

Draft Minutes
Zoning & Variance Committee
Clintonville Area Commission
Columbus, Ohio
September 23, 7:00 p.m.
(Printed Sep. 26, 2020)

Note: The full video of this meeting is available on the [CAC's YouTube channel](#).

Agenda:

1. The chair called the meeting to order via Zoom at 7:30 p.m. Present were Stephen Hardwick, Michael Young, Michael Haugh, Judy Minister, Kelly Thiel, and Drew Miller. Sharon Groves had difficulty joining the Zoom meeting and joined during the discussion of the second item on the variance agenda. Michael McLaughlin and Diane Hayford had excused absences.
2. Agenda approved without objections.
3. The [previous meeting's minutes](#) were approved 6-0 with the correction of two typographical errors.
4. Announcement: The next meeting of the Committee will be October 28, 2020.
5. Variance agenda
 1. 61 E. Dunedin BZA20-083. [Application](#). [Screening Form](#). [Photo 1](#). [Photo 2](#). In order to rebuild their garage on the same footprint of the existing garage, homeowners Jay Hall and Jill Ford ask for a variance to reduce the side yard setback from 3' to 1.8'. [CC3332.26\(C\)\(2\)](#). The chair noted that he had received an email from Sue and Randy Ritter at 67 E. Dunedin, the neighbor closest to the garage, in support of the variance. The owner reported that the previous garage's door wouldn't open without falling apart. Most contractors suggested building a huge garage, but the owners thought keeping the original size was less disruptive of both yards.
 1. Approval recommended 6-0.
 2. 456 E. Dunedin, BZA 20-070. [Application](#). In order to replace a garage of the the same size, which was destroyed by a falling tree, homeowners Thomas and Rebecca McKenzie ask for variances to; 1) increase the allowed area from 720 to 960 sq. ft. [CC3332.38\(F\)](#); and 2) increase the allowed garage height from 15' to 20', [CC3332.38\(G\)](#). The chair read their [screening form](#) into the record. The city recommended including windows above garage door and in back, and they will do that. The applicants reported that their neighbors were fully supportive.
 1. Approval recommended 7-0.

3. 3369 Indianola, BZA20-067. [Application](#). [Staff Report](#). [Shared Parking Agreement](#). Business owner Erion Permeti asks for a variance at 3369 Indianola Avenue to reduce the required parking from 26 spaces to 17 spaces. [CC3312.49](#).
 1. Motion to take off the table approved 7-0.
 2. Architect Boutet and the applicant: The AT&T store is staying. He's taking over the current dentist's office for restaurant. He doesn't see how to practically do additional landscaping because the doesn't think plants would survive in the place. The only place we could introduce landscaping would be to the left of the entrance of the property, and he doesn't think it will work there. They will have the required bicycle racks. There was discussion of drive thru window. Right now, there is a drive thru window, but it would be used as a walk-up service window. If it were used as a drive thru, it would be on the passenger side, and that doesn't make sense. Drew Miller expressed concern for car lights on the neighboring India Oaks apartments. The plan is to do mainly carry out, and the restaurant doesn't have room for many tables. The service window would be on the west side facing the apartments. The plan for hours during the summer is to stay open 11-11. The applicant said he has an incentive to keep the immediate neighbors happy because he will depend on their patronage, as well as the patronage of people in the nearby apartments.
 3. Approval recommended: 7-0
 1. Drew Miller, wants plant or some other fencing from India Oaks. The applicant said he is looking at black netting to separate.
6. Announcement: After Committee consideration, the variance applications will likely be heard by the Clintonville Area Commission via video conference on Thursday, October 1, 2020, 7:00 p.m.
7. Meeting adjourned at 7:38 p.m. without objection.

Please address any corrections to these draft minutes to Stephen Hardwick, Chair, hardwick.zoning@gmail.com. You can find contact information for your elected commissioner [here](#).