



Charles Boshane, Director
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**THE CITY OF GRANDVIEW HEIGHTS
BOARD OF ZONING APPEALS
January 13, 2021**

NOTICE

There will be a City of Grandview Heights Board of Zoning Appeals meeting on Wednesday, January 13, 2021 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.

Adjacent property owners have been served with certified mail notices of this hearing. Such persons wishing to address applications on this agenda may submit a request via email to bza@grandviewheights.org with "request WebEx invite" and the subject application in the subject line, and their name and address in the body of their email.

Persons wishing to address applications on this agenda may submit comments via email to 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
Election of Officers
Approval of Proceedings/Minutes: December 9, 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: (Tabled Case)

B.Z.A. Case: 18-2020 (030-002271-00)
(CASE WAS TABLED AT THE DECEMBER 9, 2020 MEETING)
Address: 1063 Broadview Avenue
Applicant: Nathan D. Fisher
Owner: Nathan D. & Katherine S. Fisher
Zoning District: RS-1 (Single family dwelling)

a - The Applicant is requesting a variance from Grandview Heights Planning and Zoning Code Section 1155.01 (c) (2) (C.) to reduce the minimum required rear yard requirement of thirty (30) feet to twenty (20) feet for a new rear yard two-story addition onto an existing two-story single-family dwelling.

b - The Applicant is seeking aesthetic review approval from the Board of Zoning Appeals per Grandview Heights Planning and Zoning Code Section 1155.07 Aesthetic Review Procedure for a new rear yard two-story addition onto an existing two-story single-family dwelling.

NEW BUSINESS

Case 2:

B.Z.A. Case: 01-2021 (030-000488-00)
Address: 1180 Westwood Avenue
Applicant: Megan Murphy
Owner: Andrew J. & Jaimie Keeney
Zoning District: RS-1 (Single family dwelling)

a - The Applicant is requesting a variance from Grandview Heights Planning and Zoning Code Section 1155.01 (c) (2) (A) to reduce the minimum required total side yard from 25.0 feet to 23.6 feet for a new rear elevation (rear yard) one story porch first floor attached addition and a new second floor expansion over/onto the existing one-story portion of the existing two-story single-family dwelling.

b- The Applicant is requesting a variance from Grandview Heights Planning and Zoning Code Section 1155.01 (c) (3) to increase the maximum allowable lot coverage from 35% to 38.5% for a new rear elevation (rear yard) one story porch first floor attached addition and a new second floor expansion over/onto the existing one-story portion of the existing two-story single-family dwelling.

c - The Applicant is seeking aesthetic review approval from the Board of Zoning Appeals per Grandview Heights Planning and Zoning Code Section 1155.07 Aesthetic Review Procedure for a new rear elevation (rear yard) one story porch first floor attached addition and a new second floor expansion over/onto the existing one-story portion of the existing two-story single-family dwelling.

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OTHER BUSINESS

STAFF COMMUNICATIONS

ADJOURNMENT

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