



NOTICE OF PUBLIC HEARING

Board of Zoning and Building Appeals

June 18, 2026

Regarding: Keith and Anjanette Whitman, 19451 Telbir Ave

To Whom It May Concern:

The Board of Zoning and Building Appeals will hold a public hearing on June 18, 2026, at 7:00 pm for:

- A **variance** to construct a new two-story single-family residence with a lot coverage of 36.5% vs the 28% that is permitted. Per Schedule: 1153.05 (3).
- A **variance** to construct a new two-story single-family residence with a corner side setback of 5' vs the required 7' setback as shown on the setback map, City of Rocky River, May 12, 1975. Per Section: 1153.07 (a).
- A **variance** to construct a new two-story single-family residence with a front setback of 18'-10" vs the required 25' setback as shown on the setback map, City of Rocky River, May 12, 1975. Per Section: 1153.07 (a).
- A **variance** to construct a new two-story single-family residence with a rear setback of 23'-9" vs the 25' that is permitted. Per Schedule: 1153.07 (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 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
MCCREA, HEATHER J	19455 SHORELAND AVE	ROCKY RIVER	OH	44116
SPAETH, ALEXANDRA L	19437 RIVERVIEW AVE	ROCKY RIVER	OH	44116
JOHN & VALERIE MACK	19417 TELBIR AVE	ROCKY RIVER	OH	44116
MOLLY HOGAN HARVEY	19445 RIVERVIEW AVE	ROCKY RIVER	OH	44116
ALLEN, KENNETH N.	19424 TELBIR AVE	ROCKY RIVER	OH	44116
SHELL, CONNOR & ROBLES, ALEXIS	19456 SHORELAND AVE	ROCKY RIVER	OH	44116
CINDY FLYNN	9 SHOREBY DR	BRATENAHL	OH	44108
Anjanette Arabian	19451 TELBIR AVE	ROCKY RIVER	OH	44116
WANNEMACHER, JOHN R. & TANYA E. CO-TRUSTEES	31632 LAKE RD	BAY VILLAGE	OH	44140
CORRIGAN SEAN E.	19544 SHORELAND DR	ROCKY RIVER	OH	44116
WILDE, ALAN H. & JULIE M.	19478 SHORELAND AVE	ROCKY RIVER	OH	44116
B A Smith	19446 TELBIR AVE	Rocky River	OH	44116
Sean & Kathryn Dorsey	19485 SHORELAND AVE	Rocky River	OH	44116
HALPIN, CHRISTINE & BOWERS, NOAH	19507 SHORELAND AVE	Rocky River	OH	44116
WASYLKO, MARY A	19475 SHORELAND AVE	ROCKY RIVER	OH	44116
James B Olson	1325 LINDA ST	Rocky River	OH	44116
Peter Blesi	2744 GOLDWOOD	ROCKY RIVER	OH	44116
AVILA, DENISE L	19464 SHORELAND AVE	ROCKY RIVER	OH	44116
NEO FLIPS 2 LLC	406 DEER CT	CHAGRIN FALLS	OH	44022
BODZIONY, LAUREN M.	19431 RIVERVIEW AVE	ROCKY RIVER	OH	44116
ZUPAN, MEGAN L.	19517 RIVERVIEW AVE	Rocky River	OH	44116
EDWARD V MCCAFFERTY & LORRAINE L. MCCAFFERTY	19507 TELBIR AVE	ROCKY RIVER	OH	44116
Staub Stacey Susan	19416 TELBIR AVE	Rocky River	OH	44116
CRAWFORD, CRAIG M. & TANYA H.	19516 TELBIR AVE	ROCKY RIVER	OH	44116
BARNER, KIMBERLY (TRUSTEE)	19510 SHORELAND AVE	ROCKY RIVER	OH	44116
HOGAN, DAN & HOGAN, SHANNON D	19463 RIVERVIEW AVE	ROCKY RIVER	OH	44116
HIRSCHAUER MICHAEL M. & CARRIE S.	19521 SHORELAND AVE	ROCKY RIVER	OH	44116
CLARK, BRENDAN E. & LAWLEY, ERIN M.	19530 TELBIR AVE	ROCKY RIVER	OH	44116
LOMBARDO, JOSEPH M. & REBEKAH D.	19450 TELBIR AVE	ROCKY RIVER	OH	44116
SCANDLING, JONATHAN MICHAEL & EMILY GRACE	19530 SHORELAND DR	ROCKY RIVER	OH	44116
CRAWFORD, CRAIG M. & TANYA	19516 TELBIR AVE	ROCKY RIVER	OH	44116
PALLET, PAUL M and COLLEEN DeJOHN	19435 TELBIR AVE	ROCKY RIVER	OH	44116
SCHADE, ALEX & LAUREN	1000 GAMMA DR	PITTSBURGH	PA	15238
Petite, Richard A.	19425 TELBIR AVE	Rocky River	OH	44116
SEAN P. & LESLIE J. FLYNN	8391 CRINKLEROOT CLEARING	BRECKSVILLE	OH	44141
ENGLER, JOELLE S	19531 TELBIR AVE	ROCKY RIVER	OH	44116
Sarah M Hihn	19509 RIVERVIEW AVE	Rocky River	OH	44116
Moran, Damon J	19524 TELBIR AVE	Rocky River	OH	44116
PETRUS, ELIZABETH M.	19436 TELBIR AVE	ROCKY RIVER	OH	44116
PERRY, RONALD J & PERRY, SHANNON M	19522 SHORELAND DR	Rocky River	OH	44116
HINKSTON, LAUREN E & HINKSTON, ANTHONY M	19465 SHORELAND AVE	ROCKY RIVER	OH	44116