR MATERIALS TO MATCH EXISTING HOUSE COLORS AS CLOSELY AS POSSIBLE, TYP.



DRAWING SCALE: 12" = 1'-0"

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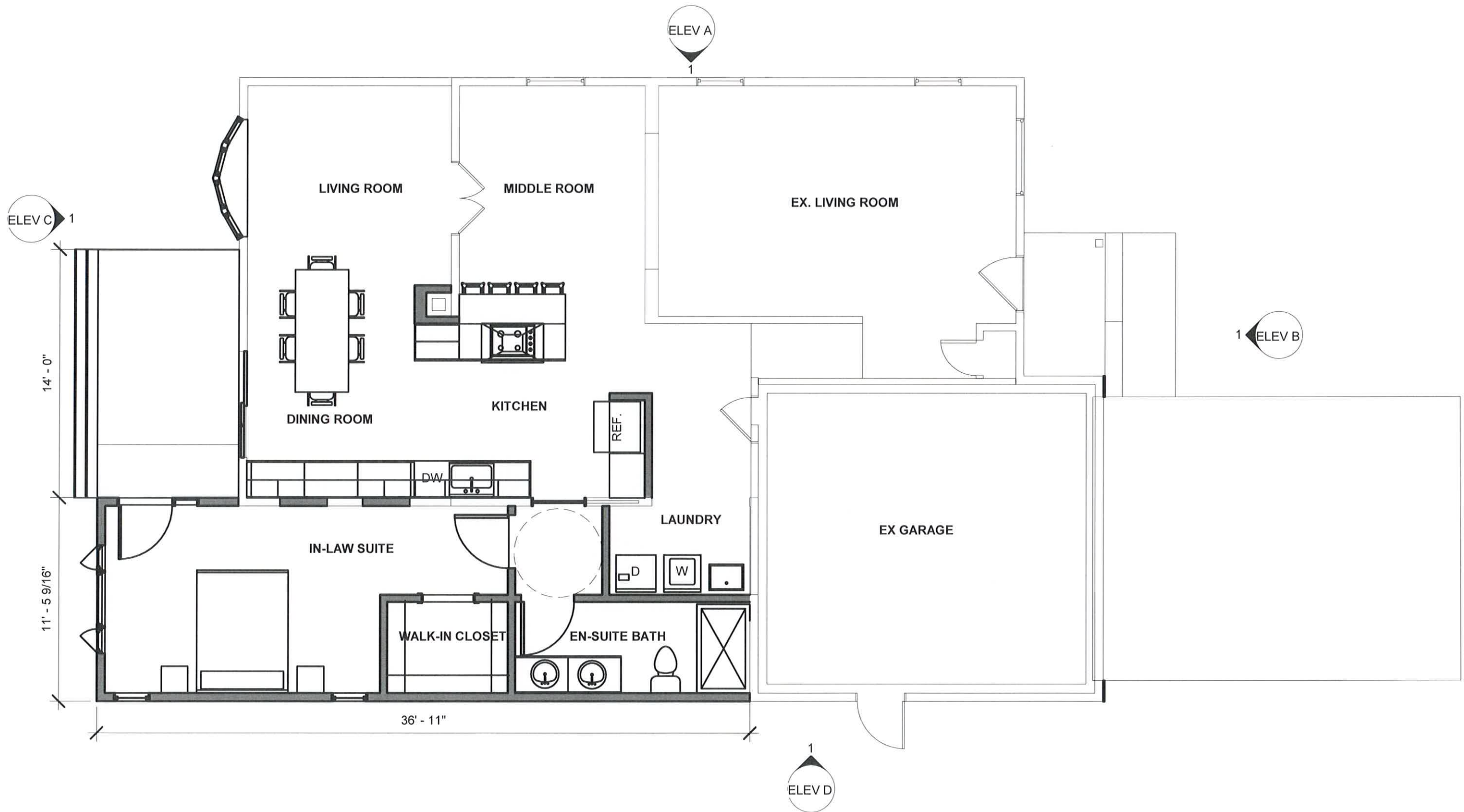
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EXISTING PHOTOS & PROPOSED PERSPECTIVE

SP2



DRAWING SCALE: 3/16" = 1'-0"

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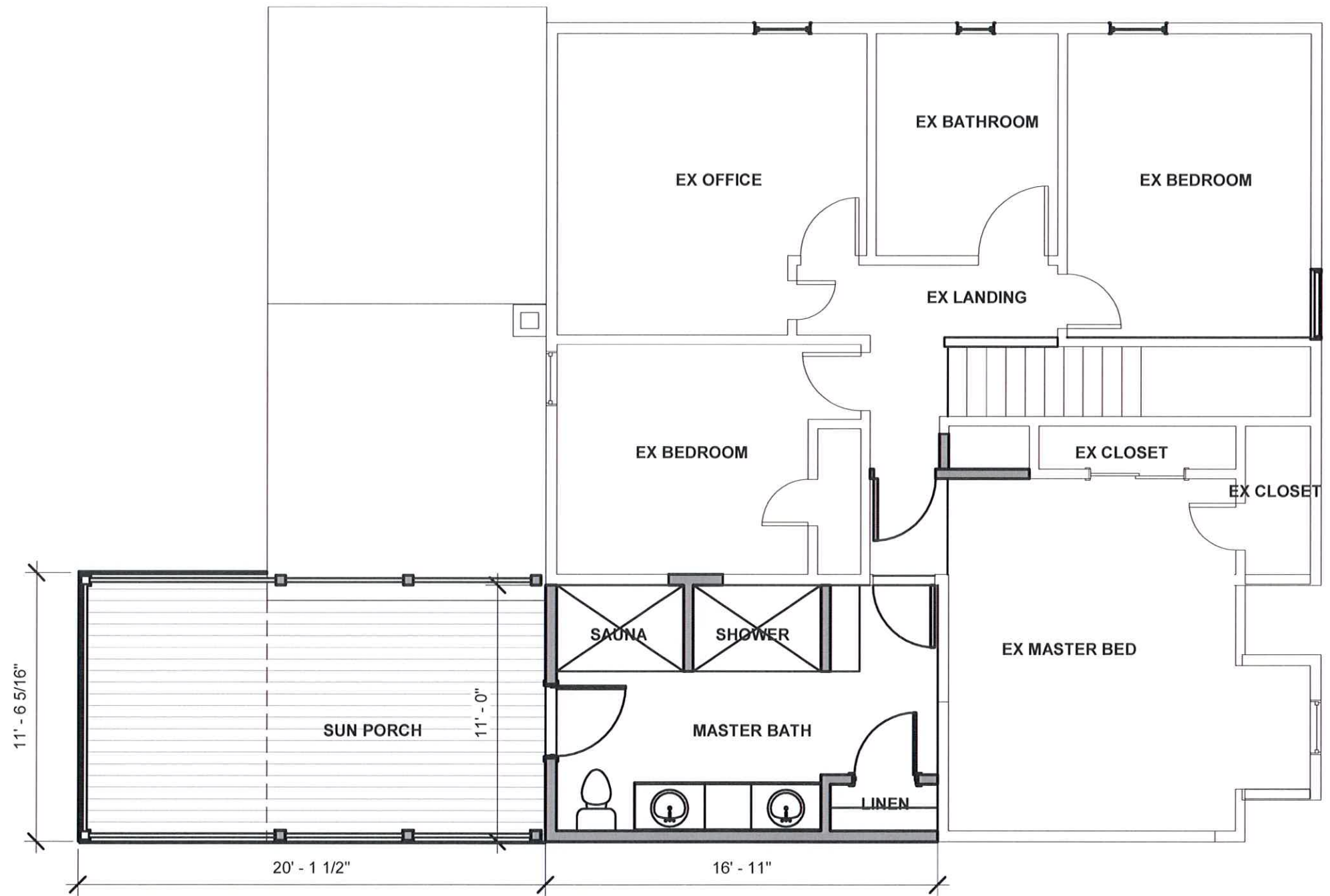
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Preliminary First Floor Plan - Option A

P01A



DRAWING SCALE: 3/16" = 1'-0"

2026-02-24



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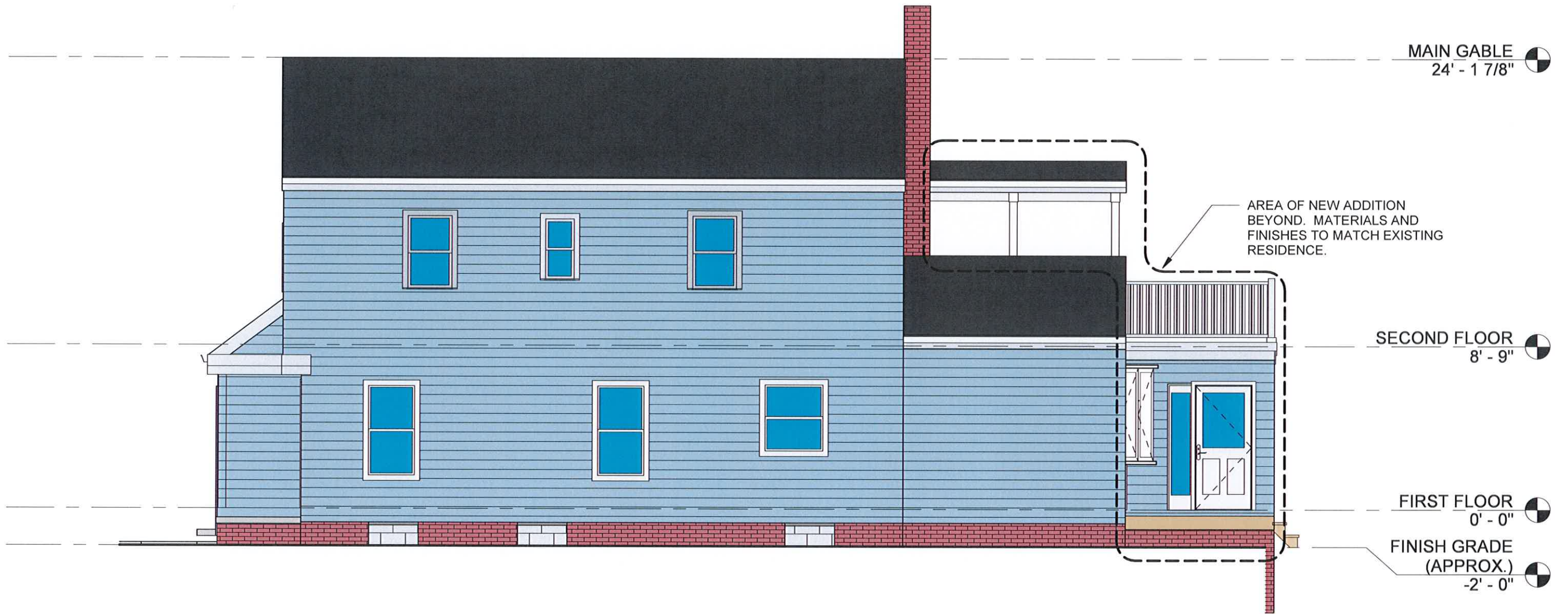
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Preliminary Second Floor Plan - Option A

P02A



DRAWING SCALE: 3/16" = 1'-0"

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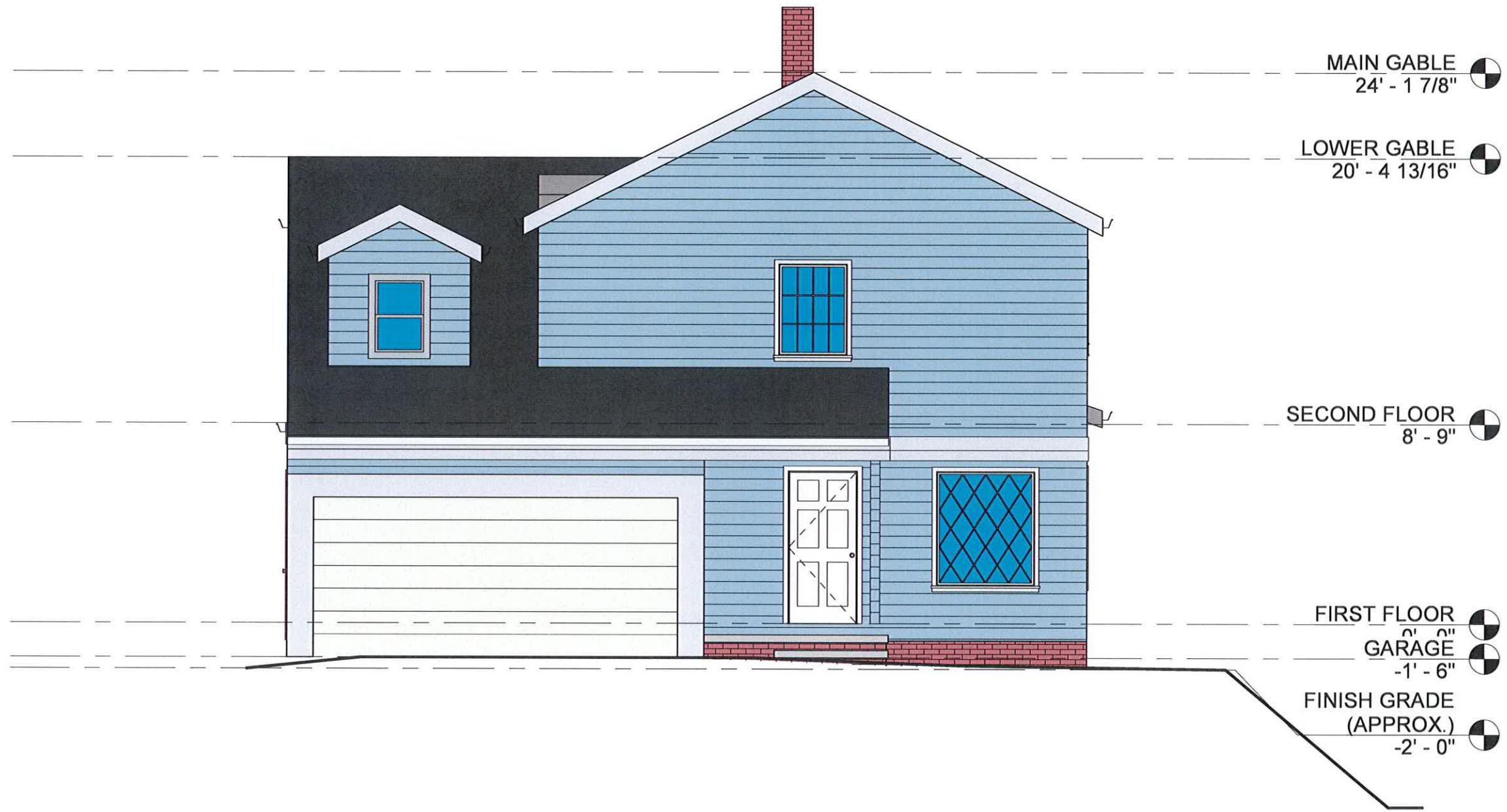
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Preliminary North Elevation

ELEV A



DRAWING SCALE: 3/16" = 1'-0"

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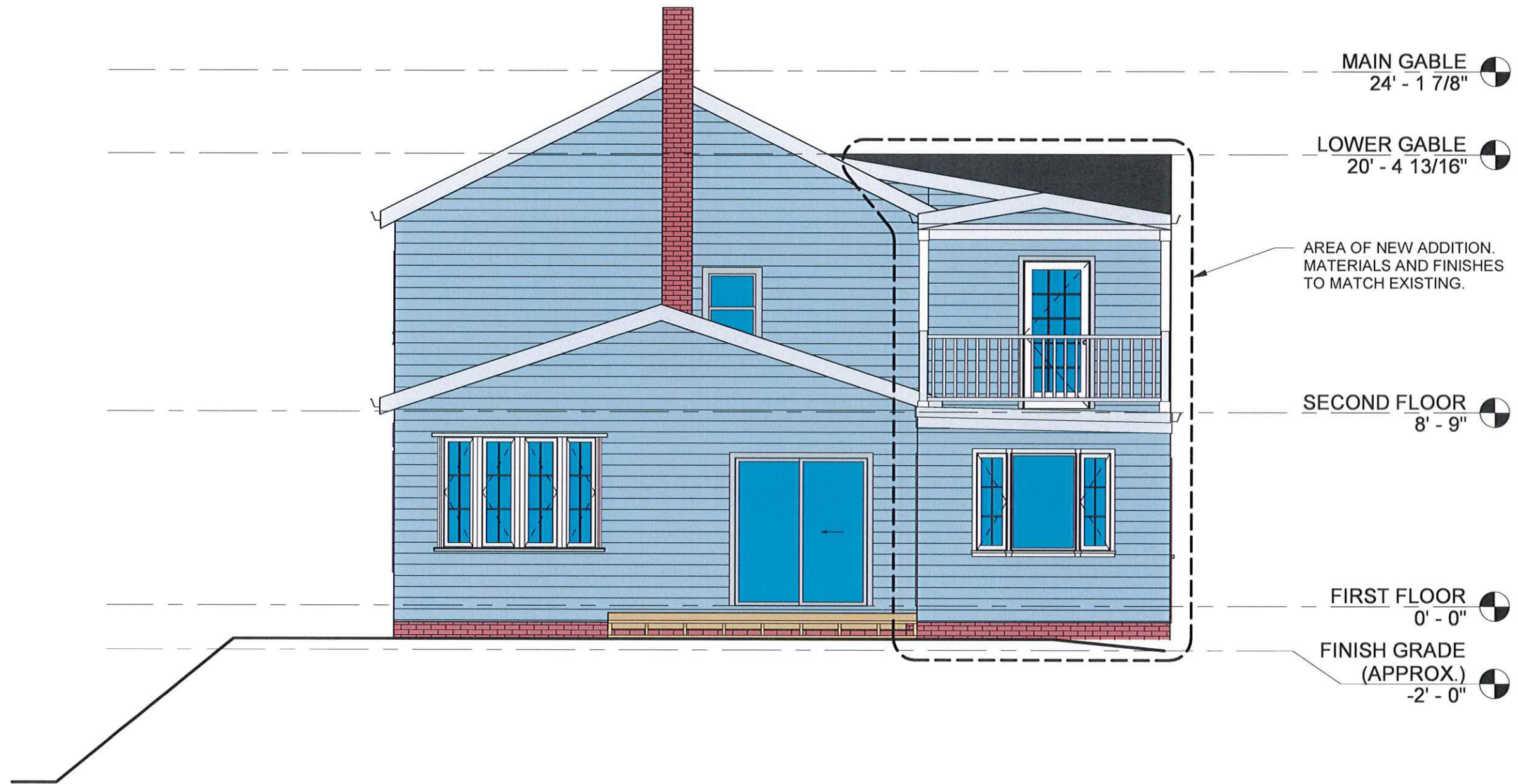


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Preliminary East Elevation
ELEV B



DRAWING SCALE: 3/16" = 1'-0"

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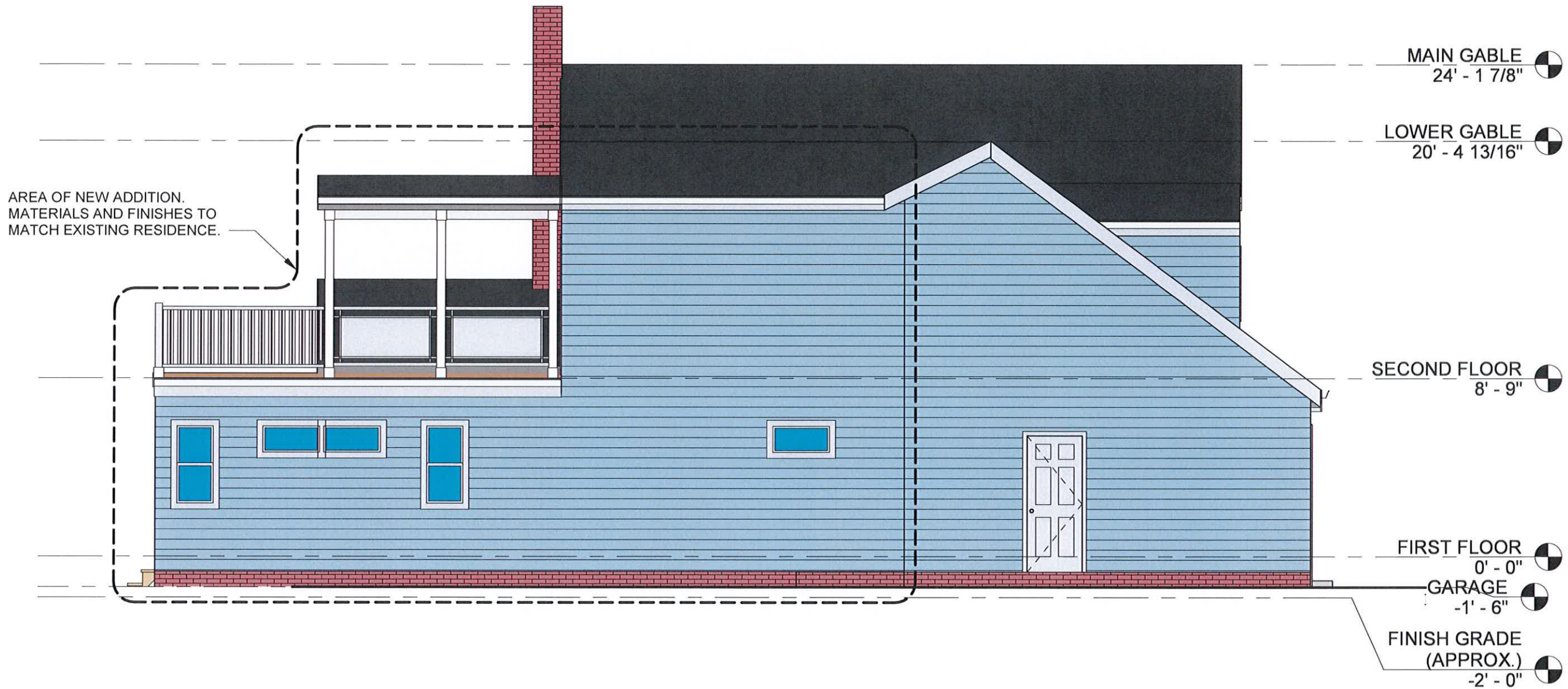
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Fritz Residence Renovations

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Preliminary West Elevation

ELEV C



DRAWING SCALE: 3/16" = 1'-0"

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Fritz Residence Renovations

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Preliminary South Elevation

ELEV D