

Draft Agenda
Clintonville Area Commission
Zoning & Variance Committee
April 28, 2021, 7:30 p.m.

Notes:

- The meeting will start at 7:30 p.m., and NOT the normal 7:00.
- 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.

Agenda:

1. Called to order at 7:30 p.m.. Present: Stephen Hardwick, Michael Haugh, Mike McGlaughlin, Kelly Theil, Diane Hayford, Sharon Groves, Andrew Miller
2. Consider [previous meetings minutes](#). Approved 7-0
3. Variance agenda:
 1. CV21-030, 54-56 Kanawha. [Application](#).
 1. Owner Gerald Sutton in order to satisfy the requirements to obtain a mortgage on the property, asks for a variance to use the duplex as a duplex, which is what it has been since it was built in 1949.
 2. [Staff Review Comment](#): "Planning is supportive of this variance. The site is within the planning boundaries of the Clintonville Neighborhood Plan (2009), which recommends "Two-and three-family" residential land uses at this location. The use is consistent with the Plan recommendation."
 3. Recommended approved 7-0 with only comment from Diane Hayford that she saw no reason to try to force a change.
 2. BZA21-044, 23 Arden. [Application](#). [Statement in Support](#). [Site Plan](#). [Elevations](#). Homeowner Bonnie Smelser seek a variance to reduce the minimum side yard from 5' to 4' 3".
 1. On a recommendation from her doctor, she needs to add an elevator, which has to be in a specific location if she's also going to add a small power room on the first floor. The addition will take up about 1 square foot total beyond the 5' line.
 2. Recommended approved, 7-0.

3. BZA21-030, 364 E. Tulane. [Application](#). [Staff report](#). Homeowners Brandon and Regan Schnug ask to increase the allowable height for a garage from 15' to 25'. The chair noted that due to his mistake, notices were not mailed before the meeting. The chair promised to hand deliver notices by the weekend. (Note, the chair hand delivered the notices the morning of Saturday, May 1, 2021.)
 1. Plan to demo single car garage to build a 23'6" garage. Will have additional windows on the sides on the second floor because the city requested that to make the garage match the house. They plan to use the second floor for work-for-home, with no water and probably ductless HVAC. The neighboring house has 3 floors. The existing garage footprint will be within the new footprint.
 2. 6-1 in favor recommend
4. Announce that the next meeting of the CAC will be on May 6, 2020, and the next meeting of the Zoning & Variance Committee will be May 26, 2021, with time to be announced.
5. Without objection, the meeting adjourned at 8:03 p.m.