



THE CITY OF GRANDVIEW HEIGHTS
BOARD OF ZONING APPEALS
September 13, 2017

NOTICE

**The CITY of
GRANDVIEW HEIGHTS**

There will be a City of Grandview Heights Board of Zoning Appeals meeting on Wednesday, September 13, 2017 at 7:00 p.m. in Council Chambers, 1016 Grandview Avenue.

AGENDA

Building & Zoning Department
Charles Boshane, Director

Call to Order
Roll Call
Pledge of Allegiance
Approval of Proceedings: August 9, 2017
Administer Oath - To Tell the Truth

OLD BUSINESS

Case 1 -----B.Z.A. Case: 18-2017 (Case TABLED at 8/9/2017 BZA meeting.) (UPDATE - Applicant has withdrawn variance request – NO FURTHER ACTION is required.)

Address: 1156 Willard Avenue
Applicant: Mark L. Taylor
Owner: Mark L. Taylor
Zoning District: RS-2

The Applicant is requesting a variance to increase the allowable lot coverage from 40% (2544 square feet) to 44.6 % (2835 square feet) (lot coverage increase of 291 square feet, 4.6%) relating to Planning and Zoning Code Section 1155.02(c)(3) for the construction of a new one story accessory garage to replace an existing one story accessory garage.

Case 2 -----B.Z.A. Case: 21-2017 (Case TABLED at 8/9/2017 BZA meeting)

Address: 1309 Westwood Avenue (Lot 389)
Applicant: Gruebmeier Builders, LLC
Owner: Gruebmeier Builders, LLC
Zoning District: RS-2

The Applicant is seeking aesthetic review approval, per Zoning Code Section 1155.07 Aesthetic Review Procedure, for the construction of a new two story single family dwelling and for a detached accessory garage structure on a vacant lot.

NEW BUSINESS

Case 3 -----B.Z.A. Case: 22-2017
Address: 1109 Northwest Boulevard
(1109-1111 Northwest Boulevard)
Applicant: Brenda Hall
Owner: Brenda Hall
Zoning District: RD (Two family dwelling)

The Applicant is requesting, for unit 1109, a variance to decrease the required minimum side yard setback of 6'-0" to 2'- 0" and to decrease the total side yard requirement of 15'- 0" to 6.8' for the construction of a second floor exterior attached open porch addition with exterior steps to grade relating to Planning and Zoning Code Section 1155.03 (c) (2) (A).

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GRANDVIEW HTS, OHIO 43212
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Case 4 -----B.Z.A. Case: 23-2017
Address: 1180 Ashland Avenue
Applicant: Scott Baker (SBA Studios)
Owner: Jeffrey Core and Xiaomei Li
Zoning District: RS-1

The Applicant is seeking aesthetic review approval, per Zoning Code Section 1155.07 Aesthetic Review Procedure, for the construction of a new two story addition onto an existing single family dwelling.

Case 5 -----B.Z.A. Case: 24-2017
Address: 1303 Elmwood Avenue
Applicant: Thomas Komlanc
Owner: Thomas Komlanc
Zoning District: RS-2

The Applicant is seeking approval for a demolition permit to raze (demolish) an existing single family dwelling as required in Planning and Zoning Code Section 1155.08 Demolition Procedure.

The Applicant is requesting, a variance to decrease the required minimum side yard setback of 6'-0" to 5'- 0" (along the north and south property lines) and to decrease the total side yard requirement of 12'- 0" to 10'-0" for the construction of new two story single family dwelling relating to Planning and Zoning Code Section 1155.02 (c) (2) (A). The Applicant is seeking aesthetic review approval, per Zoning Code Section 1155.07 Aesthetic Review Procedure, for the construction of a new two story single family dwelling.

STAFF COMMUNICATIONS

ADJOURNMENT

(Please note: this *Agenda is subject to change*)