



**The CITY of  
GRANDVIEW HEIGHTS**

**THE CITY OF GRANDVIEW HEIGHTS  
BOARD OF ZONING APPEALS  
December 13, 2017**

**NOTICE**

There will be a City of Grandview Heights Board of Zoning Appeals meeting on Wednesday, December 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: October 11, 2017  
Administer Oath - To Tell the Truth

**NEW BUSINESS**

**Case 1 -----B.Z.A. Case: 29-2017**  
**Address: 1447 Haines Avenue**  
**Applicant: Laura Hilsheimer & John Meier**  
**Owner: Laura Hilsheimer & John Meier**  
**Zoning District: RS-2 (single family dwelling)**

**a - The Applicant is requesting a variance from Planning and Zoning Code Section 1155.02 (c) (3) to increase the allowable lot coverage from 40% to 49% for construction of a new two story addition to the primary dwelling structure. (1916.8 sf to 2350.2 sf - 9% increase).**

**b - The Applicant is requesting a variance from Planning and Zoning Code Section 1155.14 (d) to increase the total rear yard occupied allowable percentage for driveway and parking spaces from 45% to 52% relating to the construction of a new two story addition to the primary dwelling structure. (905 sf to 1047 sf - 7% increase).**

**Case 2 -----B.Z.A. Case: 30-2017**  
**Address: 1243 Glenn Avenue**  
**Applicant: John & Juliana Crist**  
**Owner: Juliana Crist**  
**Zoning District: RS-2 (single family dwelling)**

**The Applicant is requesting a variance from Planning and Zoning Code Section 1153.02 (e) to decrease the side yard and rear yard setbacks for construction of an accessory open deck structure (deck) from 3'-0" to 0".**

**Case 3 -----B.Z.A. Case: 31-2017**  
**Address: 1894 Bluff Avenue**  
**Applicant: Steve & Janey Gentile**  
**Owner: Janey H. Gentile**  
**Zoning District: RS-1 (single family dwelling)**

**a - The Applicant is requesting a variance from Planning and Zoning Code Section 1153.02 (e) to reduce the required side yard setback for a detached accessory garden shed/house structure from 3'-0" to 2'-0" along the east property line.**

**b - The Applicant is seeking aesthetic review approval, per Planning and Zoning Code Section 1155.07 Aesthetic Review Procedure, for the construction of a new detached accessory one story garden shed/house structure.**

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Case 4 -----B.Z.A. Case: 32-2017  
Address: 1189 W. First Avenue  
Applicant: Ryan Weller (Alex Thomas)  
Owner: Ryan J. Weller  
Zoning District: RS-2

a - The Applicant is requesting a variance from Planning and Zoning Code Section 1153.02 (c) to increase the allowable detached accessory garage structure height from 15 feet to 16.25 feet for the construction of new detached accessory garage. (8.33% increase).

b - The Applicant is requesting a variance from Planning and Zoning Code Section 1153.02 (a) to increase the allowable square footage of the foundation for a detached accessory garage structure from 576 square feet to 750 square feet for the construction of new detached accessory garage. (30.2% increase).

c - The Applicant is seeking aesthetic review approval, per Planning and Zoning Code Section 1155.07 Aesthetic Review Procedure, for the construction of a new accessory detached one story garage structure.

Case 5 -----B.Z.A. Case: 33-2017  
Address: 1303 Elmwood Avenue  
Applicant: Tom Komlanc  
Owner: Thomas F. Komlanc  
Zoning District: RS-2

a - 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.

b - The Applicant is seeking aesthetic review approval, per Planning and 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*)