



Charles Boshane
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**CITY OF GRANDVIEW HEIGHTS
PLANNING COMMISSION
October 20, 2021**

NOTICE

There will be a City of Grandview Heights Planning Commission meeting on Wednesday, October 20, 2021, at 7:00 p.m. at 1515 W. Goodale Boulevard.

A live-streaming feed will also be available to the public. The livestream can be viewed by visiting <https://bit.ly/2wFWDst> at the posted meeting or hearing time. The meeting livestreams are recorded and will be available on the City's website after the conclusion of the hearing.

Adjacent property owners with standing have been served with certified mail notices of this hearing and may testify in person at the meeting. If you, as a property owner with standing, require special accommodation to provide your comments live during the meeting via other means (eg. virtually), please contact Megan Lonergan, Building and Zoning Secretary, at 614-481-6220 or mlonergan@grandviewheights.org. Please note that special accommodation requires additional resources, therefore a 24-hour notice is required prior to the meeting. Any requests made less than 24 hours will not be granted.

Additionally, with the return of in-person meetings, the broader public will once again be able to provide comments in person at the meeting, as well.

Alternately, anyone may also submit written comments via our online form, at: <https://bit.ly/3tAZXx0>, with "Public Comment" 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 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. Those not withstanding will be asked to provide their comments.
5. The Board will discuss and take action on the case.
6. The Board will move on to the next case or agenda item, and the applicant may depart.

AGENDA

There will be a City of Grandview Heights Planning Commission meeting on Wednesday, October 20, 2021, at 7:00 p.m. at 1515 W. Goodale Boulevard.

Call to Order

Roll Call

Approval of Proceedings: September 15, 2021

Administer Oath - To Tell the Truth

Changes to the Agenda (requests for postponements, withdrawals, or change in order of cases.)

NEW BUSINESS

- | | |
|--------------|--|
| 1. P.C. Case | 08-2021 (030-000964-00) |
| Address: | 907-909 Thomas Road (909 Thomas Road) |
| Applicant: | Leah Winkler (907 Thomas Road) |
| Owner: | Charles D. Mustine and Leah Lisa Winkler |
| Zoning: | RS-2 (Two family dwelling) |

a – The applicant is seeking conditional use authorization from the Planning Commission for a short-term rental in the unit at 909 Thomas Road within an existing two-family dwelling (907-909 Thomas Road) as required in Grandview Heights Planning and Zoning Code Section 1155.06 (b) Short Term Rental as Home Occupations.

b – The applicant is requesting a variance from Grandview Heights Planning and Zoning Section 1155.02 (c) (3) to increase the allowable lot coverage from 40% (2,100 square feet) (5,250 sf x 40%) to 47.4% (2487.2 square feet) (387.2 sf increase) for the expansion and installation of an impervious surface (concrete) parking area in the rear yard – 4 compliant parking spaces to be created.

COMMUNICATIONS/OTHER BUSINESS

ADJOURNMENT

Agenda – is subject to change and/or correction.