

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: Yiliu Liu, Fengbi Liu, and Matthew Brewer, 3168 Goldengate Ave

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 single-family residence without an enclosed parking space, vs the one enclosed space that is required. Per Schedule: 1187.09 (a)(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 UNIT	OWNER MAILING CITY	OWNER MAILING STATE	OWNER MAILING ZIP
Thomas Scully	3190 GOLDENGATE AVE		ROCKY RIVER	OH	44116
LANTZ, JOHN GREGORY & BRIANNE WAGNER	3257 GOLDENGATE AVE		ROCKY RIVER	OH	44116
Heine, Lisa A.	3141 GOLDENGATE AVE		Rocky River	OH	44116
Aysam Saade	3196 WOOSTER RD		Rocky River	OH	44116
MARY E & ROBERT ROSE	3256 WOOSTER RD		ROCKY RIVER	OH	44116
Classic Vision Ronald Ayers	5766 HUCKELBERRY STREET NW		NORTH CANTON	OH	44720
SPAHIJA, DOLINAR & NOOR, HANAN	3169 GOLDENGATE AVE		ROCKY RIVER	OH	44116
Classic Vision Ronald Ayers	5766 HUCKELBERRY STREET NW		NORTH CANTON	OH	44720
FORCE, THIBAUT AND FORCE, BETHANNE	3212 GOLDENGATE AVE		ROCKY RIVER	OH	44116
ZAREMBA MANAGEMENT	22730 FAIRVIEW CENTER DR	SUITE 200	FAIRVIEW PARK	OH	44126
BREWER, MATTHEW R. & LIU, YILIU	3160 GOLDENGATE AVE		ROCKY RIVER	OH	44116
KWR-WALD & FISHER INC	3311 RICHMOND RD	SUITE 200	CLEVELAND	OH	44122
OWEN, ROBERT MICHAEL	3278 WOOSTER RD		ROCKY RIVER	OH	44116
KWR-WALD & FISHER	3311 RICHMOND RD	SUITE 200	CLEVELAND	OH	44122
Karen L Scullin	3256 GOLDENGATE AVE		Rocky River	OH	44116
SOMERVILLE, RUSSELL P. & LISA ANNE TRS	3161 GOLDENGATE AVE		ROCKY RIVER	OH	44116
MCCAFFERTY, KATHRYN M.	3149 GOLDENGATE AVE		ROCKY RIVER	OH	44116
LIU, FENGBI & XUE	3160 GOLDENGATE AVE		ROCKY RIVER	OH	44116
STEVENS, CHRISTOPHER P	3148 GOLDENGATE AVE		ROCKY RIVER	OH	44116
PRENDERGAST, KENNETH & TKACHENKO, IRYNA	3235 GOLDENGATE AVE		ROCKY RIVER	OH	44116
ANDON & GJERGJI PRIFTI	1480 WARREN RD	UNIT 401	LAKEWOOD	OH	44107
DIRKS, SUSAN K	3213 GOLDENGATE AVE		ROCKY RIVER	OH	44116
TASE, KAMELA & TASE, ERION	3234 GOLDENGATE AVE		ROCKY RIVER	OH	44116
HUDSON, TERRANCE LAMAR & ANDREA POET	3191 GOLDENGATE AVE		ROCKY RIVER	OH	44116