



NOTICE OF PUBLIC HEARING

Board of Zoning and Building Appeals

May 14, 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 14, 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 4'-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 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 27'-1" 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 a new single-family residence with a detached garage that has a lot coverage of 35.3% 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 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 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 UNIT	OWNER MAILING CITY	OWNER MAILING STATE	OWNER MAILING ZIP
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 SMRZ, STACY A & CHELETTE, JEFFREY DANIEL	61 BUCKINGHAM RD 19452 FRAZIER DR 19463 FRAZIER DR		ROCKY RIVER ROCKY RIVER ROCKY RIVER	OH OH OH	44116 44116 44116
CLARK, BRENDAN E & CLARK, ERIN L MILLER, TYLER E. & BRITTANY L. BLOCKSOM, DAVID R. & MEGAN C.	19415 FRAZIER DR 19449 FRAZIER DR 19431 FRAZIER DR		ROCKY RIVER ROCKY RIVER ROCKY RIVER	OH OH OH	44116 44116 44116
PERRY, JARED & ALAINA 19475 FRAZIER DRIVE, L.L.C. PENA, CARLOS EDUARDO & CLAIRE COTTER	19425 FRAZIER DR P.O. BOX 16696 44 BUCKINGHAM RD		ROCKY RIVER ROCKY RIVER ROCKY RIVER	OH OH OH	44116 44116 44116
STIRM, ROBERT D. & LILLEY, ANGELA M. (CO-TRUSTEES) LANG, ROBERT D. & SARAH J. POLSTON, ELLEN M. TRUSTEE	50 BUCKINGHAM RD 19530 ARGYLE OVAL 49 BUCKINGHAM RD		ROCKY RIVER ROCKY RIVER ROCKY RIVER	OH OH OH	44116 44116 44116
BEARDUCCI, MICHAEL T. & MICHELLE S. TAYLOR MARTHA E. DELVENTHAL, MARK & ERIN	73 BUCKINGHAM RD 19510 ARGYLE OVAL 46 BUCKINGHAM RD		ROCKY RIVER Rocky River ROCKY RIVER	OH OH OH	44116 44116 44116
DAVID STICKLEY PETER KARL CARELLI	801 BRICKELL AVE 17430 LAKE AVE	SUITE 900	MIAMI LAKEWOOD	FL OH	33131 44107