



Draft Agenda
Clintonville Area Commission
Zoning & Variance Committee
Clinton Heights Lutheran Church
15 Clinton Heights Ave.
July 27, 2022, 7:00 p.m.

- A. Call to order.
- B. Approve agenda.
- C. Consider [previous meeting's minutes](#).
- D. Variance Agenda:
 - 1. BZA22-072, 42 Garden Rd. [Application](#). [Screening form](#). The homeowner seeks a variance to decrease the side setback from 5' to 2.2' for the existing western side setback. [CC3332.26](#).
 - 2. BZA22-084, 64 Overbrook, Application [Part 1](#), [Part 2](#). The homeowners seek a variance to increase the maximum height for a garage from 15' to 24' 6". [CC3332.38\(G\)](#).
 - 3. BZA22-085, 233 Erie, [Application](#), The homeowners seek a variance to increase the maximum height for a garage from 15' to 25' 5". [CC3332.38\(G\)](#).
 - 4. BZA22-089, 44 W. Torrence, [Application](#), The homeowners seek variance to 1) increase the maximum height for a garage from 15' to 22' 3", [CC3332.38\(G\)](#); and 2) decrease the required side side yard from 3' to 1', to maintain the building line of the original garage. [CC3332.26\(E\)](#).
 - 5. BZA22-092, 130 W. Henderson, [Application](#), The homeowner seeks variances from the rules requiring that:
 - 1. Every "parking and loading space shall have sufficient access and maneuvering area (and that the) maneuvering area for a parking space may occur anywhere on a lot except in the area between the street right-of-way line and the parking setback line." [CC3312.25](#);
 - 2. "Where a required building setback line is less than 25 feet, the parking setback line shall follow the building setback line or the established parking setback, whichever is less, but in no case shall the parking setback line be less than ten feet from the street right-of-way line," [CC3312.27\(3\)](#);
 - 3. The building setback be 20'. [CC3332.21](#).
- E. Announce that the next meeting of the CAC will be on August 4, 2022, 7:00 p.m., at the Whetstone Library, and the next meeting of this committee will be on August 24, 2022, 7:00 p.m., at the Clinton Heights Lutheran Church.