



NOTICE OF PUBLIC HEARING

Board of Zoning and Building Appeals

August 13, 2026

Regarding: Courtney and Matthew Baldwin, 20041 Riverwood Ave

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 retain a driveway expansion that is directly in front of the dwelling vs accessory off-street parking spaces located in the front yard shall adjoin the driveway between the driveway and the nearest side lot line, provided parking spaces shall not be located directly in front of the dwelling. Per Section: 1153.15 (l)(4).
- A **variance** to retain a driveway expansion that is 2'-3" from the side property line vs parking areas, including driveways, for single family detached and two family dwellings shall be located not less than three (3) feet from adjoining property lines. Per Section: 1153.15 (l)(4)A.

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
Rocky River Board Of Education	21600 CENTER RIDGE R	Rocky River	OH	44116
WISSEL-TICHY, ANNE-TR-ETAL	1891 LAKEVIEW RD	ROCKY RIVER	OH	44116
JANIS, PETER JAMES & JENNIFER A.	1909 LAKEVIEW AVE	ROCKY RIVER	OH	44116
GERI L. & AARON C. BRUNHAM	2724 COUNTRY CLUB BLVD	ROCKY RIVER	OH	44116
RIEMENSCHNEIDER, BROCK T.	1939 LAKEVIEW RD	ROCKY RIVER	OH	44116
BAUER, MARTIN U.	1961 LAKEVIEW RD	ROCKY RIVER	OH	44116
Katherine Juhasz/Stephen Juhasz	2023 LAKEVIEW AVE	Rocky River	OH	44116
BALDWIN, MATTHEW S. & COURTNEY A.	20041 RIVERWOOD AVE	ROCKY RIVER	OH	44116
MALLIN, STEPHEN J. & AIELLO, JANE L.	20019 RIVERWOOD AVE	ROCKY RIVER	OH	44116
Rocky River United Methodist Church	19414 DETROIT RD	Rocky River	OH	44116
NEEDHAM, JOHN T. & LYNDSY A.	19965 RIVERWOOD AVE	ROCKY RIVER	OH	44116
KISKA, PAUL & ANGELA M.	19947 RIVERWOOD AVE	ROCKY RIVER	OH	44116
WROBBEL, LISA	19948 LAUREL AVE	ROCK RIVER	OH	44116
JACKSON, JEREMY C. AND YANOSHIK-WING, COLIN EMMA	19966 LAUREL AVE	ROCKY RIVER	OH	44116
MUNROE, ROSS E & KRISTIN M	19988 LAUREL AVE	ROCKY RIVER	OH	44116
FRAZEE, TIMOTHY K & FRAZEE, ERIN E TRS	20020 LAUREL AVE	ROCKY RIVER	OH	44116
Foley, Joseph A & Mc Nulty, Maureen O	20042 LAUREL AVE	Rocky River	OH	44116
MATTHEW WANOSIK	20041 LAUREL AVE	ROCKY RIVER	OH	44116
SERRIANNE, PAUL, & KATHERINE GOSLEE	20019 LAUREL AVE	ROCKY RIVER	OH	44116
AVALON, STEPHANIE	19989 LAUREL AVE	ROCKY RIVER	OH	44116
MCLAUGHLIN, MARY B.	1858 LAKEVIEW AVE	ROCKY RIVER	OH	44116
BUJDOS, MICHAEL J.	1868 LAKEVIEW AVE	ROCKY RIVER	OH	44116
Jeffers Robert F	1880 LAKEVIEW AVE	Rocky River	OH	44116
LECLAIR, PATRICK F.	1910 LAKEVIEW AVE	ROCKY RIVER	OH	44116
ALLEN, ALICE L MOORE TRUSTEE	194 LAKEVIEW AVE	ROCKY RIVER	OH	44116
YARCUSKO, KATHLEEN M., TRUSTEE	1938 LAKEVIEW AVE	Rocky River	OH	44116
PERDOMO, SARAH ALEXANDRA & JOSE LUIS & CYNTHIA LEONARD	1944 LAKEVIEW AVE	ROCKY RIVER	OH	44116