



NOTICE OF PUBLIC HEARING

Board of Zoning and Building Appeals

June 11, 2026

Regarding: Peter Bergan, 314 Northeliff Dr

To Whom It May Concern:

The Board of Zoning and Building Appeals will hold a public hearing on June 11, 2026, at 7:00 pm for:

- A **variance** to construct a new single-family residence with a height of 28'-9" vs the 25' that is permitted. Per Section: 1153.09 (a).
- A **variance** to construct a new single-family residence with a side setback of 6'-10" vs the 8' that is permitted. Per Schedule: 1153.07 (1)A.
- A **variance** to construct a new single-family residence with a rear setback of 22' vs the 25' that is permitted. Per Schedule: 1153.07(2).
- A **variance** to construct a new single-family residence with a lot coverage of 33.8% vs the 28% the is permitted. Per Schedule: 1153.05 (3).
- A **variance** to construct a driveway with a width of 21' at its widest vs the 20' that is permitted. Per Section: 1153.15 (l)(4)D.

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
Mario & Dana Morino	20682 BEACH CLIFF BLVD	ROCKY TIVER	OH	44116
Summers, Williams B. Jr.,	20749 BEACH CLIFF BLVD	Rocky River	OH	44116
CHAVEZ, MANUEL & MICHELLE	20663 BEACH CLIFF BLVD	ROCKY RIVER	OH	44116
COMELLA, NICHOLAS C & KATHRINE L	20689 BEACH CLIFF BLVD	ROCKY RIVER	OH	44116
LAWRENCE, TREVOR AND LAWRENCE, LISA	326 NORTHCLIFF BLVD	ROCKY RIVER	OH	44116
Mark Van Meter	349 NORTHCLIFF DR	ROCKY RIVER	OH	44116
SARA S DOAN, TRUSTEE	344 NORTHCLIFF DR	ROCKY RIVER	OH	44116
MOORE, JOHN WESLEY-TR-ETAL	340 MOREWOOD PKWY	ROCKY RIVER	OH	44116
GLOVER, MAXWELL R. & LIESL L.	20715 BEACH CLIFF BLVD	ROCKY RIVER	OH	44116
BERGAN, PETER & LESLIE	314 NORTHCLIFF DR	ROCKY RIVER	OH	44116
Margaret M Perry	336 NORTHCLIFF DR	Rocky River	OH	44116
RAGON, ALEX & LINDSAY	339 NORTHCLIFF BLVD	ROCKY RIVER	OH	44116
SCHROER, SUSANNE F. TRUSTEE	20700 BEACH CLIFF BLVD	ROCKY RIVER	OH	44116
BARRETT THOMAS A.	20679 BEACH CLIFF BLVD	ROCKY RIVER	OH	44116
MICHAEL & KAREN HARVEY	311 NORTHCLIFF DR	ROCKY RIVER	OH	44116
BEACH CLIFF ASSOCIATES LLC	20664 BEACH CLIFF BLVD	ROCKY RIVER	OH	44116
MICHAEL H HINDERLITER	310 MOREWOOD PARKWAY	ROCKY RIVER	OH	44116
PRATT, ALEXANDER C. AND PRATT, ALICE M.	300 NORTHCLIFF BLVD	ROCKY RIVER	OH	44116
ROBERT E. KRUEGER	20728 BEACH CLIFF BLVD	ROCKY RIVER	OH	44116
KARLA REESE WARE	330 MOREWOOD PKWY	ROCKY RIVER	OH	44116
Virginia A Baker	20735 BEACH CLIFF BL	Rocky River	OH	44116
GREENFIELD, BRIAN -CO TRUSTEE & GREENFIELD, AIMEE-CO TRUSTEE	325 NORTHCLIFF BLVD	ROCKY RIVER	OH	44116