



CITY OF GRANDVIEW HEIGHTS  
PLANNING COMMISSION  
January 16, 2019

**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, January 16, 2019 at 7:00 p.m. in Council Chambers, 1016 Grandview Avenue.

**AGENDA**

Call to Order  
Roll Call  
Election of Officers for 2019 (1141.02)  
Approval of Proceedings: December 19, 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: 01- 2019  
Address: 1312 Grandview Ave.  
Applicant: 1312 GV LLC  
(on behalf of 1312 Grandview Ave LLC)  
Owner: 1312 Grandview Ave LLC  
Zoning: C-2 & Grandview Ave Overlay District (GAOD)
  - a - The applicant is requesting a variance from Planning and Zoning Code Section 1151.07 (i) (A) to reduce the build-to line from the Overlay Public Realm Space requirement of 16'-0" to 18'-0" to 4'-7" (reduction of the build-to line 11.42' - 13.42') from the curb line of Grandview Avenue to the primary structure for a new detached timber framed trellis accessory type structure over the existing street side patio.
  - b - The applicant is seeking Site Plan Review and approval per Planning and Zoning Code Section 1157.06 (Site Plan Review) for the installation of a new permanent detached timber framed trellis accessory structure and site modifications.
  - c - The applicant is seeking Site Plan Review and approval per Planning and Zoning Code Section 1157.06 (Site Plan Review) for the installation of a new gas burning outdoor fire pit and related site modifications.

**COMMUNICATIONS**

**ADJOURNMENT**

*Agenda - subject to change and/or correction*

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