



NOTICE OF PUBLIC HEARING

Board of Zoning and Building Appeals

November 20, 2025

Regarding: Depot Street Development LLC, 19061 Depot St

To Whom It May Concern:

The Board of Zoning and Building Appeals will hold a public hearing on November 20, 2025, at 7:00 pm for:

- A **variance** to retain a projecting sign 8'-7" above ground level vs the 10' that is permitted. Per Section: 1193.07 (d)(4).
- A **variance** to retain painted wall signage on the north elevation, vs permanent signs shall be fabricated on and of materials that are of good quality and good durability. Per Section: 1193.17 (b)(9).
- A **variance** to retain two wall signs on the north elevation vs the one wall sign that is permitted. Per Section: 1193.05 (a).
- A **variance** to install a fabricated wall sign on the east elevation vs each building frontage shall be entitled to the sign area permitted. Per Section: 1193.05 (a)(2).
- A **variance** to appeal the final decisions of the Design and Construct Board of Review. Per Section 5.

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 UNIT	OWNER MAILING CITY	OWNER MAILING STATE	OWNER MAILING ZIP
BON VIEW PARTNERS PMB 17237	548 MARKET ST		SAN FRANCISCO	CA	94104
BONVIEW PARTNERS, LLC	2201 MARKET ST		SAN FRANCISCO	CA	94114
BUTTO, DANIELLE N	19294 BETTERSEA BLVD		ROCKY RIVER	OH	44116
BYRON W ANDERSON	400 RIVERDALE DR		ROCKY RIVER	OH	44116
Carol Kelly	19240 BATTERSEA BLVD		Rocky River	OH	44116
CHASTER JR., EARL F. & BARON, PAMELA A.	359 S RIVERDALE DR		ROCKY RIVER	OH	44116
CUTURA, FRANCINE-TRS	19200 FRAZIER DR		ROCKY RIVER	OH	44116
DENISE HULK	1220 W 6 ST	#801	CLEVELAND	OH	44113
DEPOT STREET DEVELOPMENT LLC	1836 W 25TH ST		CLEVELAND	OH	44113
Diane Kennedy	21831 AVALON DR		Rocky River	OH	44116
DOLINGA, ROBERT	341 RIVERDALE DR		ROCKY RIVER	OH	44116
DONALD C. & SUSAN M. FERNALD	518 KEY ROYALE DR		HOLMES BEACH	FL	34217
FINN, ROBERT T. & ELIZABETH	19250 BATTERSEA BLVD		ROCKY RIVER	OH	44116
GALLUCCI, RAY A. JR. & MCANDREWS, MARY KAY	353 RIVERDALE DR		ROCKY RIVER	OH	44116
HANZAL, BRIAN & COURTNEY	19331 BEACHCLIFF BLVD		ROCKY RIVER	OH	44116
JANET M FUCHS	5225 AVENIDA PESCADORA		FORT MYERS BEACH	FL	33931
JDS OLD RIVER II LLC	19107 DETROIT RD		ROCKY RIVER	OH	44116
JDS OLD RIVER II, LLC	19107 OLD DETROIT RD		ROCKY RIVER	OH	44116
JOF PROPERTIES LLC	19421 STORY RD		ROCKY RIVER	OH	44116
K2 HOLDINGS LLC	5900 DETROIT AVE	STE 1	CLEVELAND	OH	44102
KELLY LAVELLE	16 HIDDEN VALLEY		ROCKY RIVER	OH	44116
Meyers, Marcia J.	406 RIVERDALE DR		Rocky River	OH	44116
MIHELICH, RICHARD A. & JONI J.	313 RIVERDALE DR		ROCKY RIVER	OH	44116
MOAN, ANDREW RAYMOND & MOAN, MARY KATHRYN	PO BOX 130		WALNUT CREEK	CA	94597
Robert Kilbane	19885 DETROIT RD	# 238	Rocky River	OH	44116
Seelie John F	329 SO RIVERDALE AVE		Rocky River	OH	44116
SUTTLE, SCOTT & NANCY S.	394 RIVERDALE DR		ROCKY RIVER	OH	44116
TIPPIT, ELIZABETH K.	331 S RIVERDALE AVE		ROCKY RIVER	OH	44116
VALDE ENTERPRISES, LLC	21055 LORAIN RD		FAIRVIEW PARK	OH	44126
Wentworth Daniel J.	351 RIVERDALE DR		Rocky River	OH	44116

Dylan Minek

From: The Westlake <thewestlake@ohiocoxmail.com>
Sent: Wednesday, November 12, 2025 12:15 PM
To: Dylan Minek; normanab9@aol.com; The Westlake
Subject: Re: Rocky River BZA Variance Notice

Caution! This message was sent from outside your organization. Do not open attachments or click links from unknown senders!

[Allow sender](#) | [Block sender](#)

Dylan,

No problem we will get this out today.

On 11/12/2025 11:46 AM EST Dylan Minek <dminek@rockyriverohio.gov> wrote:

Norm and John,

I have a BZA meeting coming up on November 20th, and the Westlake Condos are within the required distance for notification. Instead of me sending a notice to all 100 units, I was wondering if you had an HOA means of communication that you could share this notice with the residents of the building. Please let me know either way.

Thank you,

Dylan Minek

Planning and Community Development Administrator

City of Rocky River

dminek@rockyriverohio.gov

Office: 440-331-0600 ext. 2037