

Draft Agenda  
Clintonville Area Commission  
Zoning & Variance Committee  
Clinton Heights Lutheran Church  
15 Clinton Heights Ave.  
January 26, 2022, 7:00 p.m.

1. Call to order.
2. Approve agenda.
3. Consider [previous meeting's minutes](#).
4. Variance Agenda
  1. (Motion to remove from table) GC21-050, 3330 Indianola Ave. [Application](#). The applicant seeks a variance to allow for a digital menu board sign for a drive thru that is not visible from the right of way. [CC3372.606](#).
  2. Z21-103 4591 Indianola. [Application](#). [Screening form](#). The owner seeks to rezone the property from R-3 (with attorney offices allowed) to C-2 (offic).
  3. BZA22-003 3655 Weston Place. [Application](#). In order to replace a garage, the homeowner seeks a variance to reduce the side-yard setback from 3' to 1', which maintains the existing setback. [CC3333.23\(C\)](#).
  4. (Motion to remove from table) CV21-062, 3021 N. High St. [Original application](#). [Initial staff review report](#). [Revised request](#). [Revised drawings](#).
    1. Parking Lot Trees, to allow 4 parking lot trees to be located along High Street in the right of way. [CC3312.21\(A\)](#).
    2. Parking Lot Screening, to allow required parking lot screening west edge of property to not include a 4' buffer. [CC3312.21\(D\)](#)
    3. Minimum Numbers of Parking Spaces required, to reduce on-site parking from 75 spaces (32 DU @1.5 spaces + 1 per 75 SF restaurant) to 30 spaces for residential use and no spaces for restaurant use. [CC3312.49](#).
5. Announce that the next meeting of the CAC, will be on February 3, 2022, 7:00 p.m., at the Whetstone Library, and the next meeting of this committee will be on February 23, 2022, 7:00 p.m., at the Clinton Heights Lutheran Church.