



NOTICE OF PUBLIC HEARING

Board of Zoning and Building Appeals

September 10, 2026

Regarding: Bahar Malekzadeh and Curran Convy

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 an accessory parking pad with a width of twenty-seven (27) feet vs accessory parking spaces shall be no wider than eight (8) feet. Per Section: 1153.15 (I)(4)B.
- A **variance** to construct an accessory parking pad creating a second curb cut vs only one curb cut shall be permitted when the lot width is less than ninety (90) feet, and the front setback is less than fifty (50) feet. Per Section 1153.15 (I)(4)D. 1. and 2.
- A **variance** to construct an accessory parking pad with a side setback of one (1) foot 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 (I)(4)A.
- A **variance** to construct an accessory parking pad in the rear yard, separate from the driveway 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 (I)(4).
- A **variance** to construct an accessory parking pad with three parking spaces vs the total number of accessory parking spaces provided for any dwelling unit shall not exceed the spaces required by more than 50 percent (50%). Per Section: 1187.21(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 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		OWNER MAILING	OWNER MAILING
		UNIT	OWNER MAILING CITY	STATE	ZIP
TJOTJOS, CHRISTOPHER A & SOPHIA P	231 YACHT CLUB DR		ROCKY RIVER	OH	44116
KLENOTIC, CHRISTINA G. & PHILIP A	19339 FRAZIER DR		ROCKY RIVER	OH	44116
HUNGER, RACHEL E. & JESS E	19335 FRAZIER DR		ROCKY RIVER	OH	44116
VENIZELOS, CHRISTINA G.-TRUSTEE	269 YACHT CLUB DR		ROCKY RIVER	OH	44116
PATRICIA A MCHUGH	19341 FRAZIER DR		ROCKY RIVER	OH	44116
JAMES MOCHO	19462 BEACH CLIFF BLVD		ROCKY RIVER	OH	44116
David Rauske	19336 FRAZIER DR		Rocky River	OH	44116
HERRON, BIRGITTA L	275 YACHT CLUB DR		Rocky River	OH	44116
SCHUSTER, NANCY C.	221 YACHT CLUB DR		ROCKY RIVER	OH	44116
MOSIER, WILLIAM M. & SANDRA E.	19428 BEACH CLIFF BLVD		ROCKY RIVER	OH	44116
DELANEY, KATHLEEN C.	19334 FRAZIER DR		ROCKY RIVER	OH	44116
KEMPF, STEPHEN W. & AMY A.	19401 BEACHCLIFF		ROCKY RIVER	OH	44116
LINDA WRIGHT	6514 TURKEY RUN W		MEBANE	NC	27302
FRAZIER NORTH, LLC	2001 CROCKER RD	SUITE 420	WESTLAKE	OH	44145
MATTHEW MURPHY AND ALLYSON MURPHY	19385 BEACH CLIFF BLVD		ROCKY RIVER	OH	44116
SALISBURY, JOHN CHAPMAN & GABRIELLE	255 YACHT CLUB DR		ROCKY RIVER	OH	44116
FRAZIER SOUTH, LLC	2001 CROCKER RD	SUITE 420	WESTLAKE	OH	44145
PEDERSON, STEVEN CHARLES & TAMILYN OSBORNE	19433 BEACH CLIFF		ROCKY RIVER	OH	44116
19332 FRAZIER DR LLC	19332 FRAZIER DR		ROCKY RIVER	OH	44116
EPPIG, MICHAEL PARKER-TRUSTEE	19337 FRAZIER DR		ROCKY RIVER	OH	44116
Joseph Pavlik	19465 BEACH CLIFF BL		Rocky River	OH	44116
STANARD, MARGARET E. TRUSTEE	19330 FRAZIER DR		ROCKY RIVER	OH	44116
CLYMER, CHRIS & CHOIS, ELIZABETH KATHERINE	19300 FRAZIER DR		ROCKY RIVER	OH	44116
CUDO, JONATHAN and KALAFATIS, LARA	19224 FRAZLER DR		ROCKY RIVER	OH	44116
RAYMOND & KATHY TURK	285 YACHT CLUB DR		ROCKY RIVER	OH	44116
LINDA WRIGHT	6514 TURKEY RUN W		MEBANE	NC	27302
BEBOS, ACHILLES, and NICOLE M	19474 BEACH CLIFF BLVD		ROCKY RIVER	OH	44116