



NOTICE OF PUBLIC HEARING

Board of Zoning and Building Appeals

December 4, 2025

Regarding: Matt Knickman and Candice Reder, 1992 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 construct a new two-story attached garage with a side setback on the first floor of 1' and the second floor of 3' vs the 8' that is permitted. Per Schedule: 1153.07 (1)
- A **variance** to construct a new two-story attached garage with a rear setback of 8'-3" vs the 25' that is permitted. Per Schedule: 1153.07 (2)
- A **variance** to install an air conditioning condenser 7' from the side property line vs the 10' that is permitted. Per Section: 1153.15 (k)(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 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
DONNA L. MCCONNELL	9540 PARKLAND DR	PARMA	OH	44130
Brown, James J.	19218 RIVERVIEW AVE	Rocky River	OH	44116
KNICKMAN, MATTHEW AND REDER, CANDICE	1992 WOOSTER RD	ROCKY RIVER	OH	44116
SUNJEVARIC BOZO	9961 SHARON LN	NORTH ROYALTON	OH	44133
Gerard Ramella	1355 KINGSWAY	Westlake	OH	44145-2612
JENEEN HESTER	3324 TAMONT AVE	CLEVELAND HTS	OH	44118
Julie Weist	20250 KRAMER DR	ROCKY RIVER	OH	44116
MOLENAAR, SETH	19217 MALVERN AVE	ROCKY RIVER	OH	44116
David Manning	19231 RIVERVIEW AVE	Rocky River	OH	44116-2631
PHILLIP, CHRISTOPHER D. & ALYSSA T.	2010 WOOSTER RD	ROCKY RIVER	OH	44116
SHEETS, NANETTE M.	19242 RIVERVIEW AVE	ROCKY RIVER	OH	44116
19234 RIVERVIEW LLC	19064 COLAHAN DR	ROCKY RIVER	OH	44116
Bozo & D Sunjevanic	9961 SHARON LANE DR	North Royalton	OH	44133
BRENNAN, MARY R	19237 RIVERVIEW AVE	ROCKY RIVER	OH	44116
MAIORCA, FRANCESCO & MONTECALVO, NATALIE	19235 RIVERVIEW AVE	ROCKY RIVER	OH	44116
Evans Mark E & Patricia S	19228 RIVERVIEW AVE	Rocky River	OH	44116
FASS KO ENTERPRISES LLC	1020 PARKSIDE DR	LAKEWOOD	OH	44107

OWNER MAILING NAME	OWNER MAILING ADDRESS	OWNER MAILING UNIT	OWNER MAILING CITY	OWNER MAILING STATE	OWNER MAILING ZIP
JEFFREY BOHLAND-TRS	16803 ERNEST AVE		CLEVELAND	OH	44111
BAKALAR, RONALD A	2039 WOOSTER RD	Unit 28	ROCKY RIVER	OH	44116
ZAJAC, ANDREW Z TRUSTEE	2039 WOOSTER RD	UNIT 54D	ROCKY RIVER	OH	44116
HOMOLKA, JOYCE MARIE	2039 WOOSTER RD	Unit 44	ROCKY RIVER	OH	44116
NANCY MCCLAUGHLIN	524 ELMWOOD RD		BAY VILLAGE	OH	44140
DOHENY, JEAN -TRS	2039 WOOSTER RD	UNIT 48	ROCKY RIVER	OH	44116
STARR, JOAN M	2039 WOOSTER RD	STE D17	ROCKY RIVER	OH	44116
BOLE, MARY CATHERINE	2039 WOOSTER RD	Unit 24	ROCKY RIVER	OH	44116
GADZIALA, REID	2039 WOOSTER RD	Unit 58	ROCKY RIVER	OH	44116
PARTY, NICOLAS & NIERYCHLEWSKI, STEFANIE	2039 WOOSTER RD	Unit 45	ROCKY RIVER	OH	44116
STROH, KATELYN	2039 WOOSTER RD	Unit 33	Rocky River	OH	44116
HAHN, RONALD & KATHLEEN	2039 WOOSTER RD	APT D42	ROCKY RIVER	OH	44116-2649
	28866 HILLIARD				
SAMER ABUBAKR	BLVD		WESTLAKE	OH	44145
LAUDOLFF, JUDY M.	2039 WOOSTER RD	UNIT D-41	ROCKY RIVER	OH	44116
MCSWEENEY, BRIAN	2039 WOOSTER RD	Unit 47	ROCKY RIVER	OH	44116
THOMPSON, BENJAMIN A.	2039 WOOSTER RD	UNIT 15-D	ROCKY RIVER	OH	44116
PATTON, TIMOTHY P JR.	2039 WOOSTER RD	Unit D26	Rocky River	OH	44116
BRANSTETER, IVAN & BRANSTETER, NEVENKA	2039 WOOSTER RD	UNIT 36	ROCKY RIVER	OH	44116
STREEPY, STEPHEN	2039 WOOSTER RD	Unit 43	ROCKY RIVER	OH	44116
MCCANN, BRENDAN JOSEPH	2039 WOOSTER RD	Unit 57	ROCKY RIVER	OH	44116
ENGLER, JAMES T.	2039 WOOSTER RD	Unit 34	ROCKY RIVER	OH	44116
MORRIS, GEOFFREY DYLAN	2039 WOOSTER RD	Unit 14	ROCKY RIVER	OH	44116
PAKKALA, JONATHAN CHARLES	2039 WOOSTER RD	Unit 22	ROCKY RIVER	OH	44116

HALLER, WILLIAM J.	2039 WOOSTER RD	UNIT 52	ROCKY RIVER	OH	44116
ALAKEEDI, SARAH & JAAFAR, ZAINAB	2039 WOOSTER RD	UNIT 46	ROCKY RIVER	OH	44116
Fox, Dale R.	2039 WOOSTER RD	Unit 31	Rocky River	OH	44116
WHITE, THERESA L.	2039 WOOSTER RD	Unit D35	ROCKY RIVER	OH	44116
NAVIS, GREGORY P. & ELIZABETH A.	2039 WOOSTER RD	Unit 38	ROCKY RIVER	OH	44116
MILLER, WARREN F	2039 WOOSTER RD	D-11	ROCKY RIVER	OH	44116
CRAVEN, DAVID A & MARY C	2039 WOOSTER RD	Unit 27	ROCKY RIVER	OH	44116
PLOTZ, DIANE K.	2039 WOOSTER RD	UNIT56	ROCKY RIVER	OH	44116
SLOAN, JOSEPH H.	2039 WOOSTER RD	Unit 37	ROCKY RIVER	OH	44116
William W Bowen	2039 WOOSTER RD	APT D12	Rocky River	OH	44116-2646
NELSON, DANIEL	2039 WOOSTER RD	Unit 32	ROCKY RIVER	OH	44116
MORRIS, CHRISTOPHER & MORRIS, HELEN	2039 WOOSTER RD	Unit 51	ROCKY RIVER	OH	44116
PATRICIA A. PATTERSON	19731 ROSLYN DR		ROCKY RIVER	OH	44116
Gayle A Cilimburg	2039 WOOSTER RD	APT D55	Rocky River	OH	44116-2651
MEISTER, ELIZABETH J.	2039 WOOSTER RD	UNIT 16	ROCKY RIVER	OH	44116