

Dylan Minek

From: Marcel Mylen
Sent: Wednesday, March 18, 2026 1:38 PM
To: Dylan Minek
Cc: Courtney Mylen; Megan Moran
Subject: Fw: 421 Riverdale - Mylen Parking Easement
Attachments: ParkingAgreement.pdf; IMG_0095.jpeg

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To: Dylan Minek, Rocky River Building Department, and Planning Commission
Regarding: 3/19 meeting agenda item for: Riverdale Homes, PPN: 301-09-121 Plan

I am Marcel Mylen from 421 Riverdale Drive. This is the third time I am dealing with parking rights and parking easements near my home since I purchased the property in 2004. My most recent agreement was created with the Doyle's and O'Donnel's when they purchased parcels to build their homes (425 Riverdale and 427 Riverdale). They created a dedicated parcel called R4 (PPN 301-09-120) and we created and documented a permanent parking easement for exclusive access rights to 421 Riverdale for that parcel. Below is email history with the Building Department getting that agreement in place and signed in 2019. Attached is the fully signed Parking Easement Agreement, and a photo of the first page registered with Cuyahoga County.

I would like to submit some comments to the building department and building commission:

- The parking easement was created by McDonald Hopkins law firm and had considerable cost in time, stress, and legal fees. The parking easement agreement was recorded with Cuyahoga County.
- The current easement provides exclusive access to dedicated and defined space to accommodate two parked cars. This space was defined into permanent parcel number 301-09-120, also referred to as R4.
- While the land is owned by another party, the easement grants from that party exclusive parking access to 421 Riverdale owners and guests in perpetuity: along with the ability to place signage on the space denoting restricted access
- The agreement clearly states that this arrangement passes on to all successors and assigns of both the new landowner and the current and future owner of 421 Riverdale.
- This space is ideally located right in front of the 421 Riverdale property, and specifically opposite the garage for easy access to loading and unloading from vehicles.
- Space is limited in the yacht club basin, and we have handicapped people regularly visiting 421 Riverdale and needing close reliable parking spaces.
- These exclusive parking spaces add considerable market value to the 421 Riverdale home, both by lenders and potential future buyers. Realtors claim these two exclusive spaces are critical features of the home and if they were not available, the market value of our home would be significantly reduced.

- We currently have 4 automobiles and continually utilize these two spaces for those vehicles, along with needing to provide that space to our visiting guests and contractors.
- Since the buyer of parcel 301-09-120 is inheriting this easement agreement and required to maintain exclusive access to 421 Riverdale, I find it unacceptable for them to request changing the current arrangement directly through the building commission. Additionally, I find it inconsiderate that they have not reached out to me with their request.
- I am not interested in changing this arrangement.
- I am not interested in a shared parking space arrangement with other parties.
- I expect the parking spaces as noted in the agreement to remain as is, with exclusive access to 421 Riverdale owners and guests, and the space shall not be impeded, blocked, or destructed in any way during construction, adjustments to their land, or in the general daily use of surrounding properties.
- During any construction, I expect visitors or contractors of the new development refrain from using this space, as well as ensuring the driveway access into and out of the property remains clear at all times for the use and safety of all residents.

Please contact me with questions.

Marcel Mylen
421 Riverdale Drive
Rocky River, Ohio 44116
216-970-9711

Begin forwarded message:

On Friday, March 29, 2019, 1:50 PM, Doyle, James M <james.doyle@usbank.com> wrote:

To All,
Attached please find the signed parking agreement.
Thanks
Jim Doyle

From: Jim Doyle
Sent: Friday, March 29, 2019 1:45 PM
To: Doyle, James M
Subject: [EXTERNAL] Fwd: Riverdale - Mylen Parking Easement

[EXTERNAL] email. Use caution when opening attachments or links from unknown senders.

Sent from my iPhone

Begin forwarded message:

From: Kate Straub <_____
Date: March 11, 2019 at 2:58:37 PM EDT
To: Jim Doyle <_____
Cc: "Raymond C. Reich" <_____
'Alice O'Donnell' <_____
Andrew Bemer

Marcel Mylen <[redacted]@rrcity.com>

Subject: RE: Riverdale - Mylen Parking Easement

Good Afternoon, Jim and Alice – This is to remind you that **you will not be permitted to occupy the homes on Riverdale Dr. until the parking easement agreement has been executed** between you and Marcel Mylen.

Please advise when the agreement will be executed and a copy of it will be submitted to the Building Department.

Thank you,

Kate Straub, Planning and Zoning Coordinator
City of Rocky River Building Department
440-331-0600 ext. 2037
kstraub@rrcity.com

From: Jim Doyle <[redacted]@rrcity.com>
Sent: Thursday, February 21, 2019 12:07 PM
To: Marcel Mylen <[redacted]@rrcity.com>
Cc: [redacted], Kate Straub <kstraub@rrcity.com>; Raymond C. Reich <rreich@rrcity.com>; Andrew Bemer <abemer@rrcity.com>
Subject: Re: Riverdale - Mylen Parking Easement

Marcel
We will get signed by the end of the month.
Thanks
Jim

Sent from my iPhone

On Feb 7, 2019, at 5:14 PM, Marcel Mylen <[redacted]@rrcity.com> wrote:

Hello Jim and Alice,

Were you able to review and sign the parking agreement per the below email? If not, attached is an updated document with February's date, along with my updated notarized signed page. It would be nice to get this document completed this month. Let me know if there are any questions with the document. Thank you, Marcel

On Wednesday, December 19, 2018, 10:06:38 AM EST, Marcel Mylen <[redacted]@rrcity.com> wrote:

Hello Jim and Alice,

McDonald Hopkins has received the needed plat and parcel information from Stuart of Reitz Engineering and has incorporated it into the Parking Easement Agreement; thank you for bringing him into the process. The final version of

the document is attached. I have also attached my notarized signed page as well.

Let me know if we can complete the notarized signing in December, otherwise we will need to adjust the document to reference January 2019. Please let me know if you have any questions.

Thank you, Marcel
216-970-9711

<Riverdale Parking Agreement.pdf>
<MM Signed Page 7 - Feb 2019.pdf>

U.S. BANCORP made the following annotations

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