



**The CITY of
GRANDVIEW HEIGHTS**

Building & Zoning Department
Charles Boshane, Director

**CITY OF GRANDVIEW HEIGHTS
PLANNING COMMISSION
May 16, 2018**

NOTICE

There will be a City of Grandview Heights Planning Commission meeting on Wednesday, May 16, 2018 at 7:00 p.m. in Council Chambers, 1016 Grandview Avenue.

AGENDA

- Call to Order
- Roll Call
- Approval of Proceedings: March 21, 2018
- Administer Oath - To Tell the Truth

OLD BUSINESS

1. P.C. Case: 10- 2017
 - (Final submission for review and approval)
 - (1st Preliminary meeting/review – held on 9/20/2017)
 - (2nd Preliminary meeting/review – held on 1/17/2017)
 - Address: 1574-1578 W. First Avenue &
1562-1572 W. First Avenue
 - Applicant/Owner Rep: First Grandview Development Co. LLC
 - Owner: Jeff Davis & First Grandview Development Co. LLC
 - Zoning: C-2 (Neighborhood Commercial)
 - a – The Applicant is requesting, from the Planning Commission, a Major Site Plan Review approval per Planning and Zoning Code Section 1157.06 (4) for a new development proposal consisting of a new three story mixed use building – 1st floor – street side retail/commercial spaces with rear side residential unit interior parking garages & exterior parking spaces, 2nd & 3rd floor - residential condominium units (9 units per floor - 18 residential units total).
 - b - The applicant is requesting a Conditional Use approval per Planning and Zoning Section 1157.02 (b) (3) for residence(s), when located on the second story or above.
 - c – The Applicant is requesting a variance from Planning and Zoning Code Section 157.07 (b) (5) to increase the maximum building height adjacent to a residential district from 35'-0" to 44'-6" for the main roof and from 35'-0" to 50'-0" at the two stair/elevator tower locations only.
 - d – The Applicant is requesting a variance from Planning and Zoning Code Section 1155.14 (a) to reduce a required parking space length dimension from 19'-0" to 18'-0" at the spaces adjacent to the north property line only.
 - e - The applicant is requesting approval for a lot consolidation per Planning and Zoning Section 1141.03 (h).
 - f – Demolition consult with Planning Commission per Planning and Zoning Code Section 1157.05 (a).

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NEW BUSINESS - (None scheduled for this meeting)

COMMUNICATIONS

ADJOURNMENT

Agenda - subject to change and/or correction

