



NOTICE OF PUBLIC HEARING

Board of Zoning and Building Appeals

November 20, 2025

Regarding: Ruffing Montessori School, 1285 Orchard Park 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 an electronic message board on the side of the building, vs a freestanding sign that is permitted. Per Section: 1193.11 (b)

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 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 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
Phillip L Fulton Trs	22249 BARTLETT DR	Rocky River	OH	44116
ANTON DOLENC	1228 BATES RD	ROCKY RIVER	OH	44116
GREEAR, JENNIFER L. & BRANDON L.	22329 BARTLETT DR	ROCKY RIVER	OH	44116
KATHLEEN A LEWIS	1261 ORCHARD PARK DR	ROCKY RIVER	OH	44116
KUHN, KENNETH A & KATIE L	22449 BARTLETT DR	ROCKY RIVER	OH	44116
Cleveland Montessori Association	1285 ORCHARD PARK DR	Rocky River	OH	44116
RIBIC, BETTY J.	1151 ORCHARD PARK DR	ROCKY RIVER	OH	44116
Susan Reusser	1158 BATES RD	Rocky River	OH	44116
BALLA, GEORGE M & MARY K	22389 BARTLETT DR	ROCKY RIVER	OH	44116
GREENE, CAROL L. & WOLF, CECILE A.	22289 BARTLETT DR	ROCKY RIVER	OH	44116
MATTHEW & JENNIFER DAVIS	22349 BARTLETT DR	ROCKY RIVER	OH	44116
ORTIZ, TOBY & REGAS, JESSICA	1204 BATES ST	ROCKY RIVER	OH	44116
COOPER, HELEN E. & MYERS, KEITH R.	22240 DETROIT RD	ROCKY RIVER	OH	44116
WRIGHT, CRAIG & MORGAN, EILEEN	1331 ORCHARD PARK DR	ROCKY RIVER	OH	44116
A&M AIGHAMDI CONSTRUCTION LLC	21621 DETROIT RD	ROCKY RIVER	OH	44116
TILOW, RALPH J. JR.	22309 BARTLETT DR	ROCKY RIVER	OH	44116
Wilson, Holly M & Ryan C	22409 BARTLETT RD	ROCKY RIVER	OH	44116
WOLF, DAVID C	1181 ORCHARD PARK DR	ROCKY RIVER	OH	44116
DREW AND ELLEN VANECK	4619 HILLSBOROUGH POINT	WESTLAKE	OH	44145
GENTILCORE DAVID	22250 DETROIT RD	ROCKY RIVER	OH	44116
CONSOLO, VINCENT JAMES	22269 BARTLETT DR	Rocky River	OH	44116
WONG, MANG HUNG & WONG, MAN WA	1311 ORCHARD PARK DR	ROCKY RIVER	OH	44116
FRANCES DECHANT	22369 BARTLETT DR	ROCKY RIVER	OH	44116
Brian Robinson	1290 BATES RD	Rocky River	OH	44116
WELCH, HEATHER ELAINE	22208 DETROIT RD	ROCKY RIVER	OH	44116
PETRY, SONYA R. TRUSTEE	22596 DETROIT RD	ROCKY RIVER	OH	44116
GLENN, ALEXANDER W. AND BIEL, LAURA E.	1314 BATES ST	ROCKY RIVER	OH	44116
Pinter, Anne L.	22220 DETROIT RD	Rocky River	OH	44116
BULGER, CHRISTOPHER G. & JILL H. CO-TRUSTEES	22232 DETROIT RD	ROCKY RIVER	OH	44116
SHEPARD, STEVEN	22429 BARTLETT DR	CLEVELAND	OH	44110
KERLINE, STEPHANIE M.	1182 BATES ST	ROCKY RIVER	OH	44116

OWNER MAILING NAME	OWNER MAILING ADDRESS	OWNER MAILING CITY	OWNER MAILING STATE	OWNER MAILING ZIP
LAFFERTY, DAWN M.	13 BALDWIN LN	ROCKY RIVER	OH	44116
AGUILERA, RICHARD GLENN & RACHELLE	1 BALDWIN LN	ROCKY RIVER	OH	44116
FEINERER, MARY J.	12 BALDWIN LN	ROCKY RIVER	OH	44116
GEORGANTAS, IRENE Z.	5 BALDWIN LN	ROCKY RIVER	OH	44116
SUZANNE JANE LYDRICKSON	10 BALDWIN LN	ROCKY RIVER	OH	44116
UMERLEY, JOYCE WALTZ TRUSTEE	3 BALDWIN LN	ROCKY RIVER	OH	44116
WEBBER, THOMAS B.	9 BALDWIN LN	ROCKY RIVER	OH	44116
BUSSER, CHARLES L & MARGARET J	11 BALDWIN LN	ROCKY RIVER	OH	44116
FITZGERALD, AILEEN M.	8 BALDWIN LN	ROCKY RIVER	OH	44116
MAYOR, SANDRA B	14 BALDWIN LN	ROCKY RIVER	OH	44116
Tzeng Joseph H.	15 BALDWIN LN	Rocky River	OH	44116
MARY KATHERINE BRESNAHAN TRUSTEE	4 BALDWIN LN	ROCKY RIVER	OH	44116
CRONIN, NICHOLAS J -TRUSTEE & SCHAEFER,				
HOLLY A -TRUSTEE	16 BALDWIN LN	ROCKY RIVER	OH	44116
PETERS, JIHAN D.	2 BALDWIN LN	ROCKY RIVER	OH	44116
PROFENNA, SYLVIA ANN TRUSTEE	17 BALDWIN LN	ROCKY RIVER	OH	44116
COLLINS, JENNIFER A TRUSTEE	7 BALDWIN LN	ROCKY RIVER	OH	44116
GALVIN, KELLY L	6 BALDWIN LN	ROCKY RIVER	OH	44116