



# NOTICE OF PUBLIC HEARING

Board of Zoning and Building Appeals

March 12, 2026

Regarding: Joseph and Kristen Verciglio, 20712 Beaconsfield Blvd

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 construct a second-story addition over the existing first floor that currently has a 7'-7" side setback vs the 8' that is permitted. Per Schedule: 1153.07 (1)A.
- A **variance** to construct a two-story garage addition that matches the current front setback of 37'-6" vs the required 40' front setback that is shown on the setback map, City of Rocky River, May 12, 1975. Per Section: 1153.07 (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](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
SEEDHOUSE, ROBERTA, TRS	20730 STRATFORD AVE	ROCKY RIVER	OH	44116
WILLIAM F ANDERSON	20819 LAKE RD	ROCKY RIVER	OH	44116
Mathewson, Brian B	20751 BEACONSFIELD BLVD	Rocky River	OH	44116
GIBBONS, DANIEL P.	20875 LAKE RD	ROCKY RIVER	OH	44116
BIGGERS, ELISABETH & CARL D.K.	20853 LAKE RD	Rocky River	OH	44116
Beaconsfield Blvd. Assoc.	20567 BEACONSFIELD BLVD	Rocky River	OH	44116
Beck Richard A	20764 STRATFORD AVE	Rocky River	OH	44116
FERGUSON, TIMOTHY & KRISTIN MARIE	20791 BEACONFIELD BLVD	ROCKY RIVER	OH	44116
MALLOY, JULIANNE M FKA SMILEY	20760 BEACONSFIELD BLVD	Rocky River	OH	44116
YONADI, JOSEPH JR & YONADI, KATHLEEN	20594 BEACONSFIELD BLVD	ROCKY RIVER	OH	44116
Mayer, , Marisa	20723 BEACONSFIELD	ROCKY RIVER	OH	44116
LECAVALIER, LUC & LECAVALIER, MEGAN	20661 BEACONSFIELD BLVD	Rocky River	OH	44116
MASLAR, JEFFREY & MARY ANN	20660 STRATFORD AVE	ROCKY RIVER	OH	44116
MUTNAL, AMAR BASAVARAJ AND MUTNAL, ANGELA C.	20646 BEACONSFIELD BLVD	ROCKY RIVER	OH	44116
TISLER, JACQUELINE F. & LOUIS JR.	20736 BEACONSFIELD BLVD	ROCKY RIVER	OH	44116
PLONSKI JR., NORMAN T.	20887 LAKE RD	ROCKY RIVER	OH	44116
CARROLL, DOMINIQUE, & CARROLL III, GEORGE T. TRUSTEES	20783 BEACONSFIELD BLVD	ROCKY RIVER	OH	44116
DUFFY, MARY F. & COLM M.	20690 STRATFORD AVE	ROCKY RIVER	OH	44116
David Bender	20831 LAKE RD	Rocky River	OH	44116
OLMSTEAD, SUSAN C. TRUSTEE	20672 STRATFORD AVE	ROCKY RIVER	OH	44116
JONES, ANNE	20783 LAKE RD	ROCKY RIVER	OH	44116
JAMES OR CHERYL KULLMAN	20782 BEACONSFIELD BLVD	ROCKY RIVER	OH	44116
KRAUS, THOMAS J & KAREN M	20647 BEACONSFIELD BLVD	Rocky River	OH	44116
FABRIS, JAMES A	20791 LAKE RD	Rocky River	OH	44116
BLOOM, PATRICK M. & JACLYN R.	20695 BEACONSFIELD BLVD	ROCKY RIVER	OH	44116
MOLINARI, ANDREW P. & LEAH	7007 BROADWAY AVE	CLEVELAND	OH	44105
Blake, Carolyn	20631 BEACONSFIELD BLVD	Rocky River	OH	44116
RUSSO, RACHEL L & STALZER, JOHN B	20714 STRATFORD AVE	Rocky River	OH	44116
WOLF-FISCHER, AMY B FISCHER, KEVIN J	20709 BEACONSFIELD BLVD	ROCKY RIVER	OH	44116
VERCIGLIO, JOSEPH F. & KRISTEN R.	20712 BEACONSFIELD BLVD	ROCKY RIVER	OH	44116