



# NOTICE OF PUBLIC HEARING

Board of Zoning and Building Appeals

March 12, 2026

Regarding: Austin Pratt, 21399 Erie Rd

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 retain an air conditioning condenser with a side setback of 3'-6" 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>
NIRO, CHRISTINA E. & KREINER, FREDERICK J.	21386 ERIE RD	ROCKY RIVER	OH	44116
FROLO, JASON J. AND FROLO, JENNIFER A.	21398 ENDSLEY AVE	ROCKY RIVER	OH	44116
HARTMAN, DANIEL R & GLAVINOS, JORDAN Z	21347 ERIE RD	Rocky River	OH	44116
O'CONNELL, PATRICK CLARK & SAMANTHA ZAVAGNO	1083 ELMWOOD DR	ROCKY RIVER	OH	44116
COZZONE, PETER J. & ANNA S. TRUSTEES	21330 ERIE RD	ROCKY RIVER	OH	44116
TURNER, SCOTT A. & DEFUSCO, LAUREN R. Andrea Demeter	21403 BEACHWOOD DR 1169 ELMWOOD RD	ROCKY RIVER Rocky River	OH OH	44116 44116
BARTA, ANNMARIE	1027 ELMWOOD RD	ROCKY RIVER	OH	44116
PRATT, FREDRIC T-TR	21399 ERIE RD	ROCKY RIVER	OH	44116
GALANOS, SCOTT	21376 ENDSLEY AVE	ROCKY RIVER	OH	44116
Paul G. Bertrand ,lii	21379 ERIE RD	Rocky River	OH	44116
COUGHLIN, KYLE & KIMBERLY	1069 ELMWOOD RD	ROCKY RIVER	OH	44116
REGO, COURTNEY T. & KAHLIE J.	21318 ERIE RD	ROCKY RIVER	OH	44116
RODGERS, SHANE & STACHLER, KRISTA	1180 ELMWOOD RD	ROCKY RIVER	OH	44116
PATTON, BRIDGET R -TR & WAYTON, MICHAEL P - TR	1181 ELMWOOD RD	ROCKY RIVER	OH	44116
BASH, ALEXA & KEVIN	1100 ELMWOOD RD	ROCKY RIVER	OH	44116
MULCAHY, BRENNAN	1186 ELMWOOD RD	ROCKY RIVER	OH	44116
BERGQUIST, AIMEE L.	21358 ENDSLEY AVE	ROCKY RIVER	OH	44116
SLUSSER, JERRY L & ROBERT C & FAMILO, MICHELLE ANN CO TRS	1045 ELMWOOD RD	ROCKY RIVER	OH	44116
MCMANAMON, PATRICK & MCMANAMON, ELIZABETH	1001 ELMWOOD RD	ROCKY RIVER	OH	44116
SANSONE, DAVID C & KATHLEEN COADY	21328 ENDSLEY AVE	ROCKY RIVER	OH	44116
GLAVIN MICHAEL F & LINDSEY STEWART	1076 ELMWOOD RD	ROCKY RIVER	OH	44116
ABER, ALLISON & MATTHEW	1148 ELMWOOD RD	ROCKY RIVER	OH	44116
Amsdell, Kyle V.	1137 ELMWOOD RD	Rocky River	OH	44116
SONNHALTER, ROBERT C. AND SONNHALTER, KRISTA N.	1054 ELMWOOD RD	ROCKY RIVER	OH	44116
GARY C WAY	1193 ELMWOOD RD	ROCKY RIVER	OH	44116
Marigene	21368 ERIE RD	Rocky River	OH	44116
REICHARD, JACOB AND REICHARD, TAYLOR	1170 ELMWOOD RD	ROCKY RIVER	OH	44116
ZINGALE, SALVATORE ZACHARY & ROBERTA ANN	14806 DETROIT AVE	LAKESWOOD	OH	44107