



Amended Draft Agenda  
Clintonville Area Commission  
Zoning & Variance Committee  
Clinton Heights Lutheran Church  
15 Clinton Heights Ave.  
June 26, 2024, 7:00 p.m.  
(Circulated 6/18/2024)

1. Call to order.
2. Approve agenda.
3. Consider [draft minutes](#) from previous meeting.
4. Variance agenda.
  1. BZA24-067, 144 Clinton Heights Ave. [Application](#). [Screening form](#). [Staff report](#). In order to enclose a front porch, the owner seeks to reduce the building line from 25 feet to 13 feet 7 inches. [CC3332.21](#).
  2. CV24-060, 37 Orchard Lane. [Application](#). To demolish the existing garage and construct a new two-car garage with a carriage house (ADU) on the second floor, the applicant seeks the following variances:
    1. [CC3312.25](#) - Maneuvering. Grant a variance to allow 4 stacked parking spaces as detailed on the site plan.
    2. [CC3312.29](#) - Parking Space. Grant a variance to allow 4 stacked parking spaces as detailed on the site plan.
    3. [CC3332.035](#) - R-3 residential district. Grant a variance to permit the construction of 2 separate dwelling units on a single lot.
    4. [CC3332.13](#) - R-3 residential district. Grant a variance to decrease the minimum lot size from 5,000 square feet to allow 2 dwelling units to be on a lot with 5,875 square feet.
    5. [CC3332.27](#) - Rear yard. Zoning code requires each dwelling to have a rear yard equal to 25% of the gross lot area. Grant a variance to allow the carriage house to have a 4.25% rear yard. (Main house is compliant.)
3. In light of [guidance from the City Attorney's Office](#), a discussion of screening forms. [Single-Family Residential](#). [Other](#).
4. A thank you.
5. Announce that the next meeting of the Clintonville Area Commission will be July 11, 2024, 7:00 p.m., at the Whetstone Library, and the next meeting of the Zoning & Variance Committee will be July 24, 2024, 7:00 p.m., at the Clinton Heights Lutheran Church.