

Revised Draft Agenda (4/25/20)
Zoning & Variance Committee
Clintonville Area Commission
Columbus, Ohio
May 4, 2020, 7:00 p.m.

Notes:

- The Committee members will meet via Zoom.
- The meeting will be live streamed on the [CAC's YouTube Channel](#).
- Questions or comments can be made via email to hardwick.zoning@gmail.com. I will check that email address shortly before the meeting and during the public comment period for each item on the variance agenda.
- The meeting will be paused if technical difficulties cause the live-stream to become unavailable to the public or if an applicant or committee member cannot participate.
- All documents referred to in the agenda are available to the public at the hyperlinks in this agenda.

Agenda:

1. Call to order.
2. Approve agenda.
3. Announcement: The next meeting of the Committee will be May 27, 2020.
4. Consider previous meeting's minutes.
5. Variance agenda:
 1. 150 E. Lakeview BZA20-019, [Application](#); [Staff review report](#); [Residential screening form](#). Homeowner Wesley Studebaker, in order to keep his existing driveway, seeks a variance to reduce the east side yard from 5' to 1' for the first 40' of the property on the side closest to Lakeview, [CC3332.28](#). District 3.
 2. 3741 Indianola, CV20-019, [Application](#); [Staff review report](#). In order to bring the site into compliance, Como Mower Service & Sales seeks the following variances:
 1. To permit exterior, covered storage of lawn mowers within the fenced area in the rear of the principal building as shown on the site plan, [CC3356.03](#);
 2. To allow dumpsters to be located in the southwestern area of the site as shown on the site plan instead of directly behind the principal building. [CC3372.707\(F\)](#);
 3. Reduce the number of required parking spaces from 16 to 8 and to eliminate the requirement to provide 2 bike parking spots, [CC3312.49](#);

4. Reduce the setback for the parking lot from 25' to 20' to accommodate the parking spaces in front of the retail building, [CC3372.704\(D\)](#). District 5.
3. 118 Graceland, 19GC-056, [Application](#); [Previous staff review](#); [previous CAC recommendation](#). Signcom, Inc. seeks variances for a new sign to replace the existing sign to be smaller in overall height than the existing sign in order to accommodate identification for “Graceland Flats.” Specifically, they seek:
 1. A special permit for off-premises signage, [CC3375.12\(B\)\(4\)](#);
 2. A variance to allow an off-premises sign in the CCO, [CC3372.706](#) For a special permit for off-premises signage, [CC3375.12\(B\)\(4\)](#). District 6.
4. 3400 N. High Street, 19BZA-030, [Original Application](#); [Amended request and statement in support](#); [Revised site plan](#); [Revised screening form](#); [Parking agreement](#). North Broadway High Professional Building LLC seeks a variance to reduce the minimum number of required parking spaces from 59 to 24, [CC3312.49](#). District 3.
6. Announcement: After Committee consideration, the variance applications will likely be heard by the Clintonville Area Commission via video conference on Thursday, May 7, 2020, 7:00 p.m.
7. Adjournment.

Please address any questions about committee proceedings to Stephen Hardwick, Chair, hardwick.zoning@gmail.com. You can find contact information for your elected commissioner [here](#).