

**NOTICE OF PUBLIC MEETING**

**BOARD OF ZONING AND BUILDING APPEALS  
AGENDA**

**Thursday, March 26, 2026, at 7:00 p.m.**

**City Council Chambers, First Floor of Rocky River City Hall, 21012 Hilliard Blvd.**

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- 1. Panagiotis Angelokostopoulos**  
22822 Lake Rd

**Variance:** To construct a new single-family residence with an attached four-car garage vs the total number of accessory parking spaces provided for any dwelling unit shall not exceed the spaces required by more than 50 percent (50%). Per Section: 1187.21(a).

- 2. Suzanne Muyschondt**  
61 Buckingham Dr

**Variance:** To construct a detached garage with a side setback of 2'-2" vs the 5' that is permitted. Per Schedule: 1153.15 (1).

**Variance:** To construct a detached garage with a rear setback of 3'-1" vs the 5' that is permitted. Per Schedule: 1153.15 (1).

**Variance:** To construct a new single-family house with an attached porte-cochere that has a side setback of 3'-9" vs the 8' that is permitted. Per Schedule: 1153.07 (1)A.

**Variance:** To construct a new single-family home with an egress window that has a 5' side setback vs the 8' that is permitted. 1153.07 (1)A.

**Variance:** To install a generator with a side setback of 4'-7" vs the 10' that is permitted. Per Section: 1153.15 (k)(2).

**Variance:** To install two air conditioning condensers with side setbacks of 5'-5" and 5'-9" vs the 10' that is permitted. Per Section: 1153.15 (k)(1).

**Variance:** To construct a new single-family residence with a covered front stoop that has a 26'-4" front setback vs the required 30' as shown on the setback map, City of Rocky River, May 12, 1975. Per Section: 1153.07 (a).

**Variance:** To construct a new single-family residence with a height of 29'-5" vs the 25' that is permitted. Per Section: 1153.09 (a).

**Variance:** To construct a detached garage with a height of 16' -10" vs the 15' that is permitted. Per Section: 1153.09 (b).

**Variance:** To construct accessory parking directly in front of the dwelling vs accessory off-street parking spaces located in the front yard shall adjoin the driveway between the driveway and the nearest side lot line, provided parking spaces shall not be located directly in front of the dwelling. Per Section: 1153.15 (1)(4).

**Variance:** To construct accessory parking on a property that has a front setback of 30' vs accessory parking spaces are prohibited in cases of the setback being thirty-five (35) feet or less. Per Section: 1153.15 (1)(4)B.

**Variance:** To construct accessory parking with a width of 18' vs the 8' that is permitted. Per Section: 1153.15 (1)(4)B.

**Variance:** To construct a new single-family residence with a detached garage that has a lot coverage of 35.6% vs the 28% that is permitted. Per Schedule: 1153.05 (3).