

March 19, 2026

Dear Rocky River Department of Planning and Community Development,

We are writing to support the proposed tear down and rebuild of the residence at 61 Buckingham Road. We have met with the owners of the existing home, Suzanne and Tony, and have reviewed their proposed building plans along with the variances needed. They have been exceptionally thoughtful in their approach, consulting with neighbors and adjusting their plans to be respectful of the streetscape. We strongly support their project and see it as both necessary (given the condition and needed renovations to their existing structure) and an improvement to the street and neighborhood.

The proposed structure fits with the character of the majority of the homes in the neighborhood. While variances are needed due to the unique shape of the lot and the current building laws/codes, you will note that the structure placement is not very different if at all from many of the existing homes in the neighborhood. Many of our homes, driveways, air conditioners and/or generators are closer to property lines (in some cases over property lines) than the current laws/codes require. The peak heights proposed are only slightly higher than what is allowed and will appear negligibly different when compared to the existing homes on the street and in the neighborhood. Sightlines will not likely be impacted by these differences. In addition, the proposed car park in the front of the house with surrounding landscaping will be similar to what other neighbors have done (e.g., Huxtable residence - Oak Road) and will help reduce the number of cars parked on the street.

Approving this project and the necessary variances is a chance for the Department of Planning and Community Development to support responsible development that maintains the integrity and character of our community while contributing positively to the city's future. We urge you to approve the plans and grant the requested variances.

Sincerely,



Angela Lilley and Rob Stirm
50 Buckingham Road