



# NOTICE OF PUBLIC HEARING

Board of Zoning and Building Appeals

December 4, 2025

Regarding: Jacqueline and Chad Varanese, 257 Arundel Rd

To Whom It May Concern:

The Board of Zoning and Building Appeals will hold a public hearing on December 4, 2025, at 7:00 pm for a **variance** to install an air conditioning condenser 7' from the side property line, vs the 10' that is permitted. Per Section: 1153.15 (k)(1)

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 | OWNER MAILING ZIP |
|-------------------------------------------------------|------------------------|--------------------|--------------------|---------------------|-------------------|
| Anthony & Nancy Bulic                                 | 265 BUCKINGHAM RD      |                    | Rocky River        | OH                  | 44116-1622        |
| KLENOTIC, CHRISTINA G. & PHILIP A                     | 19339 FRAZIER DR       |                    | ROCKY RIVER        | OH                  | 44116             |
| SEELEN, JONATHAN DANIEL & SEDA GOKOGLU                | 251 BUCKINGHAM RD      |                    | Rocky River        | OH                  | 44116             |
| HUNGER, RACHEL E. & JESS E                            | 19335 FRAZIER DR       |                    | ROCKY RIVER        | OH                  | 44116             |
| WALSH, MATTHEW J. & TARA E.                           | 19413 ARGYLE OVAL      |                    | ROCKY RIVER        | OH                  | 44116             |
| VARANESE, CHAD-TRUSTEE & VARANESE, JACQUELINE-TRUSTEE | 257 ARUNDEL RD         |                    | ROCKY RIVER        | OH                  | 44116             |
| CLARK, STEWART & SHAFFER, ERIN M.                     | 19343 FRAZIER DR       |                    | ROCKY RIVER        | OH                  | 44116             |
| RAHN, CYNTHIA LEE                                     | 225 ARUNDEL RD         |                    | ROCKY RIVER        | OH                  | 44116             |
| GREANEY, KENNETH M. & GREANEY, PIA                    | 250 ARUNDEL RD         |                    | ROCKY RIVER        | OH                  | 44116             |
| ALLEN, RYAN M & ALLEN, ERICA M.                       | 205 BUCKINGHAM RD      |                    | ROCKY RIVER        | OH                  | 44116             |
| YATES JR., JOHN A. & JULIANNE M.                      | 236 ARUNDEL RD         |                    | ROCKY RIVER        | OH                  | 44116             |
| MOHAN, GEORGE & MOHAN, LUCINE                         | 222 ARUNDEL RD         |                    | ROCKY RIVER        | OH                  | 44116             |
| Douglas E Doerge                                      | 19483 BEACH CLIFF BL   |                    | Rocky River        | OH                  | 44116-1713        |
| David Rauske                                          | 19336 FRAZIER DR       |                    | Rocky River        | OH                  | 44116-1725        |
| MCCAFFERTY, THOMAS M. & SUSANNE M.                    | 235 BUCKINGHAM RD      |                    | ROCKY RIVER        | OH                  | 44116             |
| PATRICIA A MCHUGH                                     | 19341 FRAZIER DR       |                    | ROCKY RIVER        | OH                  | 44116             |
| MOCHO, JAMES VINCENT & JO ANNA BETH TRUSTEES          | 19462 BEACH CLIFF BLVD |                    | ROCKY RIVER        | OH                  | 44116             |
| MARK S BREGAR NANCY N LOWERY                          | 246 ARUNDEL RD         |                    | ROCKY RIVER        | OH                  | 44116             |
| BARBICAS, MATHEW & LINDSAY                            | 242 ARUNDEL RD         |                    | ROCKY RIVER        | OH                  | 44116             |
| FRAZIER NORTH, LLC                                    | 2001 CROCKER RD        | SUITE 420          | WESTLAKE           | OH                  | 44145             |
| MOSIER, WILLIAM M. & SANDRA E.                        | 19428 BEACH CLIFF BLVD |                    | ROCKY RIVER        | OH                  | 44116             |
| Decarlo, Jerome L.                                    | 247 ARUNDEL RD         |                    | Rocky River        | OH                  | 44116             |
| DELANEY, KATHLEEN C.                                  | 19334 FRAZIER DR       |                    | ROCKY RIVER        | OH                  | 44116             |
| Nugent, Patrick H                                     | 237 ARUNDEL RD         |                    | Rocky River        | OH                  | 44116             |
| SEELEN, JONATHAN DANIEL & SEDA GOKOGLU                | 251 BUCKINGHAM RD      |                    | Rocky River        | OH                  | 44116             |
| BEBOS, ACHILLES, and NICOLE M                         | 19474 BEACH CLIFF BLVD |                    | ROCKY RIVER        | OH                  | 44116             |
| BROGAN, LINDA M. TRUSTEE                              | 19550 BEACH CLIFF BLVD |                    | ROCKY RIVER        | OH                  | 44116             |
| Hollis David A                                        | 19345 FRAZIER DR       |                    | Rocky River        | OH                  | 44116             |
| EPPIG, MICHAEL PARKER-TRUSTEE                         | 19337 FRAZIER DR       |                    | ROCKY RIVER        | OH                  | 44116             |
| MEYER, JAMES A.& MEYER, KELLY A                       | 228 ARUNDEL RD         |                    | ROCKY RIVER        | OH                  | 44116             |
| PATRICK L. SPELLACY & ALEXANDRA L. COTICCHIA          | 241 BUCKINGHAM RD      |                    | ROCKY RIVER        | OH                  | 44116-1622        |
| CARLSON, THOMAS ELLSWORTH & SWANSON, CARA N.          | 271 BUCKINGHAM RD      |                    | ROCKY RIVER        | OH                  | 44116             |
| CARNEY, JOHN J & TANA N CO-TRUSTEES                   | 20664 BEACH CLIFF BLVD |                    | ROCKY RIVER        | OH                  | 44116             |
| FRAZIER SOUTH, LLC                                    | 2001 CROCKER RD        | SUITE 420          | WESTLAKE           | OH                  | 44145             |
| SÖDER, CHARLES L. & LAURA M.                          | 19520 BEACH CLIFF BLVD |                    | ROCKY RIVER        | OH                  | 44116             |