



**The CITY of
GRANDVIEW HEIGHTS**

**THE CITY OF GRANDVIEW HEIGHTS
BOARD OF ZONING APPEALS
February 14, 2018**

NOTICE

There will be a City of Grandview Heights Board of Zoning Appeals meeting on Wednesday, February 14, 2018 at 7:00 p.m. in Council Chambers, 1016 Grandview Avenue.

AGENDA

Building & Zoning Department
Charles Boshane, Director

- Call to Order
- Pledge of Allegiance to the Flag
- Roll Call
- Approval of Proceedings: October 11, 2017, December 13, 2017, January 10, 2018
- Administer Oath - To Tell the Truth
- Election of Officers
- Changes to the Agenda (requests for postponements, withdrawals, or change in order of cases.)

OLD BUSINESS

Case 1 -----B.Z.A. Case: 32-2017
 (Case Tabled at the December 13, 2017 BZA Meeting)
 Address: 1189 W. First Avenue
 Applicant: Ryan J. 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 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.

NEW BUSINESS

Case 2 -----B.Z.A. Case: 01-2018
 Address: 1062 Grandview Avenue
 Applicant: Joseph & Erin Bushek
 Owner: Joseph & Erin Bushek
 Zoning District: RS-2 (single family dwelling)

The Applicant is requesting a variance from Planning and Zoning Code Section 1155.02 (c)(2)(A) to decrease the required side yard setback along the north property line from 6'-0" to 5'-5-1/16" (a reduction of 6-15/16" (6.9375 inches) for construction of a new addition to an existing single family dwelling.

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Case 3 -----B.Z.A. Case: 02-2018
Address: 1219 Lincoln Road
Applicant: Greg & Katya Hopkins
Owner: Greg & Katya Hopkins
Zoning District: RS-1 (Single family dwelling)

a - The Applicant is requesting a variance from Planning and Zoning Code Section 1153.02 (a) to increase the allowable 50% or less of the area of the foundation of the principal use or structure from 50% to 54% (increase the allowed area of 678.39 square feet to 730.5 square feet (an increase of 52.11 square feet) for the construction of a new one story detached accessory garage structure.

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 one story detached accessory garage structure.

STAFF COMMUNICATIONS

ADJOURNMENT

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