

Draft Agenda
Clintonville Area Commission
Zoning & Variance Committee
Clinton Heights Lutheran Church
15 Clinton Heights Ave.
June 28, 2023, 7:00 p.m.

1. Call to order.
2. Approve agenda.
3. Consider [draft minutes from previous meeting](#).
4. Variance Agenda:
 1. BZA23-069, 199 E. Schreyer Place. [Application](#). The applicant seeks a variance to increase the maximum garage height from 15' to 18' or 19'. [CC3332.38\(G\)](#).
 2. CV23-045, 299 Walhalla Rd.. [Application](#). [Staff report](#). Note: This property is located on the east side of Gudrun Road, directly north of the property addressed 332 Gudrun Road (010-303217).
 1. In order to build a single-family residence, the applicant seeks the following variances:
 1. To permit an accessory structure (private garage) on a parcel off-site of the primary parcel with the single-family dwelling to which the proposed garage is accessory. [CC3332.035](#), R-3.
 2. To reduce the minimum side yard at the southwest corner of the proposed garage from 3' to 1'5" due to the irregular shape of the parcel. [CC3332.26](#).
 2. The city [staff report](#) states that the applicant will also need the following variances (descriptions taken from the report):
 1. Lot width (50' required), [CC3332.05\(A\)\(4\)](#).
 2. From the requirement that each single-unit dwelling or other principal building to have a lot of no less than 5,000 square feet. [CC3332.13](#).
 3. Side-yard variance for the east side yard.
 4. For fronting. [CC3332.19](#).
 5. Possible garage height variance. [CC3332.38\(G\)](#).
5. Announce that the next meeting of the Clintonville Area Commission will be Thursday July 6, 2023, 7:00 p.m., at the Whetstone Library, and the next meeting of the Zoning & Variance Committee will be Wednesday, July 26, 2023, 7:00 p.m., at the Clinton Heights Lutheran Church.