

ROCKY RIVER BOARD OF ZONING & BUILDING APPEALS

INSTRUCTIONS TO APPLICANTS

MEETINGS: 2nd Thursday of each month at 7:00 P.M. in Council Chambers of Rocky River City Hall.

DUE DATE FOR SUBMITTALS: 2 weeks (14 days) prior to the scheduled BZA meeting. Late or incomplete submittals will not be forwarded to the Board for inclusion on the upcoming agenda.

WHO MUST ATTEND: A representative, including the property owner, must be present at the BZA meeting for all variance requests.

APPLICATION FEE: Residential Variance - \$100.00 first variance + \$35.00 each additional variance
Commercial Variance - \$150.00 first variance + \$35.00 each additional variance request.

SUBMISSION REQUIREMENTS: Please provide 11 stapled sets of the following:

- 1) **Appropriate Building Permit Application** for your project. (i.e., Building Permit Application, Fence Permit Application, Accessory Permit Application, etc.); **Check representing Application Fee.**
- 2) **Fully completed Variance Application.** Begin with a written narrative describing exactly what project you would like to do and why it is necessary to do so. Please refer to the Typical Variance Sheet for guidance on which standard (Practical Difficulty **OR** Unnecessary Hardship) applies to your request – only complete questions under the appropriate heading.
- 3) **Detailed site drawing** – see attached example, showing all existing structures on the subject property, as well as structures on properties directly adjacent to the location of the subject of your variance request (i.e., line of neighbor's house, driveway and garage closest to the addition you are proposing). Proposed structures must also be shown on the site drawing, with dimensions and distances from property lines clearly labeled. **PLEASE STAKE THE PROPERTY TO SHOW FOOTPRINT OF ADDITIONS, SHEDS OR LOCATIONS OF A/C CONDENSERS, etc.** Site plan should show lot coverage by building calculation (existing and proposed).
- 4) **Elevation drawings** (for pergola, garage, addition or any exterior alteration). Show what all sides of the finished project will look like. Submit a photo example of proposed fences and sheds. Show height of structure on the elevations. Additions will require existing and proposed interior floor plans for the floors that are affected.
- 5) **Photographs** of your property and adjacent properties. Label each photo for clarity.
- 6) **Support letters** from surrounding property owners, if available.
- 7) **Any other information as may be requested** by the Building Department or Board Members.

All documentation or other information shall be delivered to:

Rocky River Board of Zoning & Building Appeals, City of Rocky River Building Department, 21012 Hilliard Blvd., Rocky River, Ohio 44116. Call 440-331-0600 ext. 2037 with questions.

(Applicants may not communicate with or present information relating to their variance request to any Board member directly. Communications must be submitted to the Building Department for delivery to the Board.)

I, (the owner/applicant) understand that upon the granting of my variance request from the BZA, a separate Permit Application fee will be due prior to the issuance of the Building Permit. I will not begin construction until the Building Permit has been issued.

Shubham Gupta 10/21/2025
Property Owner Date

Ryan Kauffman 10/21/2025
Applicant/Representative Date

BZA Application Fee: _____

Date Paid: _____

CITY OF ROCKY RIVER
21012 Hilliard Blvd., Rocky River, Ohio 44116
Telephone (440) 331-0600 — Fax (440) 895-2628

APPLICATION FOR BOARD OF ZONING & BUILDING APPEALS
(Please Print or Type)

Application Filing Date: 10/13/2025 Hearing Date: 11/13/2025
Zoning of Property R Permanent Parcel No. 304-05-034

**NOTICE OF REQUEST OF A HEARING BEFORE THE
BOARD OF ZONING & BUILDING APPEALS**

Address of property seeking variance: 1975 Wagar Rd Rocky River, OH 44116

Shubham Gupta

Name of Property Owner

Ryan Kauffman

Name of Applicant / Representative

1975 Wagar Rd Rocky River, OH 44116

Address

4574 US 62 Millersburg, OH 44654

Address

(412) 651-1183

Telephone No.

Cell Phone No.

330-893-3149

Telephone No.

Cell Phone No.

E-MAIL: shubhamdotgupta@gmail.com

E-MAIL: klf.permit.info@gmail.com

Description of what is intended to be done:

We are planning to build an 18x20 Pavilion on a 20x22 concrete pad.

There will be an approximately 6' x 12' enclosed storage area within the pavilion.

Sections of the Code from which variance is being requested:

(g) Detached Decks, Patio Fireplaces, Play Structures, Gazebos, & Pergolas

List variances requested:

Size greater than 250 sq ft / Height greater than 12 ft

Shubham Gupta

Property Owner's Signature

Ryan Kauffman

Applicant/Representative's Signature

★ Please note that the Board members visit the subject property prior to each BZA meeting.
Please indicate whether or not you have a dog(s) that may be outside at the time of their visits.

Yes ☐

No ☒

TYPICAL VARIANCE SHEET

Please check appropriate box and answer questions as directed.

	Check as Applicable	VARIANCE STANDARD
<ul style="list-style-type: none"> Any functional, land or building USE not specifically permitted in either a particular zoning district, or otherwise not permitted by the Development Code 	<input type="checkbox"/>	(Use) Unnecessary Hardship
ADDITIONS & BUILDINGS: <i>(Complete Building Permit Application)</i>		
<ul style="list-style-type: none"> Rear, side & front setbacks 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> Coverage (>28%) 	<input type="checkbox"/>	(Area) Practical Difficulties
DRIVEWAYS: <i>(Complete Building Permit Application)</i>		
<ul style="list-style-type: none"> Width 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> Distance from property line 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> Circular if lot width is <90' 	<input type="checkbox"/>	(Area) Practical Difficulties
SIGNS: <i>(Complete Sign Permit Application)</i>		
<ul style="list-style-type: none"> Area allowed (maximum sq. ft.) 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> Height 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> Front setback 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> Lot width <100' 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> Number of items of information 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> On side of building 	<input type="checkbox"/>	(Area) Practical Difficulties
FENCES: <i>(Complete Fence Permit Application)</i>		
<ul style="list-style-type: none"> Height or Openness 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> Front Yard (in setback) 	<input type="checkbox"/>	(Area) Practical Difficulties
ACCESSORY BUILDINGS (Play Structures, Storage Sheds: <i>(Complete Accessory Structure Permit Application); Detached Garages:</i> <i>(Complete Building Permit Application)</i>		
Note: <i>Total square footage of all accessory buildings, including detached garages, is not to exceed 600 square feet.)</i>		
<ul style="list-style-type: none"> Height 	<input checked="" type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> Setback from property line 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> Square footage 	<input checked="" type="checkbox"/>	(Area) Practical Difficulties
Air Conditioners and Generators: <i>(Complete HVAC Permit for A/C or Electrical Permit for Generators)</i>		
<ul style="list-style-type: none"> In side or rear yard <10' from property line or in front yard 	<input type="checkbox"/>	(Area) Practical Difficulties
Parking: <i>(Complete Building Permit Application)</i>		
<ul style="list-style-type: none"> < the number of spaces required 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> Setback from property line 	<input type="checkbox"/>	(Area) Practical Difficulties

PRACTICAL DIFFICULTIES

ALL QUESTIONS REQUIRE A COMPLETE RESPONSE

R.R.C.O. 1133.17(c)(1). In order to grant an area variance, the following factors shall be considered and weighted by the Board of Appeals to determine practical difficulty:

A.) Describe what special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other land or structures in the same zoning district (i.e., exceptional irregularity, narrowness, shallowness or steepness of the lot; or proximity to non-conforming and inharmonious uses, structures or conditions).

The property has a large backyard which allows for larger structures while still staying well below the lot coverage maximums.

B.) Explain whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance (discuss use limitations without the variance).

The property will have value without the variance however we feel the added outdoor functional space of the proposed structure will greatly enhance the properties value.

C.) Explain whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures (demonstrate how much the variance request deviates from Code requirements, i.e., coverage is 1 or 2% above Code, or setback is 1 or 2 feet less than Code requirement).

We're requesting 440 sq ft coverage for an accessory structure instead of the 250 sq ft maximum. The lot coverage with the house and accessory structure would only be 13.4%. And 14' 3" instead of the 12' max height

D.) Explain whether the essential character of the neighborhood would be substantially altered and whether adjoining properties would suffer substantial detriment as a result of the variance (discuss the increase of value, use, and aesthetic appeal for both your property and adjoining properties, together with any negative impact to adjoining properties).

There would be no effect on the character of the neighborhood as the project is in the backyard. The accessory structure will still meet the setback requirements so as not to disturb the neighbors.

E.) Explain whether the variance would adversely affect the delivery of governmental services, such as water, sewer, or trash pickup.

It would have no effect.

F.) Explain whether the property owner purchased the property with knowledge of the zoning restrictions.

The property owner had no prior knowledge of the zoning restrictions.

G.) Explain whether special conditions or circumstances exist as a result of actions of the owner.

No, there are no special conditions created by actions of the owner.

H.) Explain whether the property owner's predicament feasibly can be obviated through some method other than a variance (why other means and methods of property improvements or enhancements would not suffice).

No, there isn't another option due to the 250 sq ft max.

I.) Explain whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance (discuss the positive impact of your improvement on your property and on the surrounding neighborhood).

We feel granting the variance would be justice done as the property owner wants to abide by the setback rules. They just want to take advantage of their large backyard space.

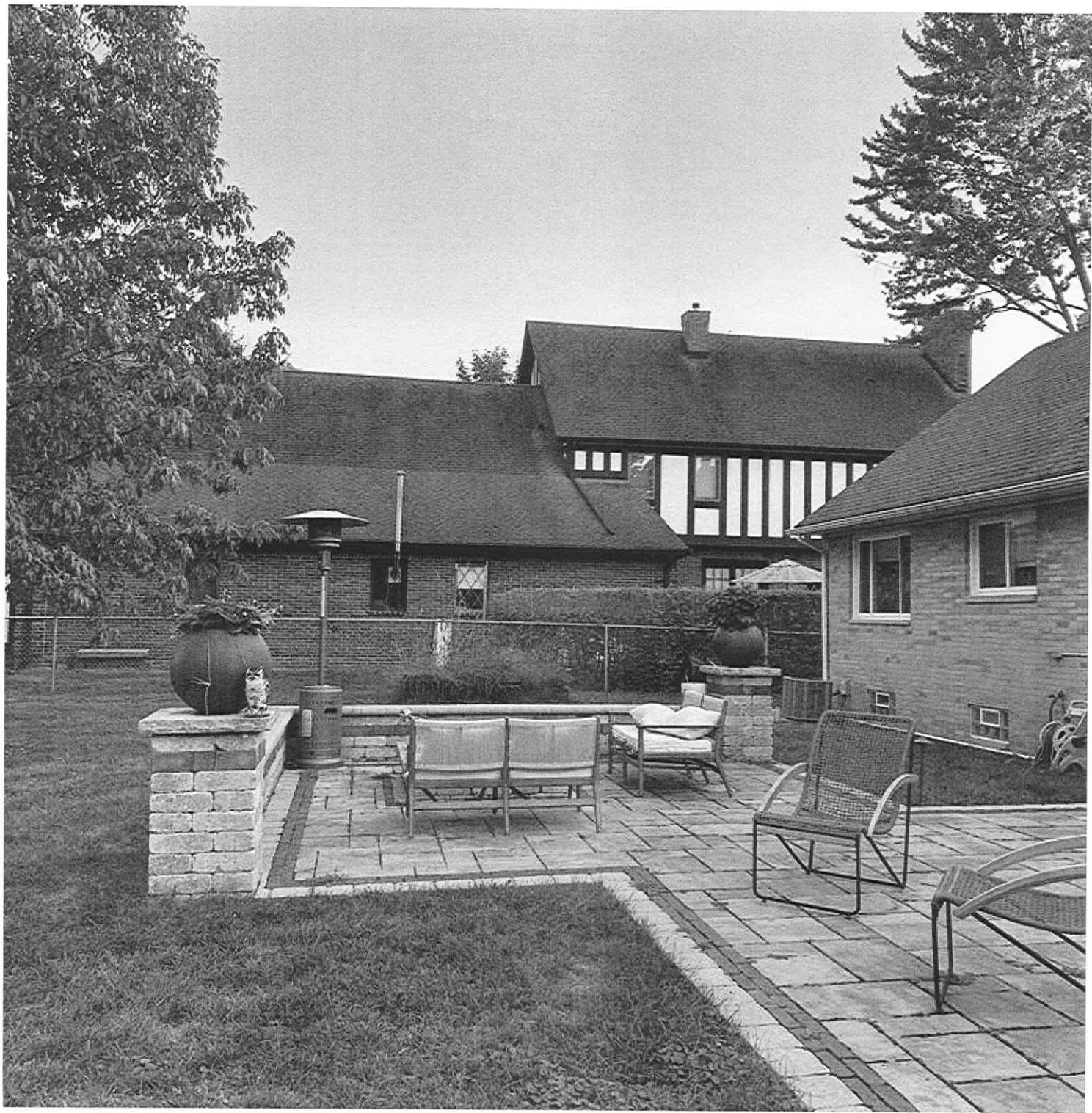
J.) Explain whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

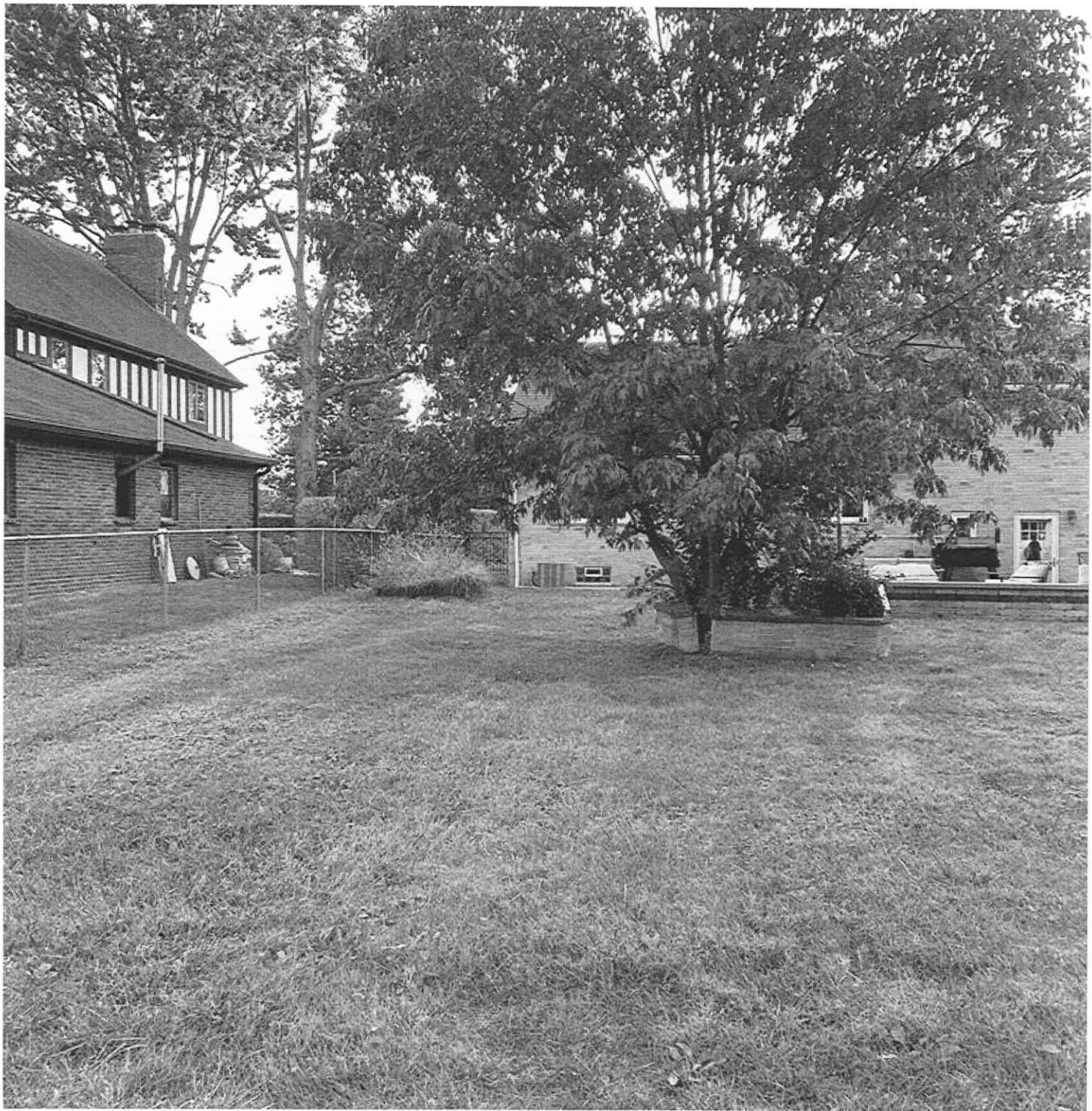
No, we don't feel this would grant any special privilege.

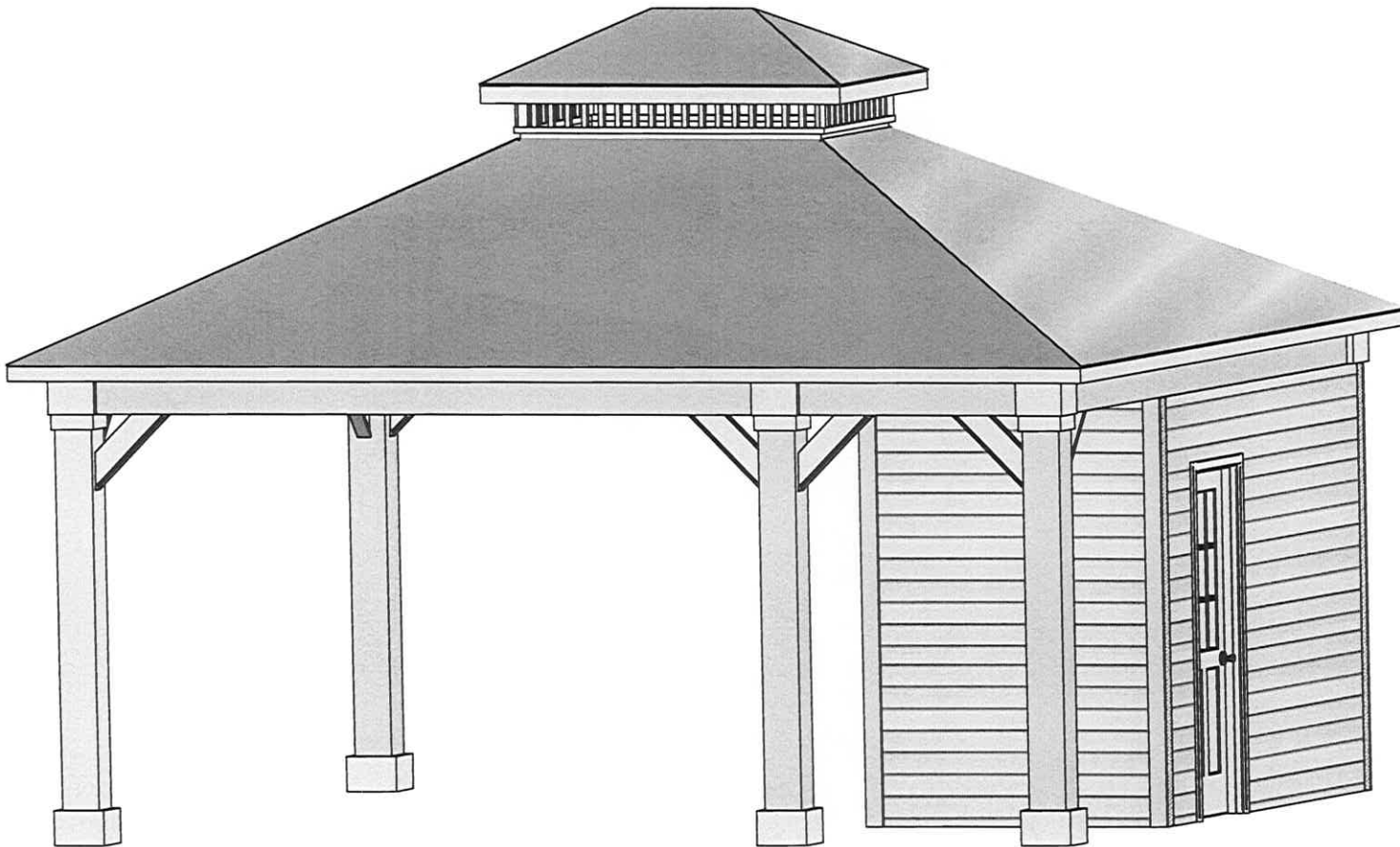
K.) Explain whether a literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Code.

Yes, we feel the property owners of larger lots are more impacted by the code than those who have smaller lots and less room for accessory structures.

PLEASE NOTE: A separate Permit Application and fee will be due prior to issuance of the Building Permit. NO CONSTRUCTION IS TO BEGIN until the Building Permit has been issued.







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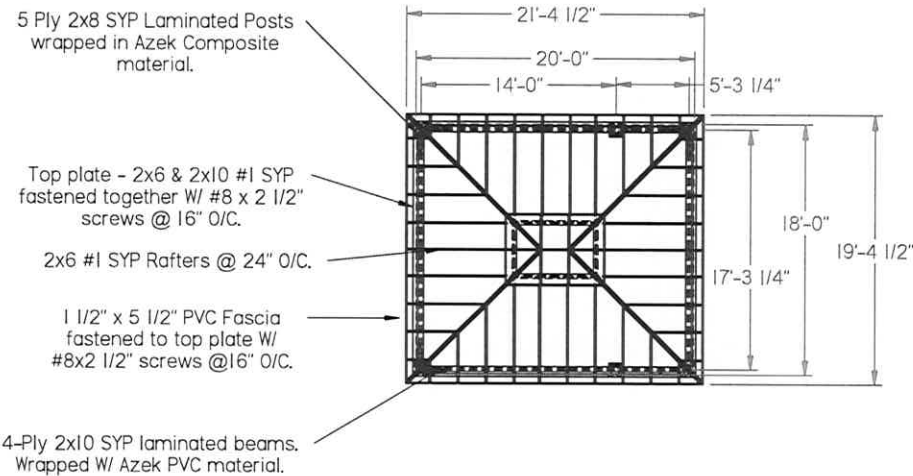
Victoria Pavilion
Regular Roof
18x20 W/Storage Room

DRAWN BY: Wayne.B

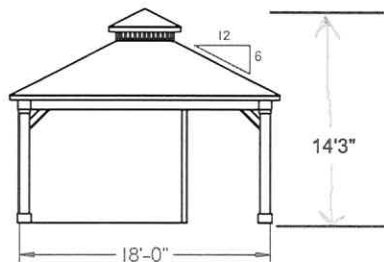
DATE: 9/25/2025

PROJECT:
Victoria Pavilion
- Regular Roof.dft

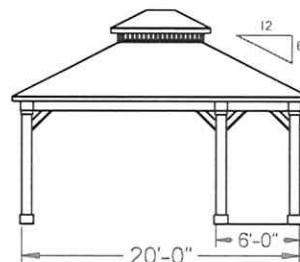
Sheet 1 of 4



FLOOR PLAN



END ELEVATION



SIDE ELEVATION

Design Complies with Ohio Residential Code 2019 and The Ohio Building Code 2024
 Structural Design Based On ASCE 7 - 10
 Snow Load:
 Ground Snow Load = 20 Psf
 Snow Exposure Factor For Terrain Category B = 1.0
 Snow Thermal Factor = 1.2
 Unbalanced Snow Load, Does Not Apply
 Roof LL = 20 psf
 Roof DL = 10 psf

Wind Load:
 Basic Wind Speed = 120 MPH
 Wind Pressure For Exposure B Per Table
 Importance Factor For Category II = 1.0

SEISMIC DESIGN

Ss = 0.12
 SI = 0.058
 Site Class = D
 Designed Using Simplified
 Lateral Force Analysis
 Procedures.
 Fa = 1.6
 Sds = 0.128

STRUCTURAL SHOP PLANS ONLY.
 OTHERS RESPONSABLE FOR
 MEETING ALL OTHER STATE AND
 LOCAL REQUIREMENTS AND
 REQUIRED SUBMITTAL

All materials, Treated Southern
 Yellow Pine #2 or better grade
 unless noted otherwise.

All fasteners are Simpson SDWS
 Screws w/ Coating approved for
 use in Preservative Treated
 Wood unless noted otherwise.

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Sheet 2 of 4

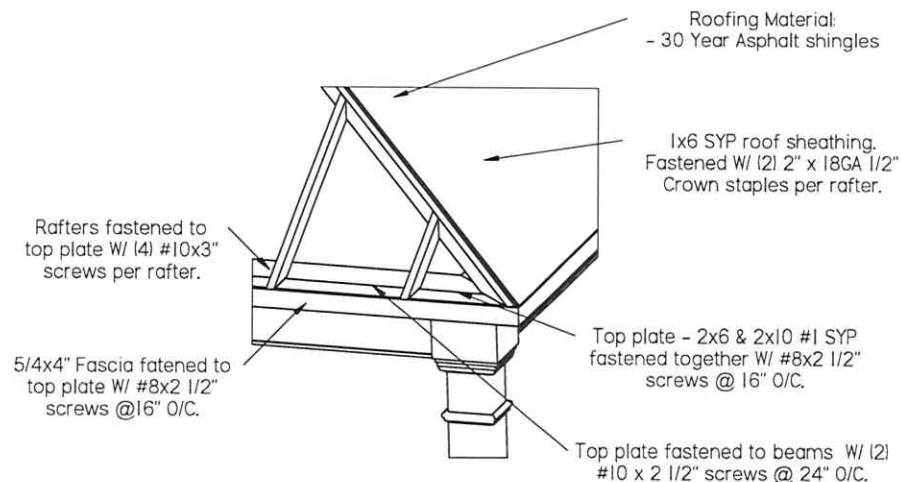
Victoria Pavilion
Regular Roof
18x20 W/Storage Room

DRAWN BY: Wayne.B

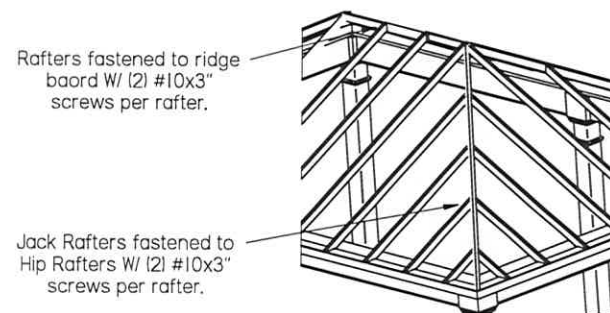
DATE: 9/25/2025

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Victoria Pavilion
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Sheet 3 of 4

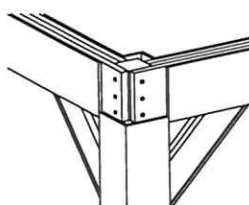


TOP PLATE - RAFTER CONNECTION



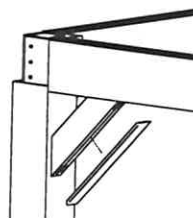
RAFTER - RIDGE BOARD CONNECTION

Beams set on notched posts, Beams fastened to posts w/ (3) 5/16" x 3 1/2" lags per post.



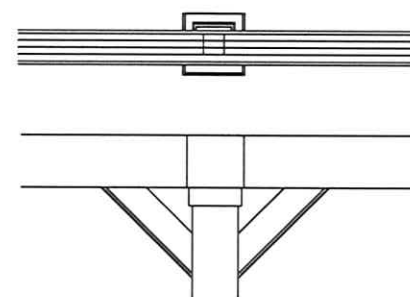
BEAM- POST CONNECTION

2 Ply 2x6 Braces fastened w/ (2) 5/16 x 5" & (2) 5/16 x 6" lags each end. Covered w/ Azek Composite material.

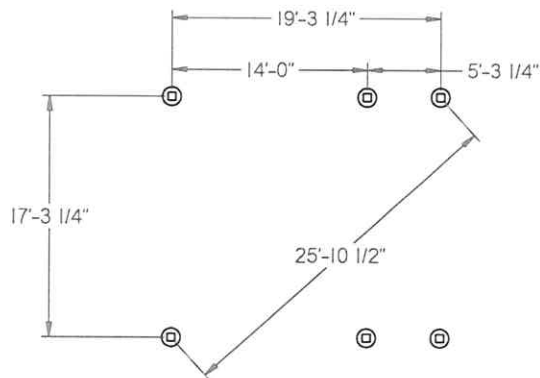


BRACE CONNECTION

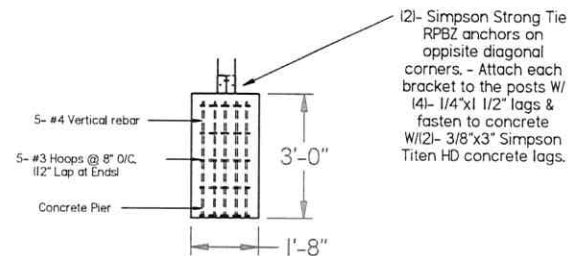
Beams set on notched posts, Beams fastened to posts w/ (2) 5/16" x 3 1/2" lags per post.



BEAM-CENTER POST CONNECTION



FOOTER LAYOUT



CONCRETE FOOTER DETAIL

Notes:

Concrete - 4,000 psi W/ 5-7% Air Entertainment

Footings Shown Are Applicable For Pavilion

The Soil Strengths Is Code Allowed Minimum 1,500 psf. The Design Is Based On Level Ground For At Least 10ft. Beyond Building Line In All Directions.

If These Conditions DO NOT EXIST, A registered Engineer Must Do The final Foundation Design.

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Regular Roof
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Sheet 4 of 4







1975 WAGAR RD - Site Plan