

# CITY OF ROCKY RIVER



## NOTICE OF PUBLIC HEARING

Board of Zoning and Building Appeals

February 12, 2026

Regarding: Lofts on Linda, 800 Linda St

To Whom It May Concern:

The Board of Zoning and Building Appeals will hold a public hearing on February 12, 2026, at 7:00 pm for a **variance** to construct a two-story mixed-use building with a membership gym on the first floor and apartment units on the second floor. A gym is not a permitted Use in the R-5 Multi-Family Zoning District when it is a separate Use from the residential units. Per Schedule: 1157.03.

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](http://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](mailto: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 |
|---|-----------------------|--------------------|--------------------|---------------------|-------------------|
| SULLIVAN JANE R.  | 21 ASTOR PL           |                    | ROCKY RIVER        | OH                  | 44116             |
| CHRISTINE LENKE RYLAND  | 528 BEACHCLIFF ROW DR | #B5                | ROCKY RIVER        | OH                  | 44116             |
| ASTOR PLACE HOA C/O CORAL MANAGEMENT CO<br>Pamela K Gilliland | 4401 ROCKSIDE RD      | SUITE 390          | INDEPENDENCE       | OH                  | 44131             |
| ROE, ROBERT J.  | 19915 LAKE RD         |                    | Rocky River        | OH                  | 44116             |
| PATHAK, GAUTAM  | 6 BEACHCLIFF ROW DR   |                    | ROCKY RIVER        | OH                  | 44116             |
| ZARNICK, GENEVIEVE  | 10 STONEHILL LN       |                    | CHAGRIN FALLS      | OH                  | 44022             |
| MICHAEL FITZGIBBON AND FITZGIBBON                             | 19 ASTOR PL           |                    | ROCKY RIVER        | OH                  | 44116             |
| KLEINSMITH, ANNE AND KLEINSMITH, KEVIN                        | 11 ASTOR PL           |                    | ROCKY RIVER        | OH                  | 44116             |
| KENNEDY VIKING PROPERTY INVESTMENTS VI, LLC                   | 20 ASTOR PL           |                    | ROCKY RIVER        | OH                  | 44116             |
| RIORDAN, TIMOTHY P. & JOANN E.<br>Illuminating Co             | 31390 VIKING PKWY     |                    | WESTLAKE           | OH                  | 44145             |
| CURTIS, JAMES C & ROBERTA A                                   | 538 BEACHCLIFF ROW DR |                    | ROCKY RIVER        | OH                  | 44116             |
| RICHARDS, ANN   | 76 S MAIN ST          |                    | AKRON              | OH                  | 44308             |
| INGERSOLL TWO LLC   | 1670 MAGNAVOX WAY     |                    | FORT WAYNE         | IN                  | 46804             |
| THEISS PROPERTY MANAGEMENT 532 LLC<br>Illuminating Co         | 509 BEACHCLIFF ROW    |                    | ROCKY RIVER        | OH                  | 44116             |
| GLINATSI, JAMES & GLINATSI, DOXIE                             | 5845 LANDERBROOK DR   |                    | LYNDHURST          | OH                  | 44124             |
| THOMAS EUGENE & STELENE EVELYN SATTLER<br>POWDER PLANT LTD    | 1056 KIRKLAND LN      |                    | LAKESWOOD          | OH                  | 44107             |
| ATWELL, GREGORY J & MATUSZNY, LISA M                          | 76 S MAIN ST          |                    | AKRON              | OH                  | 44308             |
| KILBANE, BRYAN EDWARD   | 17 ASTOR PL           |                    | ROCKY RIVER        | OH                  | 44116             |
| MCHALE, TERRENCE E & MASTERS, KAREN                           | 1655 FOREST DR        |                    | MEDINA             | OH                  | 44256             |
| LALITHA MUTNAL  | P O BOX 241353        |                    | MAYFIELD HTS       | OH                  | 44124             |
| JOSEPH A LOMBARDO   | 536 BEACHCLIFF ROW DR |                    | ROCKY RIVER        | OH                  | 44116             |
| PATTON, NINA  | 15 ASTOR PL           |                    | ROCKY RIVER        | OH                  | 44116             |
| PRASSE MANAGEMENT CO., LLC                                    | 508 LINDA ST          |                    | ROCKY RIVER        | OH                  | 44116             |
| BERAN, RICHARD AND BERAN, VICKI                               | 524 BEACHCLIFF ROE DR |                    | ROCKY RIVER        | OH                  | 44116             |
| CARSON, MATTHEW A-TR-ETAL                                     | 601 LINDA ST          |                    | Rocky River        | OH                  | 44116             |
| DI MATTEO, LARRY A. & COLLEEN F.                              | 8 ASTOR PLACE         |                    | ROCKY RIVER        | OH                  | 44116             |
| TATE, WILLIAM P. & TATE, CARRIE C. CO-TRUSTEES                | 1150 LINDA AVE        |                    | ROCKY RIVER        | OH                  | 44116             |
| CASHMAN, MARK E   | 10 ASTOR PL           |                    | ROCKY RIVER        | OH                  | 44116             |
|   | 18 ASTOR PL           |                    | ROCKY RIVER        | OH                  | 44116             |
|   | 9 ASTOR PL            |                    | ROCKY RIVER        | OH                  | 44116             |
|   | 507 BEACHCLIFF ROW DR |                    | ROCKY RIVER        | OH                  | 44116             |
|   | 12900 LAKE AVE        | APT 1120           | ROCKY RIVER        | OH                  | 44116             |
|   |                       |                    | CLEVELAND          | OH                  | 44116             |

*ROUNDSTONE REAL ESTATE, LLC*

|   |                           |        |              |    |       |
|---|---------------------------|--------|--------------|----|-------|
| HERTHER, MARK & ASHLEY  | 19621 LAKE RD             |        | ROCKY RIVER  | OH | 44116 |
| TRANSCON BUILDERS INC C/O LAWRENCE COMMUNITY MANAGEMENT GROUP | 21081 ABERDEEN RD         |        | ROCKY RIVER  | OH | 44116 |
| 551 LINDA STREET LLC  | 1507 LEAR INDUSTRIAL PKWY | STE 1  | AVON         | OH | 44011 |
| GARY A RICHARDS   | 551 LINDA AVE             |        | ROCKY RIVER  | OH | 44116 |
| GROSSMAN, DOUGLAS M & MORAN, KATHLEEN                         | 522 BEACHCLIFF ROW DR     |        | ROCKY RIVER  | OH | 44116 |
| KENNEDY PROPERTY INVESTMENTS II LLC                           | 35835 WILLS RD            |        | CRESWELL     | OR | 97426 |
| TRANSCON BUILDERS INC C/O LAWRENCE COMMUNITY MANAGEMENT GROUP | 21831 AVALON DR           |        | ROCKY RIVER  | OH | 44116 |
| WULFF, THOMAS JR & GINA M TRS                                 | 1507 LEAR INDUSTRIAL PKWY | STE 1  | AVON         | OH | 44011 |
| ROCKY RIVER LAND REUTILIZATION PROGRAM                        | 539 BEACHCLIFF ROW DR     |        | ROCKY RIVER  | OH | 44116 |
| OHIO DIVERSIFIED SERVICES INC                                 | 21012 HILLIARD BLVD       |        | ROCKY RIVER  | OH | 44116 |
| GALANG, ANTHONY J (AKA ANTHONY J GALANG )                     | 4340 MARIN WOODS          | UNIT B | PORT CLINTON | OH | 43452 |
| WAFFEN, BRUCE & SHARON  | 510 LINDA AVE             |        | ROCKY RIVER  | OH | 44116 |
| PURDY, JAMES E. & KRISTINA S.                                 | 534 BEACHCLIFF ROW DR     |        | ROCKY RIVER  | OH | 44116 |
| ZAJACZKOWSKI, KENNETH M                                       | 16 ASTOR PL               |        | ROCKY RIVER  | OH | 44116 |
| ALLEN, ANDREW W. TRUSTEE                                      | 14 ASTOR PL               |        | ROCKY RIVER  | OH | 44116 |
|   | 537 BEACHCLIFF ROW DR     |        | ROCKY RIVER  | OH | 44116 |