



NOTICE OF PUBLIC HEARING

Board of Zoning and Building Appeals

July 9, 2026

Regarding: Mike Assad, 19632 Center Ridge Rd

To Whom It May Concern:

The Board of Zoning and Building Appeals will hold a public hearing on July 9, 2026, at 7:00 pm for a **variance** to provide 46 off-street parking spaces vs the 61 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 46 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 CITY	OWNER MAILING STATE	OWNER MAILING ZIP
JoD, LLC.	22824 HILLIARD BLVD	ROCKY RIVER	OH	44116
DIEHL CHRISTOPHER M. & MELISSA M.	3131 GOLDENGATE AVE	ROCKY RIVER	OH	44116
Z DENTIST LLC	19680 CENTER RIDGE RD	ROCKY RIVER	OH	44116
Classic Vision Ronald Ayers	5766 HUCKELBERRY STREET NW	NORTH CANTON	OH	44720
ROCKY RIVER SHOPPES LLC	7120 DENISON AVE	CLEVELAND	OH	44102
WILHELM CELESTE LLC	19555 CENTER RIDGE RD	ROCKY RIVER	OH	44116
SHIEKH PROPERTIES, LLC	19560 CENTER RIDGE RD	Rocky River	OH	44116
SHARIFULLIN, ALMAZ F.	2923 GASSER BLVD	ROCKY RIVER	OH	44116
ROCKY RIVER SHOPPES LLC	7120 DENISON AVE	CLEVELAND	OH	44102
NAGY, JEFFREY S. & REBECCA J.	2911 GASSER BLVD	ROCKY RIVER	OH	44116
TLC PROPERTIES INC	122222 PLAZA DR	PARMA	OH	44130
Michael & Judith Bir	2949 GASSER BLVD	ROCKY RIVER	OH	44116
Rocky River City Of	MORLEY AVE	Rocky River	OH	44116
Z DENTIST LLC	19680 CENTER RIDGE RD	ROCKY RIVER	OH	44116
Heine, Lisa A.	3141 GOLDENGATE AVE	Rocky River	OH	44116
DIEHL CHRISTOPHER M. & MELISSA M.	3131 GOLDENGATE AVE	ROCKY RIVER	OH	44116
BURNHAM, AARON C. & GERI L	2935 GASSER BLVD	ROCKY RIVER	OH	44116
GNH PROPERTIES CO. LLC	17411 EDGEWATER DR	LAKEWOOD	OH	44107