



NOTICE OF PUBLIC HEARING

Board of Zoning and Building Appeals

March 12, 2026

Regarding: Michael Clark, 21820 Avalon Dr

To Whom It May Concern:

The Board of Zoning and Building Appeals will hold a public hearing on March 12, 2026, at 7:00 pm for a **variance** to increase the height of a previously approved stone wall by 18 inches. The wall will have a maximum height of 5' that projects 36' into the rear setback. This property is adjacent to Lake Erie, and the setback is determined by averaging the rear setbacks of the nearest dwellings on either side of the lot, but shall not be less than 25 feet. Per Schedule: 1153.07 (b).

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
FRICANO, STEVEN R. AND FRICANO, KELLY A. Strang, Jennifer J. Trustee	223 ELMWOOD DR 21253 AVALON DR	ROCKY RIVER Rocky River	OH OH	44116 44116
BOBST, PAMELA E. MCKEN, AMELIA-TRUSTEE	21285 AVALON DR 21330 AVALON DR	ROCKY RIVER ROCKY RIVER	OH OH	44116 44116
DANIEL ROONEY RUTH A. FORTNEY	235 ELMWOOD RD 21228 AVALON DR	ROCKY RIVER ROCKY RIVER	OH OH	44116 44116
COYNE, ANN L BISHOP, SHELLY L	21215 AVALON DR 21300 AVALON DR	ROCKY RIVER ROCKY RIVER	OH OH	44116 44116
CATHERINE HYLAND BLUE LAKE PROJECT LLC c/o Mike Jones	21379 AVALON DR 21230 AVALON DR	ROCKY RIVER ROCKY RIVER	OH OH	44116 44116
CLARK, MICHAEL D - TRUSTEE VOVOS, GREGORY MICHAEL & JEAN M- TRUSTEES	571 TURNBERRY CT 247 ELMWOOD RD	AVON LAKE ROCKY RIVER	OH OH	44012 44116