



# NOTICE OF PUBLIC HEARING

Board of Zoning and Building Appeals

November 20, 2025

Regarding: Mathew Devenport, 21080 Beachwood Dr

To Whom It May Concern:

The Board of Zoning and Building Appeals will hold a public hearing on November 20, 2025, at 7:00 pm for a **variance** to install a sauna 2' from the side property line, vs the 7' that is permitted. Per Section: 1153.15 (g)(1)

Before reaching a decision, the Board will give those in attendance an opportunity to be heard.

Plans showing the proposed location are available:

- Online at [www.rockyriverohio.gov](http://www.rockyriverohio.gov) under "City Meeting Central"
- On file in the Building Department at Rocky River City Hall, 21012 Hilliard Blvd.
- By email by contacting Dylan Minek at [dminek@rockyriverohio.gov](mailto:dminek@rockyriverohio.gov) or calling 440-331-0600 ext. 2037

Sincerely.

Department of Planning and Community Development  
The City of Rocky River

| OWNER MAILING NAME                            | OWNER MAILING ADDRESS | OWNER MAILING CITY | OWNER MAILING STATE | OWNER MAILING ZIP |
|-----------------------------------------------|-----------------------|--------------------|---------------------|-------------------|
| SUMMERS, HEATHER COLLEEN TRUSTEE              | 21191 STRATFORD AVE   | ROCKY RIVER        | OH                  | 44116             |
| TIMOTHY & DEBORAH CONNELLY                    | 21160 BEACHWOOD DR    | ROCKY RIVER        | OH                  | 44116             |
| MYERS, KATHY K.                               | 21120 BEACHWOOD DR    | ROCKY RIVER        | OH                  | 44116             |
| NOVOSEL, EDWARD J. JR.                        | 878 WAGAR RD          | ROCKY RIVER        | OH                  | 44116             |
| RICHMOND, ERIC F.                             | 21077 BEACHWOOD DR    | ROCKY RIVER        | OH                  | 44116             |
| FERGUSON, MADISON A & JANOECH, KIRK P         | 980 WAGAR RD          | ROCKY RIVER        | OH                  | 44116             |
| Gregory M Sawchak                             | 21123 BEACHWOOD DR    | Rocky River        | OH                  | 44116             |
| ANDRESS, BRETT R & ANDRESS, JULIE K           | 21140 BEACHWOOD DR    | ROCKY RIVER        | OH                  | 44116             |
| HENDERSON, JAMES J.                           | 21172 STRATFORD AVE   | ROCKY RIVER        | OH                  | 44116             |
| DEVENPORT, MATHEW & AMANDA A.                 | 21080 BEACHWOOD DR    | ROCKY RIVER        | OH                  | 44116             |
| MADITZ, RHYAN P & KRISTINA B                  | 20960 BEACHWOOD DR    | ROCKY RIVER        | OH                  | 44116             |
| PATTON, OWEN M & LINDSAY R                    | 21171 STRATFORD AVE   | ROCKY RIVER        | OH                  | 44116             |
| VAUGHN, MARY E & VAUGHN, AARON M              | 21227 STRATFORD AVE   | Rocky River        | OH                  | 44116             |
| SCHAUER, MICHAEL & KAITLYN                    | 21160 STRATFORD AVE   | ROCKY RIVER        | OH                  | 44116             |
| HULL, LINDSAY M                               | 1016 WAGAR RD         | ROCKY RIVER        | OH                  | 44116             |
| Christine Koba                                | 850 WAGAR RD          | Rocky River        | OH                  | 44116             |
| NANCY F DENINGER                              | 1001 WAGAR RD         | ROCKY RIVER        | OH                  | 44116             |
| Riha, Jeffrey P                               | 21100 BEACHWOOD DR    | Rocky River        | OH                  | 44116             |
| HAHN, NICOLE, M & ERIC D                      | 909 WAGAR RD          | ROCKY RIVER        | OH                  | 44116             |
| LORELLO, JOSEPH A.                            | 943 WAGAR RD          | ROCKY RIVER        | OH                  | 44116             |
| FINNAN, KATHLEEN C.                           | 21161 STRATFORD AVE   | ROCKY RIVER        | OH                  | 44116             |
| DAVID & VELENCIA GARRITY                      | 1021 WAGAR RD         | ROCKY RIVER        | OH                  | 44116             |
| WILSON, RSEMARY                               | 944 WAGAR RD          | ROCKY RIVER        | OH                  | 44116             |
| ROBERT KILBANE                                | 19885 DETROIT RD #238 | ROCKY RIVER        | OH                  | 44116             |
| BILL, MATTHEW C & LAVELLI-BILL, LISA (CO-TRS) | 1042 WAGAR RD         | ROCKY RIVER        | OH                  | 44116             |
| NIEDERRITER, ANTHONY & NIEDERRITER, ELIZABETH | 21141 BEACHWOOD DR    | Rocky River        | OH                  | 44116             |
| JANIK, DEBRA M. & BOWEN, KERI M.              | 21115 STRATFORD AVE   | ROCKY RIVER        | OH                  | 44116             |
| JENNIFER A SWINGLE                            | 21201 STRATFORD AVE   | ROCKY RIVER        | OH                  | 44116             |
| Annd Stasiak                                  | 4653 MICHAEL AVE      | North Olmsted      | OH                  | 44070             |
| SPIES. ROBERT H. JR                           | 21179 STRATFORD AVE   | ROCKY RIVER        | OH                  | 44116             |
| ST JEAN, MATTHEW & GOLD, CAITLIN              | 21113 STRATFORD AVE   | ROCKY RIVER        | OH                  | 44116             |