



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

1. Call to order.
 - a. 7:00 PM
 - b. Committee members present: Sharon Groves Stephen Hardwick, Diane Hayford, Michael McLaughlin, Judy Minister, Drew Miller, Kelly Thiel
2. Approve agenda.
 - a. Move demo to bottom of agenda. All approved.
3. Consider [previous meetings minutes](#).
 - a. Approved 6-0-1
4. Variance agenda: BZA22-139, 122 W. N. Broadway. [Application](#). [Screening form](#). To keep a new garage on the same line as other structures on the property, reduce the side-yard setback from 3' to 0'. [CC3332.26E](#). **Recommended approval 4-1, 2 Abstain.**
 - a. Kevin Mack, son of homeowners was present and speaking on their behalf. Mr. Mack explained the circumstances of the variance and history of the property. Eight condo units along this section of road, does not have letters of support from neighbors but can get them.
 - b. Discussion of process for variance and how to manage if adjacent neighbor wants to do the same type of project.
 - c. SG asked for clarification of the construction.
 - d. Mr. Mack explained that a workshop will be built as addition onto the garage.
 - e. Mr. Mack said adjacent neighbor does not have issue with the project.
 - f. JM clarified the type of house, single family attached.
 - g. DH asked for size/dimensions of the existing garage and proposed workshop.
 - h. DH asked if they could still use the garage with the 3' setback.
 - i. Mr. Mack said that would not allow them to use the garage to fit their cars.
 - j. DH commented that the variance stays with the property.
 - k. SH mentioned that future occupants would know they have a shared wall.
 - l. Discussion about potential for a shared construction project, additional garage for neighbor at 120 W N. Broadway.
 - m. SH clarified the next steps of the process if they decide to share the project. Or if an additional variance is needed.
 - n. DH asked how far the new garage would be moved north, towards the alley.
 - o. Mr. Mack shared the details on the plans submitted.
 - p. MM asked if the workshop would include plumbing
 - q. Mr. Mack said that currently they are planning electric only, potential for hose bib.

- r. The owner of 114 W North Broadway purchased their townhome from the builder, learned about the project from their tenant, sent an email to SH and Commissioner Peifer, wanted clarification on the project. Has concerns about parking in the back. Cars cut through the alley coming and going from Kroger, they occasionally encroach on the driveways.
 - s. Mr. Mack appreciates the concerns but does not think with the layout there is much merit. There is a utility pole and concrete berm so cars can not drive through their yard/driveway.
 - t. Kim Anderson 116 W North Broadway, concerned about visibility E/W, disappointed the adjacent neighbor did not attend. Other neighbors are elderly and not able to show up for this meeting. Surprised the applicant is entertaining this because they had previously considered selling the house.
 - u. SH commented that if health is preventing someone from attending then they can send a letter or phone call to the committee or CAC.
 - v. MM commented that looking out their back door, because the project is on the north side of the garages, it is not inhibiting anyone's view.
 - w. DH said that precedent is important here because its single family attached. What happens with one could cause a ripple.
 - x. SH looks at it as a matter of consistency. This is a guideline for future decision making.
 - y. DM commented that it would be nice to hear from the adjacent neighbor (120 W N. Broadway).
 - z. KT agrees, these are unique properties, they already share a wall. Property line is already 0'.
 - aa. SH, this is unique that these all look the same and other people might expect it to look the same, existing condition is pavement.
 - bb. MM – Y, wants to hear from neighbor at 120 W N. Broadway.
 - cc. SG – Y
 - dd. DH – N, for same reason as MM, have not heard anything
 - ee. JM – Abstain since conflicts about neighbor.
 - ff. DM – Y because neighbor at 120 W N. Broadway has not raised any objection.
 - gg. DT – Y, would like to hear from neighbor at 120 W N. Broadway, but they already live in situation where they share a wall.
 - hh. SH – Abstain, would vote yes but wants to hear from neighbors.
 - ii. Recommended approval 4-1, 2 abstain.
6. Demolition waiting period waiver agenda: 3810 N. High St.
- a. Barry commercial waist, contractor performing the work, mini excavator and dumpster, gravel will be there after removal.
 - b. Motion to approve.
 - c. **Recommended approval 7-0.**
7. City inquiry & possible vote about BZA21-162, may need to discuss specific authorization to have a bathroom in the upstairs (which was in the original plan). [Application](#), [Email](#), [Staff Review 12/2021](#), [January 2022 Z&V Minutes](#), [Commission approval](#). The only note about this in the CAC Minutes was "BZA21-162 – 181 Glencoe-Commissioner Garrison asked if plumbing was proposed? - 1 bathroom is desired 5 voted yes, 1 voted no, chair abstained." I am working to get more information from the city before the meeting. **Recommended approval 6-0, 1 abstain.**
- a. The committee appreciates the city considering this but does not think it affect current construction, but future applications.

- b. Discussion of Ohio uniform building code.
 - c. Motion to acknowledge that the plans the committee originally voted on included a toilet and sink.
 - d. 6-0-1 abstain.
- 8. Discuss next meeting date. Moving up a week to November 16th.
- 9. Announce that the next meeting of the CAC will be November 3, 2022, at the Whetstone Library.
 - a. Meeting adjourned at 8:10PM.