



NOTICE OF PUBLIC HEARING

Board of Zoning and Building Appeals

April 16, 2026

Regarding: WXZ Development, 19350 Detroit Rd

To Whom It May Concern:

The Board of Zoning and Building Appeals will hold a public hearing on April 16, 2026, at 7:00 pm for a **variance** to provide 27 off-street parking spaces vs the 35 off-street parking spaces that are required. Required parking spaces are determined by the nature of Uses and the associated minimum parking requirement set forth in Schedule 1187.09. The 35 required spaces are after the 20% reduction for shared parking. Per Section: 1187.15 (a).

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
TIA ROCKY RIVER LLC	2503 E BROAD ST		COLUMBUS	OH	43209
John & J Kinsley	19433 DETROIT RD		Rocky River	OH	44116
HOM FAMILY LIMITED PARTNERSHIP ET AL	20688 CENTER RIDGE RD		ROCKY RIVER	OH	44116
19415 EBENEZER LLC	19415 DETROIT RD		ROCKY RIVER	OH	44116
Anna M Smith April W Sampson	12550 LAKE AVE	UNIT 611	Lakewood	OH	44107
ROCKY RIVER METHODIST CHURCH	19414 DETROIT RD		ROCKY RIVER	OH	44116
JRW/RR, LLC	22720 FAIRVIEW CENTER DR	#150	FAIRVIEW PARK	OH	44126