



**The CITY of
GRANDVIEW HEIGHTS**

Building & Zoning Department
Charles Boshane, Director

**CITY OF GRANDVIEW HEIGHTS
PLANNING COMMISSION
July 19, 2017**

NOTICE

There will be a City of Grandview Heights Planning Commission meeting on Wednesday, July 19, 2017 at 7:00 p.m. in Council Chambers, 1016 Grandview Avenue.

AGENDA

Call to Order
Roll Call
Approval of Proceedings: May 17, 2017
Administer Oath - To Tell the Truth

NEW BUSINESS

1. P.C. Case: 04- 2017
Address: 1255 Grandview Avenue
Applicant/Owner Rep: DaNite Sign Company (Jennifer Bender)
Owner: WagBros LTD.
Zoning: C-2 (Grandview Avenue Overlay District)

The Applicant is requesting approval for a new canopy/awning sign per Section 1151.07(j)(1)(B) of the Planning and Zoning Code.

2. P.C. Case: 05- 2017
Address: 1807 Bluff Avenue
Applicant/Owner Rep: James & Rebecca Oberla
Owner: James & Rebecca Oberla
Zoning: RS-1

The Applicant is requesting approval for a lot split per Planning and Zoning Code Section 1141.03 (h).

The Applicant is requesting a variance (per Planning and Zoning Code Section 1141.03 (k)) from Planning and Zoning Code Section 1155.02 (c)(1)(A) to reduce the required lot coverage for a corner lot from 13,500 square feet to 12,377.16 square feet. (reduce minimum coverage required - 1,122.84 square feet – approx. 8.3%)

3. P.C. Case: 06- 2017
Address: 1305 Westwood Avenue
Applicant/Owner Rep: Gruebmeier Builders LLC
Owner: Gruebmeier Builders LLC
Zoning: RS-2

The Applicant is requesting approval for a lot split per Planning and Zoning Code Section 1141.03 (h).

The Applicant is also requesting variances per Planning and Zoning Code Section 1141.03 (k):

from Planning and Zoning Code Section 1155.02 (c)(1)(A) to reduce the required lot coverage for a lot from 6,000 square feet to 5,353 square feet, for the lot identified as lot 389 (reduce minimum lot coverage required - 647 square feet – approx. 10.8%)

from Planning and Zoning Code Section 1155.02(c)(1)(B) to reduce the required lot width from 40 feet to 37.03125 feet (37'- 3/8") for the lot as identified as lot 389. (reduce the lot width 2.969 feet)

from Planning and Zoning Code Section 1155.02(c)(2)(A) to reduce the required side yard setback (along the north lot line) from the required 6 feet to 1.4896 feet (1'-5-7/8") for the lot identified as lot 388. (reduce side yard setback 4.5124 feet (4'-6-1/8"))

1525 GOODALE BOULEVARD
GRANDVIEW HTS, OHIO 43212

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4. P.C. Case: 07- 2017
Address: 1051 W. Goodale Boulevard
Applicant/Owner Rep: Richard Alan Sicker (DAS Civil Engineering, LLC)
Owner: TREI Columbus, LLC
Zoning: M-1

The Applicant is requesting “Conditional Use” approval (Planning and Zoning Code Section 1141.04 (c)) for a new restaurant/bar and distillery use in an existing commercial building within the M-1 zoning district per Planning and Zoning Code Sections 1157.04 (b) (1) and 1157.04 (b)(2)(B).

The Applicant is requesting Site Plan Review per Planning and Zoning Code Section 1157.06 for a renovation project at 1051 W. Goodale Boulevard. The proposed project is a new distillery with a restaurant/bar in an existing commercial building. Outdoor street side patio space is also proposed.

The Applicant is seeking a variance to reduce the number of on-site parking spaces from 52 spaces to 4 spaces per Planning and Zoning Code Section 1157.07 (b)(8). (Planning and Zoning Code Section 1141.03 (k).)

The Applicant is proposing to raise the existing interior floor level to meet the Base Flood Elevation (BFE - 721.00) at this location. The Applicant is seeking variance(s) to reduce the Flood Protection Elevation – freeboard of 1.5 feet (Section 1339.02(p)) to 0.00 feet and to eliminate the requirements as required in 1339.04(e) (2) (A) & (B) per Flood Damage Prevention Appeal and Variance Sections 1339.05 (b)(2) & 1339.05(d).

OLD BUSINESS

(None scheduled for this meeting)

COMMUNICATIONS

ADJOURNMENT

Agenda - subject to change