



NOTICE OF PUBLIC HEARING

Board of Zoning and Building Appeals

December 4, 2025

Regarding: Jared and Avery Hasson, 240 Argyle 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 construct a masonry patio with a fireplace and grill island in the front yard vs the side or rear yard, that is permitted. Per Schedule 1153.15 and Section: 1153.15 (g)
- A **variance** to construct a masonry patio with a fireplace and grill island that has a 14'-10" front setback vs the required 40' front setback as shown on the setback map City of Rocky River, May 12, 1975. Per Section: 1153.07 (a)

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		OWNER MAILING ZIP
			MAILING STATE		
GRAZIANI, JOHN C. & JOHNA M.	19757 ROSLYN DR	ROCKY RIVER	OH		44116
FISHER, BRENDA LYNN CONLEY	19808 ROSLYN DR	ROCKY RIVER	OH		44116
SWEET, CANDIA L	291 CORNWALL RD	ROCKY RIVER	OH		44116
ALKIEWICZ, ELLEN M.-TRUSTEE	265 ARGYLE RD	ROCKY RIVER	OH		44116
Ramon & F Hoots Jr	249 CORNWALL RD	Rocky River	OH		44116
HASSON, JARED P. & AVERY E. CO-TRS	240 ARGYLE RD	ROCKY RIVER	OH		44116
BRADLEY J & SHELBY ROBERTS WELLS FARGO HOME MORTGAGE	PO BOX 11758	NEWARK	NJ		07171
MAHONEY, ABIGAIL R & MAHONEY, ADAM J	19832 ROSLYN DR	ROCKY RIVER	OH		44116
ADSUAR, NATALIE	19690 ROSLYN DR	ROCKY RIVER	OH		44116
MANDERFIELD, CHRISTOPHER	19880 ROSLYN DR	ROCKY RIVER	OH		44116
RICHMOND, HEATHER M.	285 ARGYLE RD	ROCKY RIVER	OH		44116
MASSEY, MICHAEL F. & MEGHAN O'NEILL	257 ARGYLE RD	ROCKY RIVER	OH		44116
DIETER, ANDREW RICHARD JOHN & DANYA	2750 E COTTONWOOD PKWY	COTTONWOOD HTS	UT		84121
MOHAN, GEORGE & MOHAN, LUCINE	19730 ROSLYN DR	ROCKY RIVER	OH		44116
GILL, THOMAS GILL & PERRY, EMILY ELIZABETH	19781 ROSLYN DR	ROCKY RIVER	OH		44116
FAIRCHILD, LAIRD A. & FAIRCHILD, KATHLEEN F.	273 ARGYLE RD	ROCKY RIVER	OH		44116
May Elizabeth H.	19890 ROSLYN DR	Rocky River	OH		44116
SYLVAIN, TIMOTHY & ELIZABETH	19600 ARGYLE OVAL	ROCKY RIVER	OH		44116
KLEINERT, KARL & MEGAN E.	265 CORNWALL RD	ROCKY RIVER	OH		44116
James & Oksana Bender	280 ARGYLE RD	ROCKY RIVER	OH		44116
PETZ, JOHN	19835 ROSLYN DR	ROCKY RIVER	OH		44116
ANDREW & LINDSAY HALEY	241 ARGYLE RD	ROCKY RIVER	OH		44116
Bernard & Anne Bellone	19605 ARGYLE OVAL	Rocky River	OH		44116
ELEANOR SCHROEDER	19731 ROSLYN DR	ROCKY RIVER	OH		44116
GAGLIANO, CHARLES	229 ARGYLE RD	ROCKY RIVER	OH		44116
KENNETH TAYLOR MISENER	19859 ROSLYN DR	ROCKY RIVER	OH		44116
PADDEN, BRIAN E. - TRUSTEE	290 ARGYLE RD	ROCKY RIVER	OH		44116
HANNA, ROBERT S. & NYKOLE	295 ARGYLE RD	ROCKY RIVER	OH		44116
BOWEN, CHRISTIAN M & CHRISTINE G	19697 ROSLYN DR	ROCKY RIVER	OH		44116
DUSENBERG, MARK H. & REBECCA L.	19856 ROSLYN DR	ROCKY RIVER	OH		44116
O'LEARY, KATHLEEN D-TRUSTEE	19901 ROSLYN DR	ROCKY RIVER	OH		44116