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**THE CITY OF GRANDVIEW HEIGHTS  
BOARD OF ZONING APPEALS  
July 8, 2020**

**NOTICE**

**There will be a City of Grandview Heights Board of Zoning Appeals meeting on Wednesday, July 8, 2020 at 7:00 p.m. The meeting will be conducted as a Webex meeting. (Virtually with a live-streaming feed made available to the public.) (PLEASE DO NOT COME TO CITY HALL FOR PUBLIC MEETINGS OR HEARINGS) (The livestream can be viewed by visiting <https://bit.ly/2wFWDst> at the posted meeting or hearing time.)**

Additional Webex meeting information:

COVID-19 Update: The safety of our residents, employees and public officials is our top priority. Due to the COVID-19 pandemic, access to City Hall has been limited by order of the Mayor to those needing to conduct essential business with City personnel during business hours. Based on the cautions of Governor DeWine, the State Director of Health, and local health authorities regarding social distancing to limit the potential exposure of COVID-19, in-person Council meetings and other public hearings are being suspended and will take place virtually with a live-streaming feed made available to the public. The State General Assembly and Attorney General have approved the use of virtual meetings as a viable alternative to conducting public hearings during this time, and the City's alternative complies with the new statutory directives. PLEASE DO NOT COME TO CITY HALL FOR PUBLIC MEETINGS OR HEARINGS. The livestream can be viewed by visiting <https://bit.ly/2wFWDst> at the posted meeting or hearing time.

Persons wishing to address applications on this agenda may submit comments via email to [bza@grandviewheights.org](mailto:bza@grandviewheights.org) with "public comment" and the subject application in the subject line. The commenter's name, address, and subject of comments will be read into the public record and the full comments attached to the meeting notes. **All comments must be received a minimum of 24 hours prior to the start of the meeting.** The meeting livestreams are recorded and will be available on the City's website after the conclusion of the hearing. The hearing will be structured as outlined below:

1. Applicant will present their case including any relevant documentation shared on the screen.
2. Staff will present a report.
3. Adjacent property owners with standing will be asked to provide their comments.
4. Anyone who is not the applicant, staff, or a member of the Board will be asked to join the meeting via the YouTube link.
5. Board will discuss the case.
6. The applicant will be dismissed in preparation for the next case to be heard.

Applicants, guests, and those providing public comment will be muted until it is their time to speak, at which time they will be asked to unmute themselves by clicking the red microphone icon. Unless you are being asked to speak, please do not unmute yourself.

## AGENDA

Call to Order  
Pledge of Allegiance to the Flag  
Roll Call  
Approval of Proceedings/Minutes: June 10, 2020  
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: 05-2020 (Case tabled at June 10, 2020 & March 11, 2020 meetings)  
Address: 1255 Oakland Avenue  
Applicant: Suzanne Jacobs  
Owner: Suzanne M. & Martin B. Jacobs TR  
Zoning District: RS-2 (Single family dwelling)

a - The Applicant is requesting approval of an application for a demolition permit from the Board of Zoning Appeals, per Grandview Heights Planning and Zoning Code Section 1155.08 (b) (4).

b - The Applicant is requesting aesthetic review approval from the Board of Zoning Appeals per Grandview Heights Planning and Zoning Code Section 1155.07 for the construction of a new two-story single-family dwelling with a one story detached accessory garage structure.

c – The applicant is requesting a variance from Grandview Heights Planning and Zoning Code Section 1155.14 (d) to increase the allowable percentage for the occupied area for driveway and parking spaces in a rear yard from 45% (1,327.5 sf) to 46.9 % (1,393 sf) (increase of 65.5 sf)

d – The applicant is requesting a variance from Grandview Heights Planning and Zoning Code Section 1155.02 (c) (2) (B) to reduce front yard setback from 30'- 0" to 27'-0" (3 feet) (note: 30'-0" minimum or the average setback, whichever is greater, 30'-0" minimum is greater than the average setback on the street of 20'-6")

### OTHER BUSINESS

### STAFF COMMUNICATIONS

### ADJOURNMENT

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