

LOCAL GOVERNMENT INFORMATION (planning, zoning).

One of the complications of the site is that the 1320 is split south-to-north b/t to municipalities. This has legal and procedural issues.

- **Property boundaries.** The site contains four parcels assigned to multiple street addresses.
 - 1320 Cambridge Blvd / Includes the church and a majority of the parking lot. / The majority of this property is located in Marble Cliff.
 - 1291 Lincoln Rd / Includes the chapel, and a portion of the parking lot. / Location - Grandview Heights
 - 1944 W First Ave / Includes Annex building / Location - Grandview Heights
- **From a facility use standpoint.**
 - The zoning code permits single-family homes, parks, schools, churches, libraries, and other public buildings.
 - The Community Plan includes this site within the Transitional Neighborhood character area. This character area intends to protect existing massing, design, setbacks, etc.

Applicable documents

- Grandview Heights community plan:
<https://www.grandviewheights.gov/448/Planning>
- Grandview Heights zoning code and map:
<https://www.grandviewheights.gov/383/Zoning-Property-Maintenance>
- Marble Cliff zoning code
<https://codelibrary.amlegal.com/codes/marblecliff/latest/overview>

Development process

- Changes to the site's exterior, rezoning the property, and lot consolidation would require review and approval by the Planning Commission. Details about the Planning Commission can be found here: <https://www.grandviewheights.gov/332/Planning-Commission>
- Interior changes may require a building permit. Please contact Building & Zoning for any questions: <https://www.grandviewheights.gov/83/Building-Zoning>