



Draft Agenda  
Clintonville Area Commission  
Zoning & Variance Committee  
Clinton Heights Lutheran Church  
15 Clinton Heights Ave.  
September 25, 2024, 7:00 p.m.

1. Call to order.
2. Approve agenda.
3. Consider [draft minutes from previous meeting](#).
4. Variance agenda:
  1. CV24-098, 138 E. North Broadway. [Application Part 1, Part 2. Screening form](#). The applicant seeks variances to:
    1. Increase the garage size from 720 sf to 1,040 sf, [CC3332.38\(F\)](#).
    2. Increase the height of a detached garage from 15'-0" to 23'-9", [CC3332.38\(G\)](#).
    3. Allow for habitable space in a garage to not be connected directly to habitable space within the single-unit dwelling. [CC3332.38\(H\)](#).
  2. CV24-101, 23 Arden Rd. [Application. Screening form](#). The applicant seeks variances to:
    1. Allow for two single unit dwellings on one lot in an R-3 Residential District [CC3332.13](#).
    2. Allow the accessory dwelling unit to front onto an alley as opposed to a public street. [CC3332.19](#).
    3. Reduce the required rear yard from 2,225 sf to 0 sf for Dwelling #2. [CC3333.24](#).
    4. Reduce the number of parking spaces from 4 to 2. [CC3312.49](#).
  3. CV24-096, 4377 Olentangy Blvd. [Application Part 1, Part 2, Part 3. Screening form](#). The applicant seeks variances to:
    1. Increase the maximum area for a garage from 720 sf to 1293.7 sf. [CC3332.38](#).
    2. Increase the maximum height of a garage from 15' to 23' 7.25", [CC3332.38\(G\)](#).
    3. Allow habitable space within an accessory structure, [CC3332.38\(H\)](#).
3. In light of [guidance from the City Attorney's Office](#), a discussion of screening forms. [Single-Family Residential. Other](#).
4. Announce that the next meeting of the Clintonville Area Commission will be October 3, 2024, 7:00 p.m., at the Whetstone Library, and the next meeting of the Zoning & Variance Committee will be October 30, 2024, 7:00 p.m., at the Clinton Heights Lutheran Church.