



**The CITY of  
GRANDVIEW HEIGHTS**

Building & Zoning Department  
Charles Boshane, Director

**THE CITY OF GRANDVIEW HEIGHTS  
BOARD OF ZONING APPEALS  
June 12, 2019**

**NOTICE**

There will be a City of Grandview Heights Board of Zoning Appeals meeting on Wednesday, June 12, 2019 at 7:00 p.m. in Council Chambers, 1016 Grandview Avenue.

**AGENDA**

- Call to Order
- Pledge of Allegiance to the Flag
- Roll Call
- Approval of Proceedings/Minutes: May 8, 2019
- Administer Oath - To Tell the Truth
- Changes to the Agenda (requests for postponements, withdrawals, or change in order of cases.)

**OLD BUSINESS**

Case 1 -----B.Z.A. Case: 05-2019

(CASE TABLED AT THE MAY 8, 2019 MEETING)

Address: 1326 W. First Avenue  
 Applicant: Emily D. & Matthew T. Reardon  
 Owner: Emily D. & Matthew T. Reardon  
 Zoning District: RS-2 (Two family dwelling)

- a - The Applicant is requesting a variance from Grandview Heights Planning and Zoning Code Section 1153.02 (c) to increase the maximum fifteen feet height to nineteen feet-seven inches (based on the upper ½ story shed roof), as defined by the distance from the grade to the midpoint of the slope of the roof of the upper ½ story shed roof.
- b - The Applicant is requesting a variance from Grandview Heights Planning and Zoning Code Section 1153.02 (a) to increase the square footage maximum, based on the principal structure, from 572 square feet to 958 square feet for additional usable upper ½ story floor space (386 square feet) above the interior vehicle parking.
- c - The Applicant is requesting a variance from Grandview Heights Planning and Zoning Code Section 1155.13 (a) to reduce the required number of off street parking spaces for a two family dwelling from 4 spaces to 2 spaces.
- d - The Applicant is seeking approval from Grandview Heights Planning and Zoning Code Sections 1133.02 (47) & (49) to allow in a new detached accessory private garage use(s) other than housing automobiles &/or motor vehicles.
- e - The Applicant is seeking aesthetic review per Grandview Heights Planning and Zoning Code Section 1155.07.

**NEW BUSINESS**

Case 2 -----B.Z.A. Case: 06-2019

Address: 1056-1060 Mulford Road  
 Applicant: John H. Burnside, Benesch Law  
 Owner: Stephanie Whitis  
 Zoning District: RS-2 (Two family dwelling)

- a - The Applicant is requesting a variance from Grandview Heights Planning and Zoning Code Section 1155.02 (c) (B) to reduce the required average existing dwelling setback 4'- 0" (33.076' to 29.076') to enclose a portion of existing compliant open porch as part of a conversion of an existing two family dwelling to a one family dwelling.
- b - The Applicant is seeking aesthetic review per Grandview Heights Planning and Zoning Code Section 1155.07.

**OTHER BUSINESS, STAFF COMMUNICATIONS, ADJOURNMENT**

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

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