



# NOTICE OF PUBLIC HEARING

Board of Zoning and Building Appeals

March 12, 2026

Regarding: Robert and Mackenzie Vecchione, 21185 Beachwood Dr

To Whom It May Concern:

The Board of Zoning and Building Appeals will hold a public hearing on March 12, 2026, at 7:00 pm for a **variance** to install a mini split with a 3'-6" side setback 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 CITY	OWNER MAILING STATE	OWNER MAILING ZIP
Blockside Hugh	21237 BEACHWOOD DR	Rocky River	OH	44116
STINN, MICHAEL E. & MARY R. (TRUSTEES)	21146 ERIE RD	ROCKY RIVER	OH	44116
Riha, Jeffrey P	21100 BEACHWOOD DR	Rocky River	OH	44116
MORAN, KATHLEEN M.	21085 ERIE RD	ROCKY RIVER	OH	44116
KOJANCIC, DARRIN A. & KASPRISIN, JACQUELYN ELISE	21184 BEACHWOOD DR	ROCKY RIVER	OH	44116
WILLIAM J KYSELA	21246 ERIE DR	ROCKY RIVER	OH	44116
HULL, LINDSAY M	1016 WAGAR RD	ROCKY RIVER	OH	44116
KELLEHER, WENDY L	21283 BEACHWOOD DR	Rocky River	OH	44116
VECCHIONE, MACKENZIE M. & ROBERT J.	21185 BEACHWOOD DR	ROCKY RIVER	OH	44116
FREEH, JOSHUA	21223 ERIE RD	ROCKY RIVER	OH	44116
WASCOVICH, MATTHEW D. & LISA A.	21190 ERIE RD	ROCKY RIVER	OH	44116
VESOULIS, ZISSIS & NANCY F.-TRUSTEES	1080 WAGAR RD	ROCKY RIVER	OH	44116
TUTTLE, KELLI & ROBERT	21218 ERIE RD	ROCKY RIVER	OH	44116
RICHMOND, ERIC F.	21077 BEACHWOOD DR	ROCKY RIVER	OH	44116
NIEDERRITER, ANTHONY & NIEDERRITER, ELIZABETH	21141 BEACHWOOD DR	Rocky River	OH	44116
Jeffrey Kraus	21209 BEACHWOOD DR	Rocky River	OH	44116
Gregory M Sawchak	21123 BEACHWOOD DR	Rocky River	OH	44116
PATTISON, MARY GRACE TRUSTEE	21153 ERIE RD	ROCKY RIVER	OH	44116
BACHMANN, JOSEPH & ISAACSON, ERIN	21098 ERIE RD	ROCKY RIVER	OH	44116
Christine and Robert Schauer	1060 WAGAR ROAD	ROCKY RIVER	OH	44116
FORGENIE, MARY M. AND FORGENIE FITZ, CHRISTINE E.	21236 BEACHWOOD DR	ROCKY RIVER	OH	44116
Paulson, Charles L	21242 ERIE RD	Rocky River	OH	44116
KOVESDY, JACOB	21243 STRAFFORD AVE	ROCKY RIVER	OH	44116
BILL, MATTHEW C & LAVELLI-BILL, LISA (CO-TRS)	1042 WAGAR RD	ROCKY RIVER	OH	44116
Erin A Cintron Gary Cintron	21243 ERIE RD	Rocky River	OH	44116
PERRY, ROBERT S. & JESSICA R.	21250 BEACHWOOD DR	Rocky River	OH	44116
KIRCHNER, ANDREW R. & KERRY A.	21208 BEACHWOOD DR	ROCKY RIVER	OH	44116
TIMOTHY & DEBORAH CONNELLY	21160 BEACHWOOD DR	ROCKY RIVER	OH	44116
Smith, Christopher A	21251 BEACHWOOD DR	Rocky River	OH	44116
DEGEORGE, ARIANNA & MOUGIANIS, MARKUS	21250 ERIE RD	ROCKY RIVER	OH	44116
Annd Stasiak	4653 MICHAEL AVE	North Olmsted	OH	44070
Gary C Pellman	21261 STRATFORD AVE	Rocky River	OH	44116
VAUGHN, MARY E & VAUGHN, AARON M	21227 STRATFORD AVE	Rocky River	OH	44116
ANDRESS, BRETT R & ANDRESS, JULIE K	21140 BEACHWOOD DR	ROCKY RIVER	OH	44116
MYERS, KATHY K.	21120 BEACHWOOD DR	ROCKY RIVER	OH	44116
Andrew D Bemer	21191 ERIE RD	Rocky River	OH	44116