



NOTICE OF PUBLIC HEARING

Board of Zoning and Building Appeals

June 11, 2026

Regarding: BKB Properties INC, 21808 Center Ridge Rd

To Whom It May Concern:

The Board of Zoning and Building Appeals will hold a public hearing on June 11, 2026, at 7:00 pm for a **variance** to provide 26 off-street parking spaces vs the 40 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 40 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
SRK PERRYSBURG ASSOC LLC	4053 MAPLE RD		BUFFALO	NY	14226
Westwood Town Ctr Llc C/O Zeisler Morgan Prop	30000 CHAGRIN BLVD		Cleveland	OH	44124
PNC BANK NA c/o INVOKE TAX PARTNERS	PO BOX 850		AURORA	OH	44202
BRYAN RUOCCO WELLNESS LLC	21690 RIVER OAKS DR		ROCKY RIVER	OH	44116
MINERVA TOWNHOUSES, LTD. PACIFIC BELLS	111 W 39TH ST		VANCOUVER	WA	98660
GJC ENTERPRISES INC	6189 MAYFIELD RD	#202	MAYFIELD HTS	OH	44124
BKB PROPERTIES INC	PO BOX 6230		CORPUS CHRISTI	TX	78466
200 WELLNESS KWMR LLC	21875 CENTER RIDGE RD		ROCKY RIVER	OH	44116
21851 CENTER RIDGE ROAD KWMR LLC	21851 CENTER RIDGE RD	Ste 408	ROCKY RIVER	OH	44116
AMF LIMITED	21851 CENTER RIDGE RD	SUITE 506	ROCKY RIVER	OH	44116
AMF Limited C/O Wm Farr DDS	21851 CENTER RIDGE RD	STE 506	Rocky River	OH	44116
BETOR, RICHARD E.	21851 CENTER RIDGE RD		Rocky River	OH	44116
BETOR, RICHARD E.	21851 CENTER RIDGE RD	STE 307	ROCKY RIVER	OH	44116
CANEPA, CHARLES P. & LINDA RAK	21851 CENTER RIDGE RD	SUITE 308	ROCKY RIVER	OH	44116
Charles P. Canepa	21851 CENTER RIDGE	STE 308	Rocky River	OH	44116
Charles P. Canepa	21851 CENTER RIDGE	STE 308	Rocky River	OH	44116
EIS REAL ESTATE LLC	29344 HUMMINGBIRD CT		WESTLAKE	OH	44145
FACIAL AESTHETIC DESIGNERS, INC.- JOHN HEIMKE, D.M	19690 ROSLYN DR		ROCKY RIVER	OH	44116
GOERGY PROPERTIES LLC	21851 CENTER RIDGE RD	UNIT 415	ROCKY RIVER	OH	44116
JENSAM, LLC	21851 CENTER RIDGE RD		Rocky River	OH	44116
JENSAM, LLC	1409 FITZROY ST		WESTLAKE	OH	44145
JIMARTY LLC	21851 CENTER RIDGE RD	SUITE 207	ROCKY RIVER	OH	44116
JIMARTY LLC	21851 CENTER RIDGE RD	Unit 205	ROCKY RIVER	OH	44116
Joseph Adamcik	32530 NORTHWOOD CT		NORTH RIDGEVILLE	OH	44039
KEVIN ANGNEY	21851 CENTER RIDGE RD		ROCKY RIVER	OH	44116
LD MOHAR VENTURES LLC	5756 BARTON RD		NORTH OLMSTED	OH	44070
NATASHA LLC	29288 REGENCY CIR		WESTLAKE	OH	44145
OBPC SNOBELT LLC	21851 CENTER RIDGE RD	STE 104	ROCKY RIVER	OH	44116
OBPC Snowbelt, LLC	21851 CENTER RIDGE	#104	Rocky River	OH	44116
PARTY OF FIVE HOLDINGS, LLC	21447 AVALON DR		ROCKY RIVER	OH	44116
Rabiha Betor	1782 ARLINGTON RD		WESTLAKE	OH	44145
Richard E Betor	21851 CENTER RIDGE R		Rocky River	OH	44116
RMAD PROPERTY, LLC	21851 CENTER RIDGE #205 RD		ROCKY RIVER	OH	44116
VINSTER, LLC	21851 CENTER RIDGE RD	STE. 410	ROCKY RIVER	OH	44116
VINSTER, LLC	21851 CENTER RIDGE RD	STE. 410	ROCKY RIVER	OH	44116
WAITE, JAMES R & HOLLY B	19875 HENRY RD		FAIRVIEW PARK	OH	44126