



Draft Agenda
Clintonville Area Commission
Zoning & Variance Committee
Clinton Heights Lutheran Church
15 Clinton Heights Ave.
August 30, 2023, 7:00 p.m.

1. Call to order.
2. Approve agenda.
3. Consider [draft minutes from previous meeting](#).
4. Demolition Agenda: 4524 Olentangy Blvd. [Application](#). The applicant asks to waive the 60-day waiting period before proceeding with the demolition of a house.
5. Variance Agenda: CV23-085, 4 North Broadway Lane. [Application](#). The applicant seeks the following variances:
 1. Section [3332.035](#), R-3, Residential District, to permit two detached dwelling units on the same parcel, consisting of the existing dwelling and a new detached building with ground level parking and accessory use and second floor dwelling unit, as depicted on the Site Plan.
 2. Section [3332.21](#), Building Lines, to reduce the E. North Broadway Lane building setback from 10' to 1', to conform the existing attached garage setback on the existing dwelling.
 3. Section [3332.27](#), Rear Yard, to reduce rear yard from 25% of lot area behind each dwelling to 25% for the existing house and 0% for the accessory dwelling unit to permit rear yards as depicted on the Site Plan.
 4. Section [3312.43](#), Required Surface for Parking, to permit existing gravel driveway and parking areas, as noted on the Site Plan.
6. Announce that the next meeting of the Clintonville Area Commission will be Thursday September 7, 2023, 7:00 p.m., at the Whetstone Library, and the next meeting of the Zoning & Variance Committee will be Wednesday, September 27, 2023, 7:00 p.m., at the Clinton Heights Lutheran Church.