



# NOTICE OF PUBLIC HEARING

Board of Zoning and Building Appeals

May 14, 2026

Regarding: Chris Tjotjos, 231 Yacht Club Dr

To Whom It May Concern:

The Board of Zoning and Building Appeals will hold a public hearing on May 14, 2026, at 7:00 pm for a **variance** to retain a generator with sound deadening 4'-6" from the side property line vs the 10' that is permitted. Per Section: 1153.15 (k)(2).

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 UNIT</b>	<b>OWNER MAILING CITY</b>	<b>OWNER MAILING STATE</b>	<b>OWNER MAILING ZIP</b>
David Rauske	19336 FRAZIER DR		Rocky River	OH	44116-1725
VENIZELOS, CHRISTINA G.-TRUSTEE	269 YACHT CLUB DR		ROCKY RIVER	OH	44116
GREGORY J RUDOLPH	3571 DELLBANK DR		ROCKY RIVER	OH	44116
LINDA WRIGHT	6514 TURKEY RUN W		MEBANE	NC	27302
CARR, ALLISON H. & LAVELLE, THOMAS J.	255 YACHT CLUB DR		ROCKY RIVER	OH	44116
SALTIS GRIFFITHS, MARTHA, TRUSTEE	225 YACHT CLUB DR		ROCKY RIVER	OH	44116
19332 FRAZIER DR LLC	19332 FRAZIER DR		ROCKY RIVER	OH	44116
WELLS, SCOTT D.- TRUSTEE	229 YACHT CLUB DR		ROCKY RIVER	OH	44116
FRAZIER SOUTH, LLC	2001 CROCKER RD	SUITE 420	WESTLAKE	OH	44145
SALTIS GRIFFITHS, MARTHA, TRUSTEE	225 YACHT CLUB DR		ROCKY RIVER	OH	44116
211YCD LLC	30050 CHAGRIN BLVD	SUITE 360	PEPPER PIKE	OH	44124
STANARD, MARGARET E. TRUSTEE	19330 FRAZIER DR		ROCKY RIVER	OH	44116
ANGELA ZAVAGNO	29117 KING ARTHUR CT		WESTLAKE	OH	44145
HERRON, BIRGITTA L	275 YACHT CLUB DR		Rocky River	OH	44116
DELANEY, KATHLEEN C.	19334 FRAZIER DR		ROCKY RIVER	OH	44116
SCHUSTER, NANCY C.	221 YACHT CLUB DR		ROCKY RIVER	OH	44116
DOMINIC A VISCONSI JR TRUSTEE	30050 CHAGRIN BLVD	SUITE 360	CLEVELAND	OH	44124
LINDA WRIGHT	6514 TURKEY RUN W		MEBANE	NC	27302
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TJOTJOS, CHRISTOPHER A & SOPHIA P	231 YACHT CLUB DR		ROCKY RIVER	OH	44116
Mark E Mcnamara	19342 FRAZIER DR		Rocky River	OH	44116-1725
LAKESHORE GROUP LLC	P O BOX 16862		ROCKY RIVER	OH	44116
FRAZIER NORTH, LLC	2001 CROCKER RD	SUITE 420	WESTLAKE	OH	44145
LINDA WRIGHT	6514 TURKEY RUN W		MEBANE	NC	27302