



Robert Mezera, Director
Building and Zoning Department
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**THE CITY OF GRANDVIEW HEIGHTS
BOARD OF ZONING APPEALS
December 14, 2022**

NOTICE

There will be a City of Grandview Heights Board of Zoning Appeals meeting on Wednesday, December 14, 2022, at 7:00 p.m. at 1515 W. Goodale Boulevard. (Note: in-person meeting.)

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 YouTube page, <https://www.youtube.com/channel/UCzR6z47-hYUc4kvJV3P0GUA>.

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 (e.g. virtually), please contact the Building & Zoning Department, at 614-481-6220 or building@grandviewheights.gov. 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/3eS6kaV>, 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 act on the case.
6. The Board will move on to the next case or agenda item, and the applicant may depart.

AGENDA

Call to Order – December 14, 2022

Pledge of Allegiance to the Flag

Roll Call

Approval of Proceedings/Minutes: October 12, 2022, November 9, 2022

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: 14-2022 (030-002303-00)
Address: 1266 Broadview Avenue
Applicant: Brenda Parker
Owner: 1266 Broadview Ave LLC
Zoning District: RS-2 (Single family dwelling)

- a- The Applicant is seeking approval from the Board of Zoning Appeals per Grandview Heights Planning and Zoning Code Section 1155.02(c)(4) to increase the permitted total occupiable stories of the principal building from 2.5 stories to 2.67 stories, for a 3rd story addition to an existing two-story home.
- b- The Applicant is seeking Aesthetic Review Procedure from the Board of Zoning Appeals per Grandview Heights Planning and Zoning Code Section 1155.07 to allow for a major renovation to an existing home exterior and construction of a new partial third story addition.

Case 2:

B.Z.A. Case: 15-2022 (030-000161-00)
Address: 1116 Broadview Avenue
Applicant: Ohio Exteriors LLC
Owner: Michael R Gladman & Marjorie P Duffy
Zoning District: RS-1 (Single family dwelling)

- a – The Applicant is seeking approval from the Board of Zoning Appeals per Grandview Heights Planning and Zoning Code Section 1155.01(c)(2)(A) to reduce the side yard setback from 10'-0" to 4.95' off the south property line, and to reduce the total side yard setback from 25'-0" to 22.2', to accommodate replacement of an existing deck with a new deck.

Case 3:

B.Z.A. Case: 16-2022 (030-000228-00)
Address: 1125 Fairview Avenue
Applicant: Antonio & Jessica Ciaccia
Owner: Antonio & Jessica Ciaccia
Zoning District: RS-1 (Single family dwelling)

- a – The Applicant is seeking approval from the Board of Zoning Appeals per Grandview Heights Planning and Zoning Code Section 1155.13(a) to temporarily reduce the required two spaces per dwelling off-street parking from 2 to 0.

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Case 4:

B.Z.A. Case: 17-2022 (030-000228-00)
Address: 1067 Virginia Avenue
Applicant: Marie Jarden & Cole Miller
Owner: Marie Jarden & Cole Miller
Zoning District: RS-2 (Single family dwelling)

a – The Applicant is seeking approval from the Board of Zoning Appeals per Grandview Heights Planning and Zoning Code Section 1153.02(e) for a side yard setback from 3' to 2' for an accessory structure to rebuild an existing carport with some modifications, including adding a portion of enclosed space for storage and replacing the entire roof structure.

OTHER BUSINESS

STAFF COMMUNICATIONS

ADJOURNMENT

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