



NOTICE OF PUBLIC HEARING

Board of Zoning and Building Appeals

November 20, 2025

Regarding: GKHE Properties, 19800 Detroit Rd

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 install a 4' ornamental fence in the side yard abutting a public street right-of-way, vs fences shall not exceed three (3) feet in height when located in front of a building or in yards abutting a public street right-of-way. Per Section: 1167.13 (3)
- A **variance** to install a 4' ornamental fence within the parking setback, maintaining the required 5' screening setback for the first 82'. The fence moves 6" off the property line as it goes southwards. Fences that are not located within the required setback areas shall be screened with the following landscape materials, planted not more than five (5) feet from the fence and between the fence and the property line. Per Section: 1167.13 (4)(B)2

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
Wally & Jane O'Donnell	922 BEACH RD		Lakewood	OH	44107
MITCHELL'S ICE CREAM	1867 W 25TH ST		CLEVELAND	OH	44113
INGERSOLL TWO LLC	19848 LINDA AVE		ROCKY RIVER	OH	44116
KWR-WALD & FISHER	3311 RICHMOND RD	SUITE 200	CLEVELAND	OH	44122
LINDA HOLDINGS, LLC	1328 LINDA ST	STE 1	ROCKY RIVER	OH	44116
INGERSOLL ONE LLC	19848 LINDA AVE		Rocky River	OH	44116
19800 DETROIT ROAD, LLC GKHE PROPERTIES	19800 FRAZIER DR		ROCKY RIVER	OH	44116
W&F PLAZA INVESTMENTS LTD	19575 DETROIT RD		ROCKY RIVER	OH	44116
LINDA HOLDINGS LLC	1328 LINDA ST	STE 1	ROCKY RIVER	OH	44116
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19930 DETROIT ROAD LLC GKHE PROPERTIES	19800 FRAZIER DR		ROCKY RIVER	OH	44116
KWR-WALD & FISHER INC	3311 RICHMOND RD	SUITE 200	CLEVELAND	OH	44122