

**PLANNING COMMISSION  
NOTICE OF MEETING  
AGENDA  
Wednesday, April 6, 2016  
7:30 p.m.  
COUNCIL CHAMBERS  
BAY VILLAGE CITY HALL**

- 1) Call to Order; Roll Call
- 2) Approval of Minutes – January 20, 2016
- 3) Codified Ordinance 1120.01\* Lot Split for two (2) existing lots  
Martini Productions  
305 Bayview Road and 291 Bayview Road  
Bay Village Ohio
- 4) Panorama Restaurant  
583 Dover Center Road  
Installation of Patio and Refrigeration Unit
- 5) Council Update
- 6) Adjournment

**CHAPTER 1120  
Variances**

- 1120.01 Commission to grant variances.  
1120.02 Application required.

**\*1120.01 COMMISSION TO GRANT VARIANCES.**

The Commission may authorize a variance from these Plats and Platting Regulations when, in its opinion, undue hardship may result from strict compliance. In granting any variance, the Commission shall prescribe only conditions that it deems necessary to or desirable for the public interest. In making its findings, as required herein below, the Commission shall take into account the nature of the proposed use of land and the existing use of land in the vicinity, the number of persons to reside or work in the proposed subdivision, and the probable effect of the proposed subdivision upon traffic conditions in the vicinity. No variance shall be granted unless the Commission finds that:

- (a) There are special circumstances or conditions affecting such property such that the strict application of the provisions of this Title Three would deprive the applicant of the reasonable use of his land; and
- (b) The granting of the variance will not be detrimental to the public welfare or injurious to other property in the territory in which such property is situated. (Ord. 89-78. Passed 7-10-89.)