



NOTICE OF PUBLIC HEARING

Board of Zoning and Building Appeals

January 8, 2026

Regarding: Bearden's Steakburgers, 19985 Lake Road

To Whom It May Concern:

The Board of Zoning and Building Appeals will hold a public hearing on January 8, 2026, at 7:00 pm for a **variance** to construct a trash enclosure within the parking setback, 2' from the rear property line, vs trash enclosures shall comply with the minimum parking setback of 10'. Per Section: 1167.21 (a) and Per Schedule: 1167.11 (3)

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
PIROS, MATTHEW DAVID AND PIROS, CAITLIN ANNE	386 ARGYLE RD		ROCKY RIVER	OH	44116
ASTOR PLACE HOA C/O CORAL MANAGEMENT CO	4401 ROCKSIDE RD	SUITE 390	INDEPENDENCE	OH	44131
KELLY J. CORNACHIONE	583 S KENSINGTON DR		ROCKY RIVER	OH	44116
HUNGER, JACK MILLER & ERICA	387 CORNWALL RD		ROCKY RIVER	OH	44116
KADOWAKI, CHARLES A. & FARVER, HANNAH R	381 KENSINGTON RD		ROCKY RIVER	OH	44116
KATYA H. & IGNACIO CHIONG	3 ASTOR PLACE RD		ROCKY RIVER	OH	44116
YOUNG, JAMES N. & SUZANNE M.	381 CORNWALL RD		ROCKY RIVER	OH	44116
JOHN ZIMMER	399 KENSINGTON RD		ROCKY RIVER	OH	44116
SPIKER, PETER & MCKEEL, KATHRYN	392 CORNWALL RD		ROCKY RIVER	OH	44116
Pamela K Gilliland	19915 LAKE RD		Rocky River	OH	44116
BRIDELL, JENNIFER	395 CORNWALL RD		ROCKY RIVER	OH	44116
INAYA KHAN LLC	20045 LAKE RD		ROCKY RIVER	OH	44116
JOSEPHO, KRISTIN	567 S KENSINGTON DR		ROCKY RIVER	OH	44116
KENNEDY VIKING PROPERTY INVESTMENTS VI, LLC	31390 VIKING PKWY		WESTLAKE	OH	44145
DAUGSTRUP, TYLER G & MIA	382 CORNWALL RD		ROCKY RIVER	OH	44116
CHAO, ROSLYN	394 ARGYLE RD		ROCKY RIVER	OH	44116
RIEMENSCHNEIDER, BROCK T.	386 CORNWALL RD		ROCKY RIVER	OH	44116
NOUR, HASAN AHMAD & ALRUZZI, SAMAH					
MAHMOUD	555 S KENSINGTON DR		ROCKY RIVER	OH	44116
LAKE ROAD RE LLC	19985 LAKE RD		ROCKY RIVER	OH	44116
SKIERSKI, ALLEN & ELIZABETH A.	378 ARGYLE RD		ROCKY RIVER	OH	44116
WILLIAMSON, ALEX STEWART & MARY SUSAN	1 ASTOR PL		ROCKY RIVER	OH	44116