

# CITY OF ROCKY RIVER



21012 HILLIARD BLVD.

ROCKY RIVER, OHIO 44116

(440) 331-0600

## NOTICE OF PUBLIC HEARING

Board of Zoning and Building Appeals

February 12, 2026

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 February 12, 2026, at 7:00 pm for:

- A **variance** to construct a new two-story attached garage with a side setback of 3' vs the 8' that is permitted. Per Schedule: 1153.07 (1)A.
- A **variance** to construct a new two-story attached garage with a rear setback of 8'-2" vs the 25' that is permitted. Per Schedule: 11537.07 (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](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

<b>OWNER MAILING NAME</b>	<b>OWNER MAILING ADDRESS</b>	<b>OWNER MAILING CITY</b>	<b>OWNER MAILING STATE</b>	<b>OWNER MAILING ZIP</b>
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
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
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

Cliff tower

Dylan Minek

**From:** Hannah Tunen  
**Sent:** Tuesday, February 3, 2026 12:24 PM  
**To:** Dylan Minek  
**Subject:** RE: Public Notice

Caution! This message was sent from outside your organization. Do not open attachments or click links from unknown senders!

[Allow sender](#) | [Block sender](#)

Hey Dylan,

Thank you for sending this over! We will get this out.

Kind Regards,

Hannah Tunen  
Administrative Assistant / Customer Service  
The Lawrence Community Management Group, Inc.  
1507 Lear Industrial Pkwy., Ste. 1  
Avon, OH 44011  
(440) 937-2800

[www.lawrencemanagement.com](http://www.lawrencemanagement.com)



*an AAMC? accredited company celebrating 28 years of serving the northern Ohio condominium and homeowner association community.*

---

**From:** Dylan Minek <dminek@rockyriverohio.gov>  
**Sent:** Tuesday, February 3, 2026 12:01 PM  
**To:** Hannah Tunen <~~h.tunen@lawrencemanagement.com~~>  
**Subject:** Public Notice

Hannah,

Here is the notice of a public meeting. Thank you so much for doing this, saved us sending a ton of mail!

Best regards,

Dylan Minek