



NOTICE OF PUBLIC HEARING

Board of Zoning and Building Appeals

August 13, 2026

Regarding: Jeff and Katherine Lehtinen, 21565 Aberdeen Rd

To Whom It May Concern:

The Board of Zoning and Building Appeals will hold a public hearing on August 13, 2026, at 7:00 pm for:

- A **variance** to construct an attached pavilion with a 6'-5" side setback at its closest vs the 8' that is permitted. Per Schedule: 1153.07 (1)A.
- A **variance** to construct an attached pavilion with a 3'-5" rear setback at its closest 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
BOLLIN, KIP T. & CATHERINE A.	21685 AVALON DR	ROCKY RIVER	OH	44116
CHARLES DAHILL	21641 AVALON DR	ROCKY RIVER	OH	44116
Saganich, Suzanne	21623 AVALON DR	Rocky River	OH	44116
FORMAN, MATTHEW S. & JOHANNA F.	21565 AVALON DR	ROCKY RIVER	OH	44116
WEINBERGER, BRADLEY C. & WEINBERGER, KRISTEN M.	21515 AVALON DR	ROCKY RIVER	OH	44116
PATTISON, JR., WALLACE M. & HOLLY H. (TRUSTEES)	21526 ABERDEEN RD	ROCKY RIVER	OH	44116
SCHNEIDER, DAVID N & SUZANNE M TRUSTEES	3940 N RAVENSWOOD AVE	CHICAGO	IL	60613
Sean M Kennedy Grace Kennedy	21630 ABERDEEN RD	Rocky River	OH	44116
Larsen, Hans L.	21656 ABERDEEN RD	Rocky River	OH	44116
SULLIVAN, STEVEN M & SULLIVAN, ANETTE C	21680 ABERDEEN RD	ROCKY RIVER	OH	44116
O'Shea, Gina R.	21714 ABERDEEN RD	ROCKY RIVER	OH	44116
ADSUAR, NATALIE	380 ELMWOOD RD	ROCKY RIVER	OH	44116
PHILLIPS, MATTHEW	21530 LAKE RD	ROCKY RIVER	OH	44116
CROWS, EVAN TODD & JORDAN BLACK	21515 ABERDEEN RD	ROCKY RIVER	OH	44116
HOWARD, ALLISON & JEREMY M	21529 ABERDEEN	ROCKY RIVER	OH	44116
HARRIS, PAUL RUSSELL AND HARRIS, STEPHANIE RAE	21543 ABERDEEN RD	ROCKY RIVER	OH	44116
LEHTINEN, JEFFREY S. & KATHERINE L.	21565 ABERDEEN RD	ROCKY RIVER	OH	44116
TOOLE, ERIC	21585 ABERDEEN RD	ROCKY RIVER	OH	44116
MEISENZAHL, BENJAMIN & MEISENZAHL, ERIN	21667 ABERDEEN RD	ROCKY RIVER	OH	44116
MEISENZAHL, BENJAMIN & MEISENZAHL, ERIN	21667 ABERDEEN RD	ROCKY RIVER	OH	44116
BAKER, ANGELA C.	21672 LAKE RD	ROCKY RIVER	OH	44116
SCHIEMAN, DAVID & FURMAN, SUSAN E. & LUDWIG, MAUREEN T.	21634 LAKE RD	ROCKY RIVER	OH	44116
SOMERVILLE, LORI A-TR	21614 LAKE RD	Rocky River	OH	44116
Anne Schiavone Carnahan	21598 LAKE RD	Rocky River	OH	44116
PETERSON, SHANE	21580 LAKE RD	ROCKY RIVER	OH	44116
WALL, VRENELI & JOHAN	21556 LAKE RD	ROCKY RIVER	OH	44116
GREGORY & LESLIE ROSSI	21539 LAKE RD	ROCKY RIVER	OH	44116
Dennis & Allison Cukon	21557 LAKE RD	Rocky River	OH	44116
NOWAKOWSKI, RONALD AND NOWAKOWSKI, LAUREEN	21575 LAKE RD	ROCKY RIVER	OH	44116
CARTER, CONSTANCE A	21587 LAKE RD	ROCKY RIVER	OH	44116
Richard A Christ J M Mcquillan	21612 KENWOOD AVE	Rocky River	OH	44116
TLAPA, GREGORY B. & KERRY W.	21641 LAKE RD	ROCKY RIVER	OH	44116