



# NOTICE OF PUBLIC HEARING

Board of Zoning and Building Appeals

December 4, 2025

Regarding: Paul Fowerbaugh, 4194 Wooster Rd

To Whom It May Concern:

The Board of Zoning and Building Appeals will hold a public hearing on December 4, 2025, at 7:00 pm for

- A **variance** to install a side yard fence with a height of 6' vs the 5' that is permitted. Per Section: 1153.15 (j)(2)
- A **variance** to install a 6' rear yard fence that has 25% transparency for the last foot vs the 50% transparency that is required. Per Section: 1153.15 (j)(3)

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
19982 CAROLYN AVENUE LLC	19982 CAROLYN AVE	ROCKY RIVER	OH	44116
TOSKA, ERVIN & ERVITA	4186 WOOSTER RD	ROCKY RIVER	OH	44116
Brian J Willse Maryjo R Ogrinc	20016 CAROLYN AVE	Rocky River	OH	44116
UTRATA, DANIEL C.	20003 LAVERNE AVE	ROCKY RIVER	OH	44116
PHENNEY, EVAN J. & LAURA M.	19994 CAROLYN AVE	ROCKY RIVER	OH	44116
STEPHENS, ZACHARY J	19974 CAROLYN AVE	ROCKY RIVER	OH	44116
SAUER WILLIAM G. & SAUER MARY R. CO-TRUSTEES	19979 LAVERNE AVE	ROCKY RIVER	OH	44116
POWERBAUGH, MARGARET K & PAUL T	4194 WOOSTER RD	ROCKY RIVER	OH	44116
O'NEILL, JAMES & NENADICH, JORDYN	4190 WOOSTER RD	ROCKY RIVER	OH	44116
Hare Bruce E	4180 WOOSTER RD	Rocky River	OH	44116
MARSTON RYAN F. & KERIANNE K	19989 LAVERNE AVE	ROCKY RIVER	OH	44116