



# NOTICE OF PUBLIC HEARING

Board of Zoning and Building Appeals

March 26, 2026

Regarding: Suzanne Muyshondt, 61 Buckingham Dr

To Whom It May Concern:

The Board of Zoning and Building Appeals will hold a public hearing on March 26, 2026, at 7:00 pm for:

- A **variance** to construct a detached garage with a side setback of 2'-2" vs the 5' that is permitted. Per Schedule: 1153.15 (1).
- A **variance** to construct a detached garage with a rear setback of 3'-1" vs the 5' that is permitted. Per Schedule: 1153.15 (1).
- A **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.
- 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.
- 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).
- A **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).
- A **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).
- 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).
- A **variance** to construct a detached garage with a height of 16' -10" vs the 15' that is permitted. Per Section: 1153.09 (b).
- A **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 (l)(4).
- A **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 (l)(4)B.

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

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

<b>OWNER MAILING NAME</b>	<b>OWNER MAILING ADDRESS</b>	<b>OWNER MAILING UNIT</b>	<b>OWNER MAILING CITY</b>	<b>OWNER MAILING STATE</b>	<b>OWNER MAILING ZIP</b>
ANDREWS-MANN, LUCY A. Richard Hahn	95 BUCKINGHAM RD 19443 FRAZIER DR		ROCKY RIVER Rocky River	OH OH	44116 44116
HANRAHAN, CHRISTOPHER M & ANN W QUILTY, JAMES F. JR. Donelon Brian P.	68 BUCKINGHAM RD 19487 FRAZIER DR 55 BUCKINGHAM RD		Rocky River Rocky River Rocky River	OH OH OH	44116 44116 44116
MILLER, TYLER E. & BRITTANY L. MUSE, AMY	19449 FRAZIER DR 40 BUCKINGHAM RD		ROCKY RIVER ROCKY RIVER	OH OH	44116 44116
SEILER, LARRY A. JR.& SEILER, JESSICA K. KAESGEN, SUSAN M.	85 BUCKINGHAM RD 19460 FRAZIER DR		Rocky River ROCKY RIVER	OH OH	44116 44116
WESTERFIELD, DAVID M & KATHERINE T BOCCIA, CHERYL L. 19440 FRAZIER DRIVE LLC Joseph Hatina	43 BUCKINGHAM RD 60 BUCKINGHAM RD 21025 ABERDEEN RD 150 BUCKINGHAM ROAD		Rocky River Rocky River ROCKY RIVER ROCKY RIVER	OH OH OH OH	44116 44116 44116 44116
MUYSHONDT, SUZANNE JAFFE, BRETT A & SHERI L	61 BUCKINGHAM RD 19452 FRAZIER DR		ROCKY RIVER ROCKY RIVER	OH OH	44116 44116
SMRZ, STACY A & CHELETTE, JEFFREY DANIEL CLARK, BRENDAN E & CLARK, ERIN L	19463 FRAZIER DR 19415 FRAZIER DR		ROCKY RIVER ROCKY RIVER	OH OH	44116 44116
MILLER, TYLER E. & BRITTANY L. BLOCKSOM, DAVID R. & MEGAN C.	19449 FRAZIER DR 19431 FRAZIER DR		ROCKY RIVER ROCKY RIVER	OH OH	44116 44116
PERRY, JARED & ALAINA 19475 FRAZIER DRIVE, L.L.C.	19425 FRAZIER DR P.O. BOX 16696		ROCKY RIVER ROCKY RIVER	OH OH	44116 44116
PENA, CARLOS EDUARDO & CLAIRE COTTER STIRM, ROBERT D. & LILLEY, ANGELA M. (CO-TRUSTEES)	44 BUCKINGHAM RD 50 BUCKINGHAM RD		ROCKY RIVER ROCKY RIVER	OH OH	44116 44116
LANG, ROBERT D. & SARAH J. POLSTON, ELLEN M. TRUSTEE	19530 ARGYLE OVAL 49 BUCKINGHAM RD		ROCKY RIVER ROCKY RIVER	OH OH	44116 44116
BEARDUCCI, MICHAEL T. & MICHELLE S. TAYLOR MARTHA E.	73 BUCKINGHAM RD 19510 ARGYLE OVAL		ROCKY RIVER Rocky River	OH OH	44116 44116
DELVENTHAL, MARK & ERIN DAVID STICKLEY	46 BUCKINGHAM RD 801 BRICKELL AVE	SUITE 900	ROCKY RIVER MIAMI	OH FL	44116 33131
PETER KARL CARELLI	17430 LAKE AVE		LAKESWOOD	OH	44107