

Second Amended Draft Agenda
Clintonville Area Commission
Zoning & Variance Committee
Clinton Heights Lutheran Church
15 Clinton Heights Ave.
June 23, 2021, 7:00 p.m.
(Edited 6/18/21)

The meeting will be in-person. People who are unvaccinated are requested to wear masks.

Agenda:

1. Call to order.
2. Approve agenda.
3. Consider [previous meetings minutes](#).
4. Demolition Permit Waiting Period Waiver, 604 Acton. [Information](#).
5. Variance agenda:
 1. Old business: CV21-049, 3632 Indianola. [Application](#). [Map 1](#). [Map 2](#). [Variances requested](#). [Revised hardship statement](#). [Screening form](#). [Site Plan](#). [Elevations](#). The Avenue Apartments, LLC, seeks variances to:
 1. [CC3309.14](#): Height Districts: To permit the height district of 40 feet and not H-35 feet in the portion of the property zoned C-3.
 2. [CC3372.705\(B\)](#): Building Design Standards: To permit the width of a principal building along the primary building frontage to be less than the minimum of 60 percent of the lot width and to be 43%.
 3. [CC3355.09\(A\)\(2\)](#): C-3 District Setback Lines: To permit the buildings to be setback 15' from the right-of-way line and not 25'.
 4. [CC3363.01](#): M-Manufacturing District: To permit residential units to be located in the "M" manufacturing district.
 5. [CC3363.01](#): M-Manufacturing District: To permit an extended stay hotel to be located in the "M" manufacturing district.
 6. [CC3355.05\(C\)](#): C-3 District Development Limitations: To permit dwelling units on the first floor of a building.
 2. New business: CV21-062, 3013-3021 North High Street. [Application](#). [Screening form](#). Applicant Brian Higgins on behalf of Attainable Luxury, in order to build a mixed-use, multi-family building, seeks variances to:
 1. [CC3309.14](#), Height districts, to allow for the building height district to be H-60 (60').
 2. [CC3312.21](#), Landscaping and screening, to waive interior landscaping requirement.
 3. [CC3312.49](#), Minimum Numbers of Parking Spaces required, to reduce on-site parking from 49 spaces (43 DU @1.5 spaces/DU*.25 reduction) to 34 spaces.
 4. [CC3321.05\(A\)\(1\)](#), Vision Clearance, to provide a reduced vision triangle at the High Street entrance on the south end of 8'-9" x 8'-9".
 5. [CC3356.03](#), C-4 permitted uses, to allow for (2) 1-bedroom dwelling units and (1) 2-bedroom dwelling units on the ground floor.
2. Announce that the next meeting of the CAC will be on July 1, 2021, at Bleu & Fig, 4622 N High St., and the next meeting of the Zoning & Variance Committee will be July 28, 2021.