



Draft Agenda
Clintonville Area Commission
Zoning & Variance Committee
Clinton Heights Lutheran Church
15 Clinton Heights Ave.
October 25, 2023, 7:00 p.m.

1. Call to order.
2. Approve agenda.
3. Announce that a revised application for 201 W. North Broadway will come before the Committee no earlier than November 29, 2023, likely for only a use variance (no dimensional variances), "for a two-family residence and single-story garage." [Drawing One](#). [Drawing Two](#).
4. Consider [draft minutes from previous meeting](#).
5. Variance Agenda:
 1. BZA23-127. 3588 Indianola. [Application](#). In order to reorient parking within a parking lot after the termination of a mutual parking agreement, the applicant seeks variances to reduce the number of required 1) trees for a parking lot from 24 to 15, [CC3312.21](#); and parking spaces from 276 to 257, [CC3312.49](#).
 2. GC23-040, 4910 N. High St. [Application](#). The applicant seeks graphics variances to add a ground sign and menu board signs for a new fast food restaurant, specifically from:
 1. [3372.706\(C\)\(1\)](#), to allow for three ground signs (A1, A2, and A3) on a single parcel;
 2. [3372.706\(C\)\(2\)](#), to allow for one monument sign (A3) and two ground signs (A1 and A2);
 3. [3372.706\(C\)\(3\)](#), to allow for two ground signs (A2 and A3) that do not have a base that is integral to the overall sign design and that compliments the design and principal materials of the building and landscape;
 4. [3372.706\(C\)\(5\)](#), to increase the maximum permitted height of a ground sign from 6' above grade to 23'8" for sign A2 (existing condition); and
 5. [3372.706\(E\)\(2\)](#), to allow two menu boards (H1 and H2) to be located between the building and the Morse Road right-of-way.
6. Announce that the next meeting of the Clintonville Area Commission will be Thursday, November 2, 2023, 7:00 p.m., at the Whetstone Library, and the next meeting of the Zoning & Variance Committee will be Wednesday, November 29, 2023, 7:00 p.m., at the Clinton Heights Lutheran Church.
7. Adjourn by 7:45 p.m. to accommodate a training.