



**B R A N D T  
ARCHITECTURE, LLC**

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City of Rocky River  
Attn.: Planning Commission  
21012 Hilliard Blvd  
Rocky River, OH 44116

Sept. 4, 2025

Dear Board Members,

I would like to present a summary of the proposed project. The property owner, Gregg Mylett, would like to infill the two existing curb cuts and add a 4' tall decorative fence along the property along Linda St. The primary reason for this is safety and preserving parking spaces for his tenants on that property.

Currently with the driveways on Linda St. open to traffic, the parking lot is used to cut through to avoid the traffic lights at the Detroit Rd. intersection. This can be hazardous for the patients in the medical building. The first-floor medical offices provide care for autistic children, and the second floor is pediatric care. The Cleveland Clinic (CCF) would prefer the driveways on Linda St. be closed for the safety of their patients.

Both Westsiders and CCF require all the parking in this lot and we don't have the capacity to allow parking for clients of Mitchell's, Market, Wine Bar, Tommy's and a new banquet hall constructed next to Tommy's. There are also concerns for pedestrians, especially young children, running into traffic the rather than crossing at the intersection.

We are proposing a 4' high fence located 5'-0" from the property line where adjacent to the parking lot. Landscaping will be installed between the fence and the sidewalk. From the edge of the parking lot heading towards Detroit Rd., the fence will be 6" from the property line. Given the slope of the landscaping in this area, we believe this is the safest location for the fence rather than at the 5' setback. Along the north property line, the fence will be close to the existing parking lot curb and then connect to the adjacent building just past the meters. This is to prohibit pedestrians from cutting through the lot. We are proposing a 4' high fence because we feel a 3' high fence can easily be climbed over.

The property owner has discussed this proposal with the Fire Prevention Officer, who has approved it. It has also been discussed with the Building Dept. and the Safety Department and has received positive feedback. We will be seeking the necessary variances from the Board of Zoning Appeals.

We feel the proposed fence and landscaping are appropriate on this property and will be an enhancement to the streetscape. We hope you agree and support this project.

Thank you for your consideration.

Sincerely,  
Jill Brandt