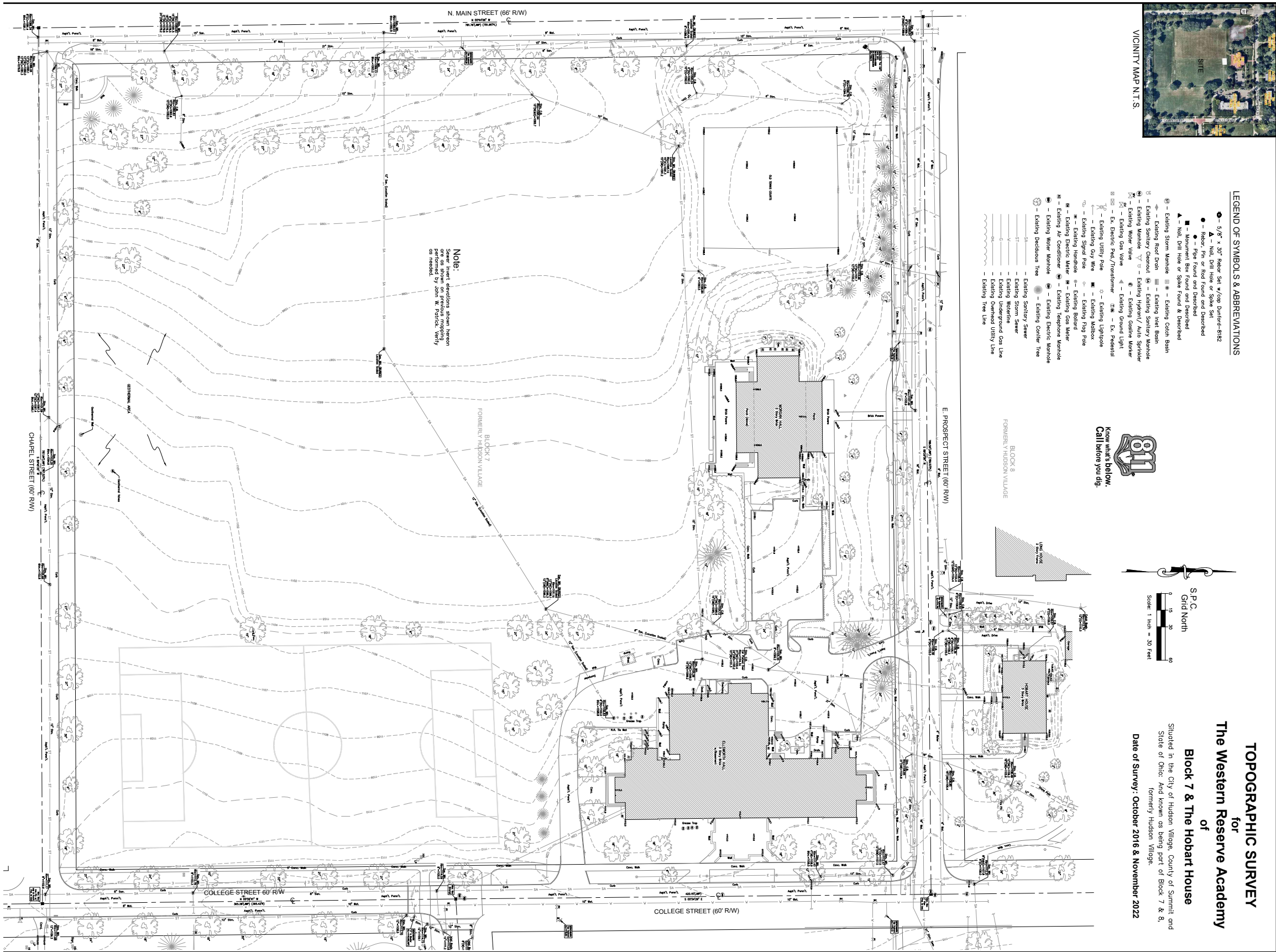




WESTERN RESERVE ACADEMY: ELLSWORTH HALL
PLANNING COMMISSION APPLICATION

Submitted | August 14, 2023



1205.07 DISTRICT 4

Maximum Height: 40 ft

Ellsworth Hall: 43'-9"
Proposed Addition: 18'-0"

Minimum Front Yard Setback: 1.5x maximum building height (60 ft)

Ellsworth Hall: 40'-0" +/-
Proposed Addition: 101'-7"

Minimum Site Yard Setback: 35 ft from side street on corner lots

Ellsworth Hall: 26'-5"
Proposed Addition: 160'-9"

Rear Yard Depth: 40 ft for principal structure

Ellsworth Hall: exceeds
Proposed Addition: exceeds

Driveway curb cuts:

Allowed: Two (2)
Proposed: Three (3)*

Open Space, minimum 25% of lot

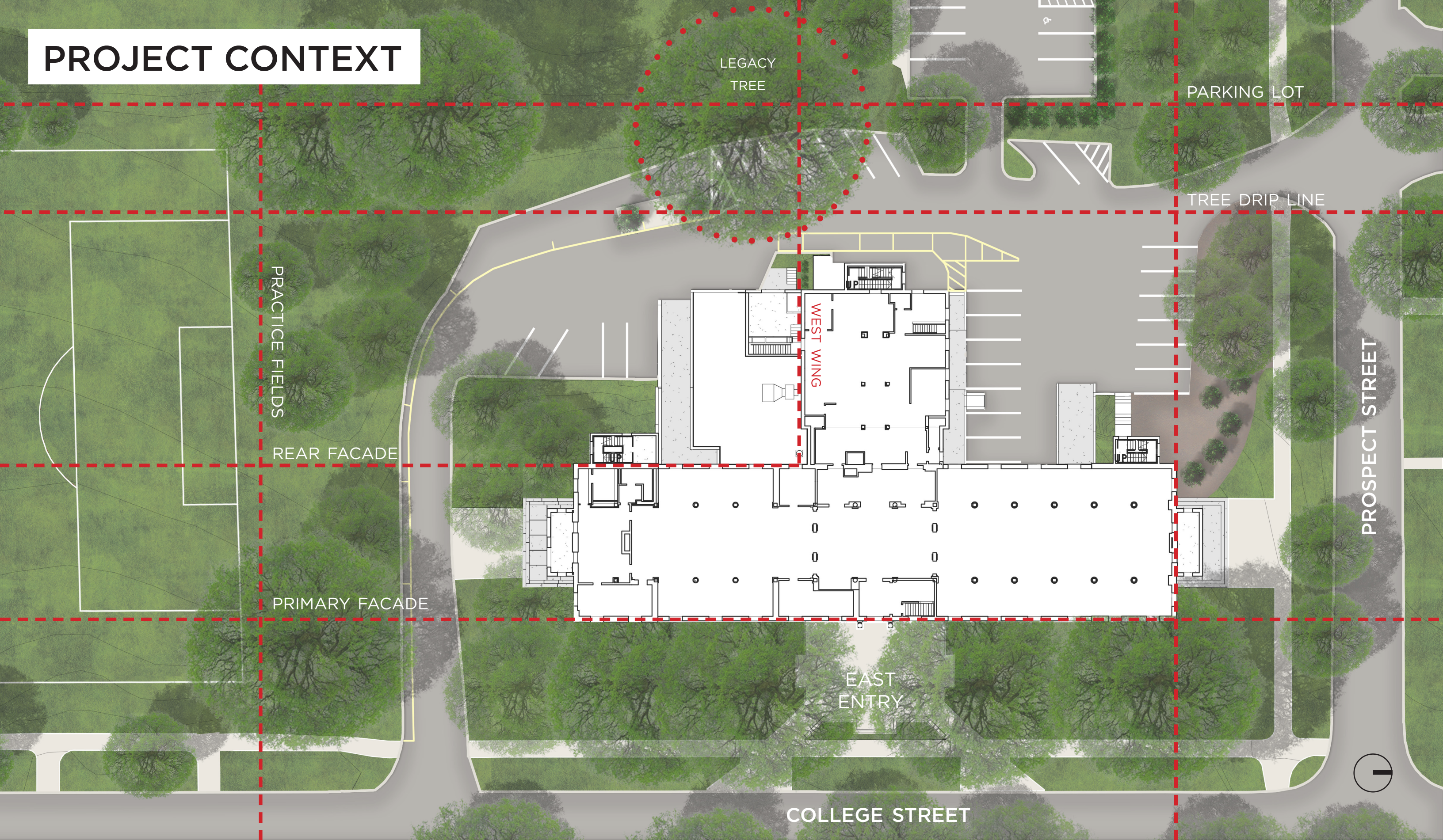
Allowed: 25%
Proposed: 95%

Substantial Expansion

Existing Structure (10,001-25,000 sq ft), 30% or greater

Proposed Addition: 50%

PROJECT CONTEXT



LEGACY
TREE

PARKING LOT

TREE DRIP LINE

PRACTICE FIELDS

REAR FACADE

PRIMARY FACADE

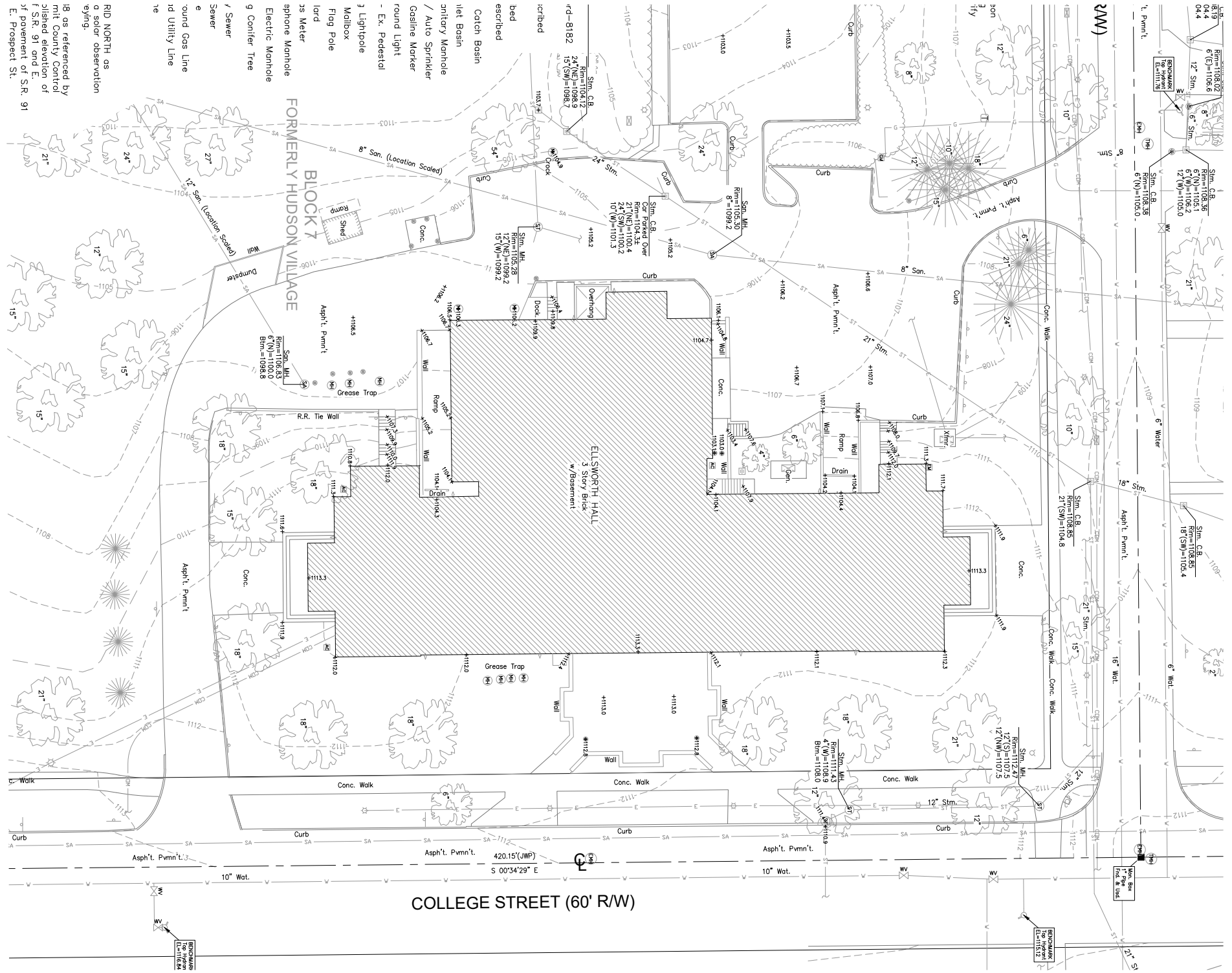
WEST WING

EAST
ENTRY

PROSPECT STREET

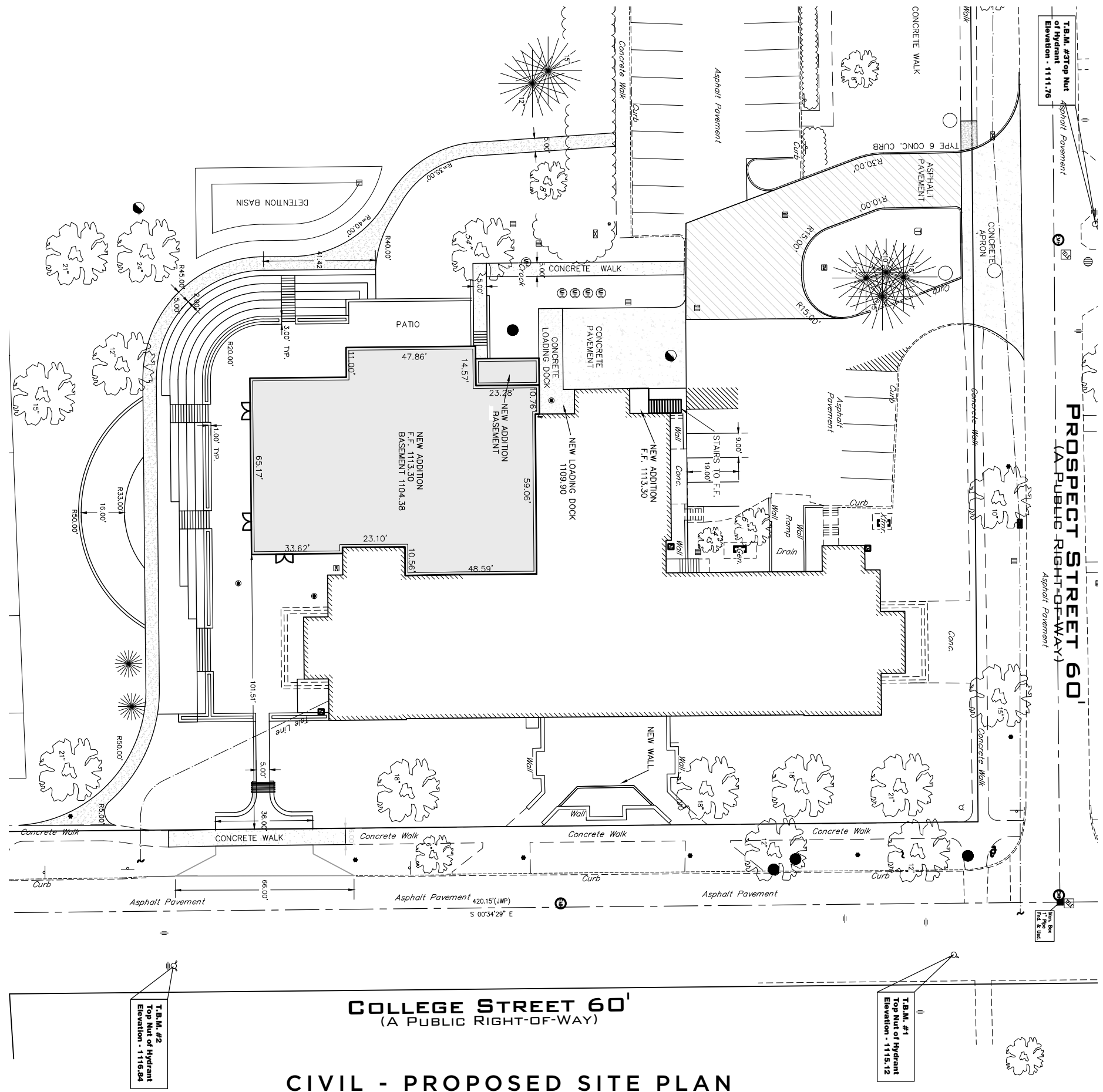
COLLEGE STREET



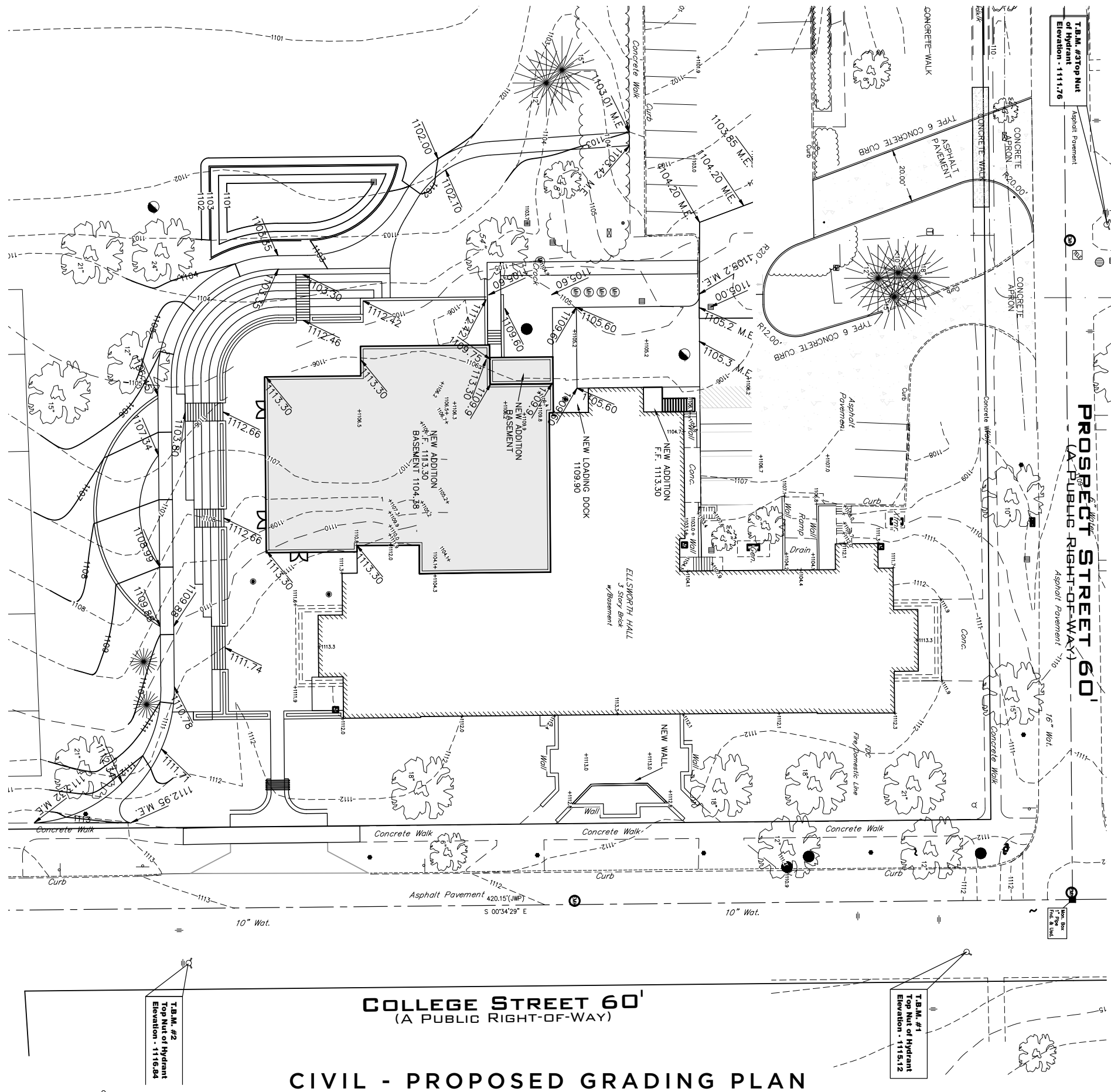


RID NORTH as
 a solar observation
 surveying.
 18 as referenced by
 mt. County Control
 f. S.R. 91 and E.
 f. Prospect St.
 E. Prospect St.
 18 as referenced by
 mt. County Control
 f. S.R. 91 and E.
 f. Prospect St.
 E. Prospect St.

CIVIL - EXISTING SITE PLAN

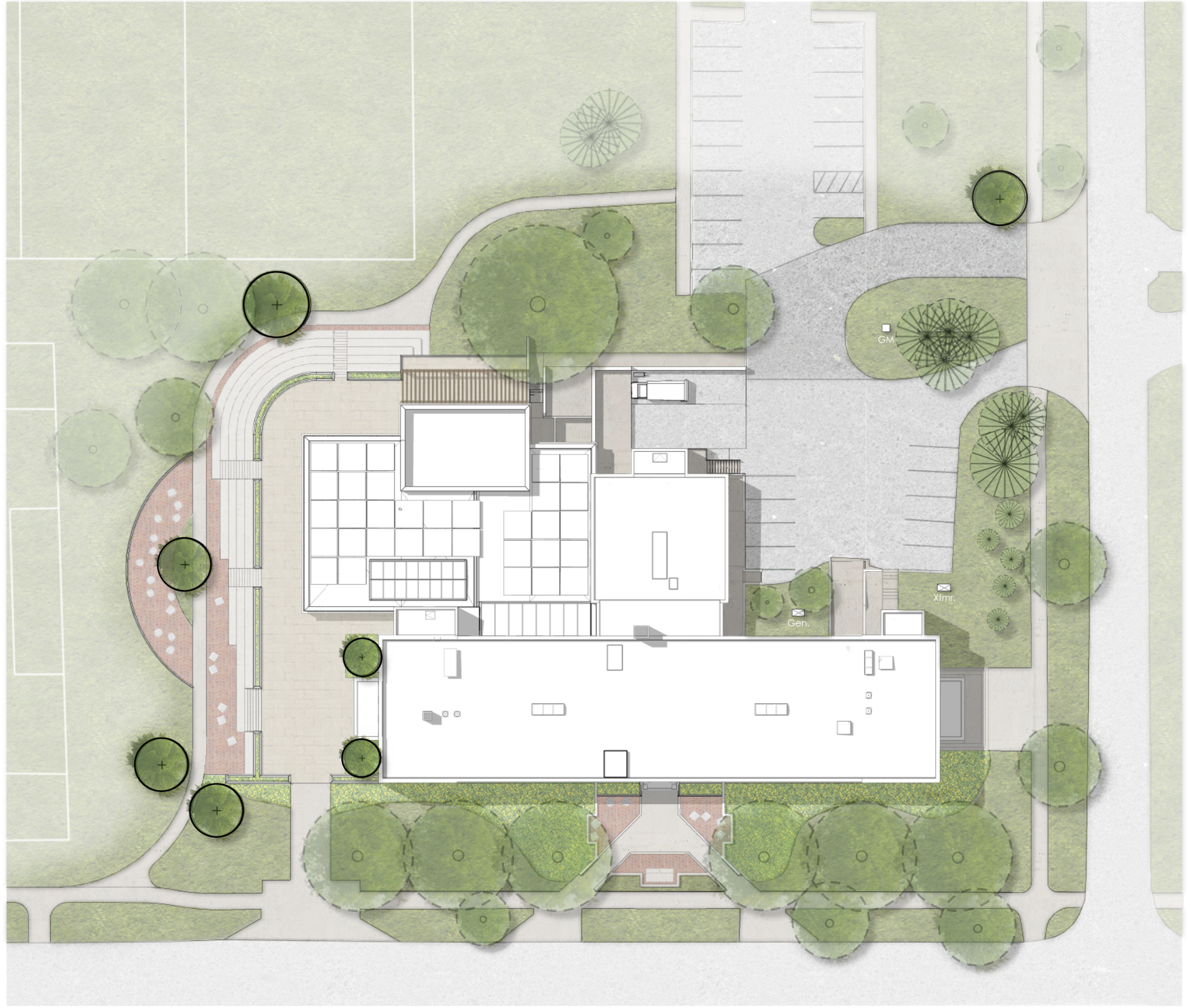


CIVIL - PROPOSED SITE PLAN






COLLEGE STREET 60'
(A PUBLIC RIGHT-OF-WAY)

CIVIL - PROPOSED GRADING PLAN



LEGEND

- EXISTING DECIDUOUS 
- EXISTING EVERGREEN 
- PROPOSED DECIDUOUS 

LANDSCAPE PLAN







VIEW FROM COLLEGE STREET LOOKING NORTH-WEST



VIEW FROM PRACTICE FIELDS LOOKING NORTH



VIEW FROM PRACTICE FIELDS LOOKING EAST



VIEW OF GREEN ROOF