

Draft Agenda  
Clintonville Area Commission  
Zoning & Variance Committee  
March 24, 2021, 7:00 p.m.  
(created 3/22/21, 9:05 p.m.)

Notes:

- This meeting will be held via Zoom and will also be live-streamed and archived on the CAC's [YouTube Channel](#).
- [This is the Zoom link for the meeting](#). Additional instructions on how to join can be found on the [CAC's online calendar](#) for the day.
- Questions and comments can be sent to the Chair before or during the meeting: [hardwick.zoning@gmail.com](mailto:hardwick.zoning@gmail.com).

Meeting:

1. Call to order.
2. Consider [previous meetings minutes](#).
3. Variance agenda:
  1. BZA21-017, 111 W. Dunedin. [Application](#). [Staff Report](#). [Letters of support](#). [Turning radius information](#). Homeowner Michael Reeves asks for variances to:
    1. Increase the height of a garage from 15' to 24'. CC3332.38(G)
    2. Reduce the minimum side yard for a garage from 3' to 0', CC3332.26.
    3. Reduce the minimum side yard for the house from 5' to 2.9', where it currently is. CC3332.26
  2. CV21-022, 306 Leland Ave. [Application](#).
    1. Homeowner Kurt Mortensen, asks for variances to:
      1. Allow 2 separate 1-unit dwellings to be constructed on a single parcel to allow a 1-bedroom carriage house over the garage (property was originally 3 lots). CC3332.033.
      2. Allow the carriage house to front on a public alley. CC3332.19.
    2. City Planning Comment: "Planning is generally supportive of this proposal but requests additional information in the form of building elevations. The Clintonville Neighborhood Plan (2009) recommends this location for single family, however it also states that the continued development of multifamily projects that will help to fill the gap for housing needs for young professionals and seniors, provide support for retail revitalization, and to support pedestrian activity(pg.4). The addition of a carriage house is generally consistent with this recommendation. Staff requests building elevations to review for consistency with the plan's design guidelines."
4. Announce that the next meeting of the CAC will be on April 1, 2020, and the next meeting of the Zoning & Variance Committee will be April 28, 2021. Both meetings will be at 7:00 p.m.