



NOTICE OF PUBLIC HEARING

Board of Zoning and Building Appeals

September 10, 2026

Regarding: James and Shelly Theiling, 1068 Morewood Pkwy

To Whom It May Concern:

The Board of Zoning and Building Appeals will hold a public hearing on September 10, 2026, at 7:00 pm for:

- A **variance** to construct a detached garage matching and expanding the existing side setback of 2'-4" vs the 5' that is permitted. Per Schedule: 1153.15 (1).
- A **variance** to construct a detached garage with a height of 16' vs the 15' that is permitted. Per Section: 1153.09 (b).

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 Meetings" on the home page
- 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
John F Petty & S C (TOD)	20555 BEACHWOOD DR	ROCKY RIVER	OH	44116
AARON P BERG	20563 BEACHWOOD DR	ROCKY RIVER	OH	44116
FRIDRICH, ROBERT C. & CRIDER, NEEKO M	20575 BEACHWOOD DR	ROCKY RIVER	OH	44116
KLINE, MELISSA A. & JEREMY J.	20585 BEACHWOOD DR	ROCKY RIVER	OH	44116
Mary Moore & Paul Murray	20560 ERIE RD	ROCKY RIVER	OH	44116
CONNELL, COLLEEN M.	20548 ERIE RD	ROCKY RIVER	OH	44116
PHILLIPS, MACKENZIE A. AND PHILLIPS, WILLIAM R.	20536 ERIE RD	ROCKY RIVER	OH	44116
Herron, Mark F.	20537 ERIE RD	Rocky River	OH	44116
MORINO, FUMIO & REIKO	20575 ERIE RD	ROCKY RIVER	OH	44116
Robert & C Kissling	20528 MOREWOOD PKWY	Rocky River	OH	44116
DAVID, JOHN F. & CLEMINGS, JOCELYNN	20514 MOREWOOD PKWY	ROCKY RIVER	OH	44116
MAURER, CHARLES & BRITTANY	20530 ERIE RD	ROCKY RIVER	OH	44116
SARAH A. FINNEGAN	1080 MOREWOOD PKWY	ROCKY RIVER	OH	44116
THEILING, JAMES S & SHELLY L (CO-TRS)	1068 MOREWOOD PKWY	ROCKY RIVER	OH	44116
Christopher & C Bennett	1056 MOREWOOD PKWY	Rocky River	OH	44116
MUSBACH, MICHAEL & MUSBACH, MARY JOANN	1044 MOREWOOD PKWY	ROCKY RIVER	OH	44116
OLSEN, BARBARA JEAN	1032 MOREWOOD PKWY	ROCKY RIVER	OH	44116
HOKE, IAN R. AND HOKE, KATHARINE	1010 MOREWOOD PKWY	ROCKY RIVER	OH	44116
DONNELLY, JOHN & JESSICA	1041 MOREWOOD PKWY	ROCKY RIVER	OH	44116
Rocky River School Board	21600 CENTER RIDGE R	Rocky River	OH	44116
JOHN J ZARLENGA III	20511 MOREWOOD PK	ROCKY RIVER	OH	44116