



# NOTICE OF PUBLIC HEARING

Board of Zoning and Building Appeals

December 4, 2025

Regarding: Shubham Gupta, 1975 Wagar Rd

To Whom It May Concern:

The Board of Zoning and Building Appeals will hold a public hearing on December 4, 2025, at 7:00 pm for

- A **variance** to construct a pavilion that is 440 square feet, with 72 square feet dedicated to storage, vs the 250 square feet that is permitted. Per Section: 1153.15 (g)(2)
- A **variance** to construct a pavilion with storage that has a height of 14'-3" vs the 12' maximum that is permitted. Per Section 1153.15 (g)(1)

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

OWNER MAILING NAME	OWNER MAILING ADDRESS	OWNER MAILING CITY	OWNER MAILING STATE	OWNER MAILING ZIP
Rocky River City Of	21012 HILLIARD BLVD	Rocky River	OH	44116
Magnificat High School Attn. Julie Melvin	20770 HILLIARD BLVD	Rocky River	OH	44116
JAMES R LEWIS	2051 CAMELOT LN	ROCKY RIVER	OH	44116
CYNTHIA & TIMOTHY WILLIAMS	1947 WAGAR RD	ROCKY RIVER	OH	44116
Dean Paul & Susan Brondos	2001 CAMELOT LN	Rocky River	OH	44116
THEODORA COFFARO	1963 WAGAR RD	ROCKY RIVER	OH	44116
JEFFREY SINNEMA	2031 CAMELOT LN	ROCKY RIVER	OH	44116
GUPTA, SHUBHAM	1975 WAGAR RD	ROCKY RIVER	OH	44116
Konangi Vijaya	2011 CAMELOT LN	Rocky River	OH	44116