



# NOTICE OF PUBLIC HEARING

Board of Zoning and Building Appeals

June 11, 2026

Regarding: Back Nine Golf, 21633 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 install window signage that covers 100% of the total window area vs windows signs shall not have a maximum area greater than 20% of the total window area of the space occupied by the occupant, provided that such signs do not cover more than 30% of the window panel to which they are affixed. Per Section 1193.07 (c)(1)A. and B.

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
PINZONE TOWERS LP	2999 PAYNE AVE	3RD FLOOR	CLEVELAND	OH
BRYAN RUOCCO WELLNESS LLC	21690 RIVER OAKS DR		ROCKY RIVER	OH
Chillemi, Chad, LLC	21919 CENTER RIDGE		ROCKY RIVER	OH
CRE JV MIXED FIVE OH 5 BRANCH HOLDINGS C/O CITIZEN	ONE CITIZENS BANK WAY	MAIL STOP JCB 430	JOHNSTON	RI
SRK PERRYSBURG ASSOC LLC	4053 MAPLE RD		BUFFALO	NY
21590 CENTER RIDGE LLC	21590 CENTER RIDGE RD		ROCKY RIVER	OH
Drellishak Enterprises Llc	21512 CENTER RIDGE R		Rocky River	OH
Westwood Town Ctr Llc C/O Zeisler Morgan Prop	30000 CHAGRIN BLVD		Cleveland	OH
PNC BANK NA c/o INVOKE TAX PARTNERS	PO BOX 850		AURORA	OH
GJC ENTERPRISES INC	6189 MAYFIELD RD	#202	MAYFIELD HTS	OH
MINERVA TOWNHOUSES, LTD. PACIFIC BELLS	111 W 39TH ST		VANCOUVER	WA
Rocky River Board Of Education	21600 CENTER RIDGE R		Rocky River	OH
BKB PROPERTIES INC	PO BOX 6230		CORPUS CHRISTI	TX

<b>OWNER MAILING NAME</b>	<b>OWNER MAILING ADDRESS</b>	<b>OWNER MAILING UNIT</b>	<b>OWNER MAILING CITY</b>	<b>OWNER MAILING STATE</b>	<b>OWNER MAILING ZIP</b>
EIS REAL ESTATE LLC	29344 HUMMINGBIRD CT		WESTLAKE	OH	44145
KNAPP, PATRICIA K. & MANCUSO, ANN H.	21834 ADDINGTON BLVD	UNIT 4	ROCKY RIVER	OH	44116
BAHR, ROBERT J. & SYLVIA A.	21822 ADDINGTON BLVD	Unit 6	ROCKY RIVER	OH	44116
LYMAN, EMILY G	21832 ADDINGTON BLVD	Unit 3	Rocky River	OH	44116
21851 CENTER RIDGE ROAD KWMR LLC	21851 CENTER RIDGE RD	Ste 408	ROCKY RIVER	OH	44116
O'TOOLE, DENNIS & COLLEEN B.	21858 ADDINGTON BLVD	Unit 16	ROCKY RIVER	OH	44116
FACIAL AESTHETIC DESIGNERS, INC.- JOHN HEIMKE, D.M	19690 ROSLYN DR		ROCKY RIVER	OH	44116
MIZE, MARILYN M.	21882 ADDINGTON BLVD	UNIT 4	ROCKY RIVER	OH	44116
JUBA TRAIL LLC	21860 ADDINGTON BLVD	Unit 17	ROCKY RIVER	OH	44116
AMF Limited C/O Wm Farr DDS	21851 CENTER RIDGE RD	STE 506	Rocky River	OH	44116
Charles P. Canepa	21851 CENTER RIDGE	STE 308	Rocky River	OH	44116
LUCARELLI DAN	21866 ADDINGTON BLVD	UNIT 12	ROCKY RIVER	OH	44116
EIS REAL ESTATE LLC	29344 HUMMINGBIRD CT		WESTLAKE	OH	44145
NATASHA LLC	29288 REGENCY CIR		WESTLAKE	OH	44145
DUTKO, RONALD J. & SUE A.	21894 ADDINGTON BLVD	Unit 3	ROCKY RIVER	OH	44116
COLLINS, JENNIFER A. ET AL	21842 ADDINGTON BLVD	UNIT 24	ROCKY RIVER	OH	44116
PARTY OF FIVE HOLDINGS, LLC	21447 AVALON DR		ROCKY RIVER	OH	44116
VINSTER, LLC	21851 CENTER RIDGE RD	STE. 410	ROCKY RIVER	OH	44116
AMF Limited C/O Wm Farr DDS	21851 CENTER RIDGE RD	STE 506	Rocky River	OH	44116
KELTON, SLANE G TRUSTEE	21800 ADDINGTON BLVD	Unit 14	ROCKY RIVER	OH	44116
LD MOHAR VENTURES LLC	5756 BARTON RD		NORTH OLMSTED	OH	44070
ROCHFORD, MICHAEL A	21810 ADDINGTON BLVD	Unit 9	ROCKY RIVER	OH	44116
JIMARTY LLC	21851 CENTER RIDGE RD	SUITE 207	ROCKY RIVER	OH	44116
Joseph Adamcik	32530 NORTHWOOD CT		NORTH RIDGEVILLE	OH	44039
WISE, MARTIN J. & LORRAINE M.	21848 ADDINGTON BLVD	Unit 27	ROCKY RIVER	OH	44116
CLARE, TIMOTHY & KAREN	21818 ADDINGTON BLVD	UNIT 13	ROCKY RIVER	OH	44116
McINTYRE, GLORIA E	21872 ADDINGTON BLVD	Unit 15	ROCKY RIVER	OH	44116
CANEPA, CHARLES P. & LINDA RAK	21851 CENTER RIDGE RD	SUITE 308	ROCKY RIVER	OH	44116
LOUISE BABEL	21820 ADDINGTON BLVD		ROCKY RIVER	OH	44116
OBPC SNOBELT LLC	21851 CENTER RIDGE RD	STE 104	ROCKY RIVER	OH	44116

JIMARTY LLC.,	21851 CENTER RIDGE RD	Unit 205	ROCKY RIVER	OH	44116
JENSAM, LLC	21851 CENTER RIDGE RD		Rocky River	OH	44116
BETOR, RICHARD E.	21851 CENTER RIDGE RD		Rocky River	OH	44116
Schultz, Richard A. Trs.	21851 CENTER RIDGE RD		Rocky River	OH	44116
AMF Limited C/O Wm Farr DDS	21851 CENTER RIDGE RD	STE 506	Rocky River	OH	44116
AMF Limited C/O Wm Farr DDS	21851 CENTER RIDGE RD	STE 506	Rocky River	OH	44116
HAZELTON, CHELSEA FRANCES	21880 ADDINGTON BLVD	UNIT 11	ROCKY RIVER	OH	44116
NATISHA, LLC	29288 REGENCY CIR		WESTLAKE	OH	44145
SAPP, MICHAEL ROBERT	21892 ADDINGTON BLVD	Unit 2	ROCKY RIVER	OH	44116
ECHO HEALTH INC	21802 ADDINGTON	Unit 15	Rocky River	OH	44116
GATZ, ROBERT A	21890 ADDINGTON BLVD	Unit 1	ROCKY RIVER	OH	44116
ONDERCIN, EUGENIA-TRUSTEE	21878 ADDINGTON BLVD	Unit 10	ROCKY RIVER	OH	44116
VINSTER, LLC	21851 CENTER RIDGE RD	STE. 410	ROCKY RIVER	OH	44116
MOORE, CHRISTOPHER T	21862 ADDINGTON BLVD	UNIT 18	ROCKY RIVER	OH	44116
Charles P. Canepa	21851 CENTER RIDGE	STE 308	Rocky River	OH	44116
PHILLIPS, DELFINA A.	21874 ADDINGTON BLVD	UNIT 8	ROCKY RIVER	OH	44116
NAYLON, MARGARET A	21826 ADDINGTON BLVD	UNIT 8	ROCKY RIVER	OH	44116
JANOCHA, PATRICIA K.	21844 ADDINGTON BLVD	Unit 25	ROCKY RIVER	OH	44116
CHRISTINE MURPHY	21888 ADDINGTON BLVD		ROCKY RIVER	OH	44116
JOYCE, MARY C.	21864 ADDINGTON BLVD	UNIT 19	ROCKY RIVER	OH	44116
Granlund, Marcia L.	21824 ADDINGTON BLVD	Unit 7	Rocky River	OH	44116
CHIMO, ELAINE J.	21806 ADDINGTON	Unit 17	ROCKY RIVER	OH	44116
Rabiha Betor	1782 ARLINGTON RD		WESTLAKE	OH	44145
John Smetanko	21854 ADDINGTON BLVD		Rocky River	OH	44116
Giblin, Mary K.	21846 ADDINGTON BLVD	Unit 26	ROCKY RIVER	OH	44116
RAUSKE, SHARAN LYNN	21804 ADDINGTON BLVD	UNIT 16	ROCKY RIVER	OH	44116
GOERGY PROPERTIES LLC	21851 CENTER RIDGE RD	UNIT 415	ROCKY RIVER	OH	44116
BOUR, NELSON F. & GEORGIA L.	21812 ADDINGTON BLVD	UNIT 10	ROCKY RIVER	OH	44116
GOERGY PROPERTIES LLC	21851 CENTER RIDGE RD	UNIT 415	ROCKY RIVER	OH	44116
21851 CENTER RIDGE KWMR LLC KWMR LLC	21851 CENTER RIDGE RD	SUITE 408	ROCKY RIVER	OH	44116
GOERGY PROPERTIES LLC	21851 CENTER RIDGE RD	UNIT 415	ROCKY RIVER	OH	44116
OBPC Snowbelt, LLC	21851 CENTER RIDGE	#104	Rocky River	OH	44116

DOUBRAVA, EDWARD T. & MARY B. C/O FIRST FEDERAL S&L ASSOCIATION OF LAKEWOOD 200 WELLNESS KWMR LLC	14806 DETROIT AVE 21875 CENTER RIDGE RD		LAKEWOOD ROCKY RIVER	OH OH	44107 44116
VU, HOA THI & HUYNH, MINH VAN	21870 ADDINGTON BLVD	Unit 14	ROCKY RIVER	OH	44116
SCOTTA, LAUREN M.	21876 ADDINGTON BLVD	Unit 9	ROCKY RIVER	OH	44116
WAITE, JAMES R & HOLLY B Janet Newsome	19875 HENRY RD 21886 ADDINGTON BLVD	Unit 6	FAIRVIEW PARK Rocky River	OH OH	44126 44116
NATISHA, LLC	29288 REGENCY CIR		WESTLAKE	OH	44145
MARILYN L MACK UNIT 2	21830 ADDINGTON BLVD		ROCKY RIVER	OH	44116
FELICIA BROWNING	21814 ADDINGTON	Unit 11	ROCKY RIVER	OH	44116
KEVIN ANGNEY	21851 CENTER RIDGE RD		ROCKY RIVER	OH	44116
RMAD PROPERTY, LLC	21851 CENTER RIDGE #205 RD		ROCKY RIVER	OH	44116
Richard E Betor	21851 CENTER RIDGE R		Rocky River	OH	44116
JENSAM, LLC	1409 FITZROY ST		WESTLAKE	OH	44145
BETOR, RICHARD E.	21851 CENTER RIDGE RD	STE 307	ROCKY RIVER	OH	44116
PARTY OF FIVE HOLDINGS, LLC	21447 AVALON DR		ROCKY RIVER	OH	44116
CHRISTENSEN, JOY M	21850 ADDINGTON BLVD	Unit 20	ROCKY RIVER	OH	44116
Sue P George	21816 ADDINGTON BLVD	Unit 12	Rocky River	OH	44116
HEIN, MATTHEW S.	21884 ADDINGTON BLVD	Unit 5	ROCKY RIVER	OH	44116
LALLY, MARGARET	21828 ADDINGTON BLVD	UNIT 1	ROCKY RIVER	OH	44116
JIMARTY LLC	21851 CENTER RIDGE RD	STE 207	ROCKY RIVER	OH	44116
MANZI, MARIA M	21868 ADDINGTON BLVD	UNIT 13	ROCKY RIVER	OH	44116
JOAN RITA ARNOLD	21808 ADDINGTON BLVD		ROCKY RIVER	OH	44116
FRANKLIN, KAREN E.	21852 ADDINGTON BLVD	Unit 21	Rocky River	OH	44116