



Corrected Draft Agenda
Clintonville Area Commission
Zoning & Variance Committee
Clinton Heights Lutheran Church
15 Clinton Heights Ave.
November 20, 2024, 7:00 p.m.

1. Call to order.
2. Approve agenda.
3. Consider [draft minutes from previous meeting](#).
4. Variance agenda:
 1. BZA24-138, 245 E. Lakeview Ave. [Application](#). To convert a detached garage into an attached garage, the applicant seeks variances to reduce:
 1. The east side minimum side yard from 3 feet to 0 feet and the west side yard from 3 feet to 1.5 feet, [C3332.26](#).
 2. The total total side yard from 7.06 feet to 1.5 feet. [CC3332.25](#).
 2. BZA24-142. 615 E. North Broadway. [Application](#). Design Development Set [One](#), [Two](#), [Three](#). In order to build a 2-story addition at the rear of the home, the applicant seeks a variance to reduce the minimum required side yard from 3 feet to 2 feet. [CC3332.26](#).
 3. CV24-136, 54 Erie Rd. [Application](#). [Screening form](#). [Garage photo](#). [House photo](#). [Rendering](#). The applicant seeks variances to:
 1. Permit an accessory dwelling unit. [CC3332.035](#).
 2. Reduce rear yard from 25% of the lot behind each dwelling to 25% behind the existing house and to 19.8% for the accessory dwelling unit. [CC3332.27](#).
 3. Allow the ADU not to have the required fronting for a dwelling unit. [CC3332.19](#).
3. A discussion of screening forms. [Single-Family Residential](#). [Other](#).
4. Announce that the next meeting of the Clintonville Area Commission will be December 5, 2024, 7:00 p.m., at the Whetstone Library, and the next meeting of the Zoning & Variance Committee will be December 18, 2024 (**one week earlier than usual**), 7:00 p.m., at the Clinton Heights Lutheran Church.