



NOTICE OF PUBLIC HEARING

Planning Commission

October 28, 2025

Regarding: Tone Coffee House, 20033 Detroit Rd. Ste. 103

To Whom It May Concern:

The Planning Commission will hold a public hearing on October 28, 2025, at 6:00 pm for a Preliminary Review for a Change of Use from a retail establishment to a coffee shop.

Before reaching a decision, the Commission will give those in attendance an opportunity to be heard.

Plans showing the proposal 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
K & B LAND COMPANY LLC C/O KELLY MARTIN	20006 DETROIT RD	SUITE 400	ROCKY RIVER	OH	
K & B LAND COMPANY LLC C/O KELLY MARTIN	20006 DETROIT RD	#400	ROCKY RIVER	OH	44116
COSTANZO, ANDREW J.	20049 ELDORA RD		ROCKY RIVER	OH	44116
SHANER, NICOLE	1511 LAKEVIEW AVE		ROCKY RIVER	OH	44116
MCKEOWN, STEPHEN H. & ANNE M.	19920 ELDORA RD		ROCKY RIVER	OH	44116
K & B LAND COMPANY LLC C/O KELLY MARTIN	20006 DETROIT RD	SUITE 400	ROCKY RIVER	OH	44116
St Christophers Church	20141 DETROIT RD		Rocky River	OH	44116
KEETCHER PROPERTIES LTD	20020 DETROIT RD		ROCKY RIVER	OH	44116
LAROCCA, JOSEPH & CHAMPAGNE, ELENI	19922 ELDORA RD		ROCKY RIVER	OH	44116
MARTINEZ, AMY MARIE	20001 ELDORA RD		ROCKY RIVER	OH	44116
1329 SMITH COURT, LLC GKHE PROPERTIES	19800 FRAZIER DR		ROCKY RIVER	OH	44116
Andrea L Rady	20023 ELDORA RD		ROCKY RIVER	OH	44116
1325 SMITH COURT, LLC GKHE PROPERTIES	19800 FRAZIER DR		Rocky River	OH	44116
RAK CANEPA LAND COMPANY	16724 EDGEWATER DR		ROCKY RIVER	OH	44116
YORK, JACQUELINE A	1501 LAKEVIEW AVE		LAKEWOOD	OH	44107
K & B LAND COMPANY LLC C/O KELLY MARTIN	20006 DETROIT RD	SUITE 400	ROCKY RIVER	OH	44116
Luck Ralph	19558 LAUREL AVE		ROCKY RIVER	OH	44116
LESZKOWICZ, RAYMOND A. & MARGARET A. TRUSTEES	2718 COUNTRY CLUB BLVD		ROCKY RIVER	OH	44116
Joseph & Elizabeth Toth	20000 ELDORA RD		Rocky River	OH	44116
19910 ELDORA LLC	1715 COES POST RUN		WESTLAKE	OH	44145
BAAN PROPERTIES, LLC	19770 LAKE RD	#305	ROCKY RIVER	OH	44116
NAMITA SWARUP & AKHILESH CHOWKSEY	6565 DORSET LN		SOLOM	OH	44139
20015 DETROIT ROAD COMPANY LLC	1836 W 25 ST		CLEVELAND	OH	44113
PRESLAN, LAURA E. & PRESLAN, THOMAS C. (CO-TRS)	20057 ELDORA RD		ROCKY RIVER	OH	44116
SWEENEY, DANIEL P & SARAH E.	20020 ELDORA RD		ROCKY RIVER	OH	44116
Bd Of County Commissioners	20120 DETROIT RD		Rocky River	OH	44116