



NOTICE OF PUBLIC HEARING

Board of Zoning and Building Appeals

November 20, 2025

Regarding: Christopher Sbrocco, 19118 Mitchell Avenue

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 construct a shed 3'-6" from the side property line vs the 5' that is permitted. Per Schedule: 1153.15 (1).
- A **variance** to construct a shed 3'-6" from the rear property line vs the 5' that is permitted. Per Schedule: 1153.15 (1).
- A **variance** to construct a shed with a gross floor area of 238 square feet vs the 120 square feet that is permitted. Per Section: 1153.15 (c).

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 UNIT	OWNER MAILING CITY	OWNER MAILING STATE	OWNER MAILING ZIP
Caruso John T Iii	19160 ROCKCLIFF RD		Rocky River	OH	44116
O'BRIEN, WILLIAM & JADE	19096 COLAHAN DR		ROCKY RIVER	OH	44116
FARRELL, BRIAN & GALLAGHER, SHANNON	19145 COLABAN DR		ROCKY RIVER	OH	44116
YOOK, JOSHUA & EUNIE C.	19110 ROCKCLIFF RD		ROCKY RIVER	OH	44116
ARG D151PCK001, LLC	P O BOX 5414		NEW YORK	NY	10185
MARY LYNN O CONNOR	19129 COLAHAN DR		ROCKY RIVER	OH	44116
MICHAEL & KATHLEEN DEMARCO	19161 COLAHAN DR		ROCKY RIVER	OH	44116
ARG D151PCK001 LLC C/O RYAN PTS DEPT 123	P O BOX 460169		HOUSTON	TX	77056
JONES, NATHAN	10 E 2ND ST	APT. 1	BROOKLYN	NY	11218
Bruce A Douglas	19150 ROCKCLIFF RD		Rocky River	OH	44116
VITOU, JAMES DANIEL & SHULL, MEAGAN	19065 COLAHAN DR		ROCKY RIVER	OH	44116
Paul Kohanski	19088 ROCKCLIFF DR		Rocky River	OH	44116
Scotten, Bradford A. & Kelley M	19146 MITCHELL AVE		Rocky River	OH	44116
RP2CUY, LLC	P O BOX 470189		BROADVIEW HEIGHTS	OH	44147
JOHNSON, ROBERT C	19138 MITCHELL AVE		ROCKY RIVER	OH	44116
Daniel Lembke	19036 MITCHELL AVE		Rocky River	OH	44116
PRO SERVICE PLUMBING LLC	19118 MITCHELL AVE		ROCKY RIVER	OH	44116
KANAANITES LLC	19215 HILLIARD BLVD		ROCKY RIVER	OH	44116
POULOS, JOHN D. & POULOS, BETTY M.	27021 COURTLAND MEADOWS		WESTLAKE	OH	44145
HEFFERNAN, JOHN & BRITTANY	9380 EXCELSIOR BLVD	3RD FLOOR	HOPKINS	MN	55343
CHRISTIANSEN, KYLE VERNON	19128 MITCHELL AVE		ROCKY RIVER	OH	44116
JAFFE, MARTIN E & IVES, SHEILA M	19097 COLAHAN DR		ROCKY RIVER	OH	44116
LIPINSKI, DANIEL S.	19042 MITCHELL AVE		Rocky River	OH	44116
Nancy M McCahan (Trs)	19028 MITCHELL AVE		ROCKY RIVER	OH	44116
Robert & K Iverson	19081 COLAHAN DR		Rocky River	OH	44116
BARBOUR, LYALL T & BARBOUR, LAUREN B	19113 COLAHAN DR		ROCKY RIVER	OH	44116
WAYNE & ANDREA SQUIRES	19144 COLAHAN DR		ROCKY RIVER	OH	44116
Jeffrey & Nancy Ziros	19102 MITCHELL AVE		ROCKY RIVER	OH	44116
19045 HILLIARD PROPERTY LLC	31 ANGELS PATH		WEBSTER	NY	14580