



CITY OF GRANDVIEW HEIGHTS  
PLANNING COMMISSION  
October 17, 2018

**The CITY of  
GRANDVIEW HEIGHTS**

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Building & Zoning Department  
Charles Boshane, Director

**NOTICE**

There will be a City of Grandview Heights Planning Commission meeting on Wednesday, October 17, 2018 at 7:00 p.m. in Council Chambers, 1016 Grandview Avenue.

**AGENDA**

Call to Order  
Roll Call  
Approval of Proceedings: June 20, 2018, August 15, 2018  
Administer Oath - To Tell the Truth  
Changes to the Agenda (requests for postponements, withdrawals, or change in order of cases.)

**NEW BUSINESS**

- |    |                      |                               |
|----|----------------------|-------------------------------|
| 1. | P.C. Case:           | 10- 2018                      |
|    | Address:             | 910-985 Quay Avenue           |
|    | Applicant/Owner Rep: | Blink Signs (Lisa Hawkins)    |
|    | Owner:               | NMD Realty                    |
|    | Zoning:              | C-2 (Neighborhood Commercial) |

The applicant is requesting an approval from the Grandview Heights Planning Commission for the installation of a permanent ground sign to be located in the front yard of the property along W. Goodale Boulevard per Planning and Zoning Section 1167.01 (d) (5).

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|----|----------------------|--------------------------------|
| 2. | P.C. Case:           | 11- 2018                       |
|    | Address:             | 1254 W. First Avenue           |
|    | Applicant/Owner Rep: | John D. & Alyssa A. Van Ausdal |
|    | Owner:               | John D. & Alyssa A. Van Ausdal |
|    | Zoning:              | RS-2 (Single family dwelling)  |

The applicant is requesting an approval, from the Grandview Heights Planning Commission for a lot split/lot adjustment for the conveyance of a portion of the rear yard (2.5' x 66.0') (165 square feet) from 1246 W. First Avenue to 1254 W. First Avenue per Planning and Zoning Section 1141.03 (h) (5).

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|----|----------------------|---|
| 3. | P.C. Case:           | 12- 2018  |
|    | Address:             | 1471-1481 W. Goodale Blvd.  |
|    | Applicant/Owner Rep: | Phillip Bourizk, (Greenberg Farrow)   |
|    | Owner:               | James W. UDY, Trustee, Peter B. Lindemann, Trustee and Emily B. Rutherford, Trustee – (William E. Benua TR) |
|    | Zoning:              | M-1 (Light Industrial)  |

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- a - The applicant is seeking a “Conditional Use” approval, from the Grandview Heights Planning Commission, for a multiple restaurant kitchen production use (restaurant food preparation with retail delivery and/or pick-up provisions only) in an existing office warehouse facility per Planning and Zoning Section 1141.04 (c), 1141.03 (e) & 1157.04 (b). (Proposed tenant – “Kitchen United.”)
- b – The applicant is requesting Site Plan review and approval from the Planning Commission, for a multiple restaurant kitchen production use (restaurant food preparation with retail delivery and/or pick-up provisions only) in an existing office warehouse facility per Planning and Zoning Section 1141.03 (d) & 1157.06.) (Proposed tenant – “Kitchen United.”)

### **COMMUNICATIONS**

### **ADJOURNMENT**

*Agenda - subject to change and/or correction*