



**The CITY of  
GRANDVIEW HEIGHTS**

**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**

Building & Zoning Department  
Charles Boshane, Director

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)  
(1<sup>st</sup> Preliminary meeting/review – held on 9/20/2017)  
(2<sup>nd</sup> 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 – 1<sup>st</sup> floor – street side retail/commercial spaces with rear side residential unit interior parking garages & exterior parking spaces, 2<sup>nd</sup> & 3<sup>rd</sup> 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*

