



# NOTICE OF PUBLIC HEARING

Board of Zoning and Building Appeals

November 20, 2025

Regarding: Tom and Cheryl Boccia, 60 Buckingham Rd

To Whom It May Concern:

The Board of Zoning and Building Appeals will hold a public hearing on November 20, 2025, at 7:00 pm for a **variance** to enclose and expand the second-floor covered porch that was previously approved for lot coverage at 32% vs the 28% that is permitted. Per Schedule: 1153.05 (3)

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 CITY	MAILING STATE	OWNER MAILING ZIP
MUSE, AMY	40 BUCKINGHAM RD	ROCKY RIVER	OH	44116
SEILER, LARRY A. JR.& SEILER, JESSICA K.	85 BUCKINGHAM RD	Rocky River	OH	44116
KUNATH, STEPHEN O.	19550 ARGYLE OVAL	ROCKY RIVER	OH	44116
ANDREWS-MANN, LUCY A.	95 BUCKINGHAM RD	ROCKY RIVER	OH	44116
Richard Hahn	19443 FRAZIER DR	Rocky River	OH	44116
HANRAHAN, CHRISTOPHER M & ANN W	68 BUCKINGHAM RD	Rocky River	OH	44116
BLOCKSOM, DAVID R. & MEGAN C.	19431 FRAZIER DR	ROCKY RIVER	OH	44116
STAFFORD, THOMAS G	41 OAK RD	ROCKY RIVER	OH	44116
LANG, ROBERT D. & SARAH J.	19530 ARGYLE OVAL	ROCKY RIVER	OH	44116
PENA, CARLOS EDUARDO & CLAIRE COTTER	44 BUCKINGHAM RD	ROCKY RIVER	OH	44116
POLSTON, ELLEN M. TRUSTEE	49 BUCKINGHAM RD	ROCKY RIVER	OH	44116
STIRM, ROBERT D. & LILLEY, ANGELA M. (CO-TRUSTEES)	50 BUCKINGHAM RD	ROCKY RIVER	OH	44116
HUXTABLE, ROBERT C. & KELLIE J.	51 OAK RD	ROCKY RIVER	OH	44116
RAUSER, VICTOR-TRUSTEE	31 OAK RD	ROCKY RIVER	OH	44116
TAYLOR MARTHA E.	19510 ARGYLE OVAL	Rocky River	OH	44116
BEARDUCCI, MICHAEL T. & MICHELLE S.	73 BUCKINGHAM RD	ROCKY RIVER	OH	44116
DELVENTHAL, MARK & ERIN	46 BUCKINGHAM RD	ROCKY RIVER	OH	44116
WESTERFIELD, DAVID M & KATHERINE T	43 BUCKINGHAM RD	Rocky River	OH	44116
KENNEY, JOSEPH & COURTNEY	19540 ARGYLE OVAL	ROCKY RIVER	OH	44116
BOCCIA, CHERYL L.	60 BUCKINGHAM RD	Rocky River	OH	44116
Donelon Brian P.	55 BUCKINGHAM RD	Rocky River	OH	44116
WELSH, TODD S. & JUDITH	FRAZIER DR	ROCKY RIVER	OH	44116
MUYSHONDT, SUZANNE	61 BUCKINGHAM RD	ROCKY RIVER	OH	44116
SMRZ, STACY A & CHELETTE, JEFFREY DANIEL	19463 FRAZIER DR	ROCKY RIVER	OH	44116
MILLER, TYLER E & BRITTANY L.	19449 FRAZIER DR	ROCKY RIVER	OH	44116