



THE CITY OF GRANDVIEW HEIGHTS
BOARD OF ZONING APPEALS
September 11, 2019

**The CITY of
GRANDVIEW HEIGHTS**

Building & Zoning Department
Charles Boshane, Director

NOTICE

There will be a City of Grandview Heights Board of Zoning Appeals meeting on Wednesday, September 11, 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: August 14, 2019
Administer Oath - To Tell the Truth
Changes to the Agenda (requests for postponements, withdrawals, or change in order of cases.)

NEW BUSINESS

Case 1:

B.Z.A. Case: 13-2019
Address: 1421 Haines Avenue
Applicant: Patricia A. Hutchison
Owner: Patricia A. Hutchison
Zoning District: RS-2 (Single family dwelling)

The Applicant is requesting a variance from Grandview Heights Planning and Zoning Code Section 1155.02 (c) (3) to increase the allowable lot coverage from 40% to 46.9% (1,841 sf to 2,157 sf) to replace an existing impervious concrete patio on an existing non-conforming lot.

Case 2:

B.Z.A. Case: 14-2019
Address: 1714 West First Avenue
Applicant: Christine W. & Marcel J. Casavant and
Jake Trubiano, Solar Freedom
Owner: Christine W. & Marcel J. Casavant
Zoning District: RS-2 (Single family dwelling)

The Applicant is seeking aesthetic review approval per Grandview Heights Planning and Zoning Code Section 1155.07 to install a solar panel system on the primary dwelling main roof of a single story dwelling.

Case 3:

B.Z.A. Case: 15-2019
Address: 1162 Willard Avenue
Applicant: Jake Trubiano, Solar Freedom and
Thomas L. & Sara J. Mench
Owner: Thomas L. & Sara J. Mench
Zoning District: RS-2 (Single family dwelling)

The Applicant is seeking aesthetic review approval per Grandview Heights Planning and Zoning Code Section 1155.07 to install a solar panel system on the primary dwelling main upper (2nd) story roof.

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Case 4:

B.Z.A. Case: 16-2019
Address: 1379 Haines Avenue
Applicant: Carter Butland
Owner: Katie Marie Filicky & Carter Butland
Zoning District: RS-2 (Single family dwelling)

a - The Applicant is seeking approval per Grandview Heights Planning and Zoning Code Section 1155.15 (d) to install a fence in the side or rear yard that is adjacent to the street/alley of a corner lot.

b – The applicant is seeking a variance from Grandview Heights Planning and Zoning Code Section 1155.15 (f) to allow a fence six feet in height more than 10 feet forward of the rear of the main building.

Case 5:

B.Z.A. Case: 17-2019
Address: 1800 W. First Avenue
Applicant: Kevin Richards
Owner: Kevin Arthur & Laurie Ann Richards
Zoning District: RS-2 (Single family dwelling)

The Applicant is seeking a variance from Grandview Heights Planning and Zoning Code Section 1155.02(c)(2)(A) to reduce the total side yard setback required from 12.0' to 6.83' for the construction of a new one story addition.

Case 6:

B.Z.A. Case: 18-2019
Address: 1096 Wyandotte Road
Applicant: Terry & Ashley Fowler
Owner: Dow T. Voelker
Zoning District: RS-1 (Single family dwelling)

The applicant is appealing the Director's determination of Building and Planning and Zoning Code Section 1133.02 (01) and seeking reconsideration of the BZA decision of BZA Case 24-2016.

OTHER BUSINESS

STAFF COMMUNICATIONS

ADJOURNMENT

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