



Draft Agenda  
Clintonville Area Commission  
Zoning & Variance Committee  
Clinton Heights Lutheran Church  
15 Clinton Heights Ave.  
April 24, 2024, 7:00 p.m.  
(Circulated 4/16/2024)

1. Call to order.
2. Approve agenda.
3. Consider [draft minutes](#) from previous meeting.
4. Variance agenda.
  1. BZA24-037, 581 Crestview Rd. [Application](#). [Staff Review](#). In order to split the lot and build a second single-family home, the applicant seeks the following variances:
    1. [3332.13](#), Decrease the required R-3 lot size from 5,000 square feet to 4,511 square feet.
    2. [3332.05\(A\)\(4\)](#), Decrease the required lot size from 50' to 40'.
    3. [3332.19](#): Variance for the north lot to not have frontage on a Public Street.
  2. BZA24-038. 116 W. Lakeview. [Application](#). [Elevations 1](#). [Elevations 2](#). In order to facilitate a lot split, the applicant seeks a variance from [3332.05\(4\)](#) to permit the west lot to have a width of 28.576' at the property line and the east lot to have a width of 43.24' in lieu of the required 50'.
  3. CV24-035, 171 E. Pacemont Rd., [Application](#). [Screening form](#). The applicant seeks the following variances:
    1. [3332.035](#) R-3 residential district, to allow two single-family dwelling units on the same lot.
    2. [3332.05](#), to decrease the minimum lot size from 50' to 35' (the size of the lot now),
    3. [3332.13](#) R-3, to reduce the minimum lot size from 5,000 square feet to 3,675 square feet (the size of the lot now).
    4. [3332.27](#), to reduce the minimum size of the rear yard from 25% to 10.7% of the total lot area, or 420 square feet (the two buildings would each need to have 25% of the lot as a rear yard).
    5. [3312.19](#), Minimum number of parking spaces required for the new using from 2 to 0 (while maintaining requirement to have two for the house).
5. Announce that the next meeting of the Clintonville Area Commission will be May 2, 2024, 7:00 p.m., at the Whetstone Library, and the next meeting of the Zoning & Variance Committee will be May 29, 2024, 7:00 p.m., at the Clinton Heights Lutheran Church.