

## Approved Minutes

**Zoning & Variance Committee  
Clintonville Area Commission  
Clinton Heights Lutheran Church  
15 Clinton Heights Ave.  
Columbus, OH 43202  
August 1, 2017, 7:30 p.m.**

In attendance: Stephen Hardwick, Diane Hayford, Kelly Thiel, Paul Bingle, Mike Young, Judy Minister, Sharon Groves

1. Called to order
2. Agenda approved without objection.
3. Previous meeting's minutes approved without objection.
4. Announcements:
  - A. There will be a meeting on September 5, 2017. We have a request for a 17' high garage on 217 Brevoort. The chair announced he would send out the notices early and may tell the applicant they need not attend if there are no objections.
  - B. BZA heard the 420 E. Beaumont application on July 25. The chair didn't know the result.
  - C. Explained that we will publicly announce all waivers for demolition permit waiting periods for residential accessory use buildings.
5. Announced that in July 2017, demolition permit waiting period waivers were granted pursuant to [CAC Bylaw V.A.2.b.](#) for residential garages at 306 Arden and 381 Beaumont.
6. Demolition Permit Waiver Agenda: 564 E. Lincoln Ave., single family house demolition. Without a waiver, demolition can begin on Sept. 8, 2017. The owner appeared and said that the single family house on the lot was purchased at a sheriff's auction and that the city has deemed it unsafe to occupy. The owner plans to build a new single family residence valued at approximately \$250,000. Approved 7-0. ([Application Here](#))
7. Variance Agenda:
  - A. Application: 18 Glenmont Avenue, City Council Use Variance to permit residential use on a lot currently used as a single-family residence, but that is zoned P-1 (Private Parking District, [3371.01](#)). The application is [here](#). Paul Bingle reported that the parking use came about in 1965v when the lot was sold to a commercial entity. The Chair reported that he had received one email in support. Approved 7-0. District 7.
  - B. Application: 542 Yaronia Drive. Variance to permit a year yard of 13.5% instead of the required 25%, [3332.27](#)). The key parts of the application are [here](#). The hardships are that the ravine lot is oddly shaped and sloped, and also that the backyard is less than 25% of the lot to begin with. Approved 7-0. District 7.
8. Diane Hayford will get a copy of the Neighborhood Plan checklist to the chair, and the Chair reported that a potential applicant had said that he received the form from the city.
8. Meeting Adjourned.