



# NOTICE OF PUBLIC HEARING

Board of Zoning and Building Appeals

November 20, 2025

Regarding: Eric and Jackie Weidemer, 21468 Avalon Drive

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 expand a structure occupied by an existing non-conforming use, vs no such building shall be enlarged or expanded to increase the non-conforming use.  
Per Section: 1139.05 (c)(2)
- A **variance** to expand an existing non-conforming boathouse with a gross floor area of 845 square feet, vs a maximum of 250 square feet of gross floor area permitted for boathouses.  
Per Section: 1153.15 (i)(2)
- A **variance** to construct a boat house with a height of 17'-5" vs the 15' that is permitted.  
Per Section: 1153.15 (i)(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
SCHROEDER, MOLLY R.	21508 AVALON DR	ROCKY RIVER	OH	44116
WIEDEMER, ERIC C. & BROOK, JACQUELYN A.	21468 AVALON DR	ROCKY RIVER	OH	44116
PETZ, HEIDI	21475 AVALON DR	ROCKY RIVER	OH	44116
WEINBERGER, BRADLEY C. & WEINBERGER, KRISTEN M.	21515 AVALON DR	ROCKY RIVER	OH	44116
MCCELLELLAN, JONATHON & CHRISTINA-CO-TRS	21440 AVALON DR	ROCKY RIVER	OH	44116
KRUEGER, III, ROBERT E. & LY, CATHERINE L.	21495 AVALON DR	ROCKY RIVER	OH	44116
MAISON DES FLEURS LLC	21584 AVALON DR	ROCKY RIVER	OH	44116
MERRICK, PATRICK & CESARO, DINOREE	21407 AVALON DR	ROCKY RIVER	OH	44116
CONGENI, AUDREY J. TRUSTEE	21410 AVALON DR	ROCKY RIVER	OH	44116
COTICCHIA, LORI A. TRUSTEE	21425 AVALON DR	ROCKY RIVER	OH	44116
TULLY, JOHN OWEN & AMBER S.	21469 AVALON DR	ROCKY RIVER	OH	44116
MUELLER, MATTHEW J.	21447 AVALON DR	ROCKY RIVER	OH	44116