



MEMORANDUM

To: Denise Powers & Don Bier
From: Christopher Gawronski, CAC Secretary
Date: 18 January 2005
Re: Zoning Variance: 5181-5187 N. High St., *commercial building addition*
Zoning Variance: 214 W. Como Ave & 3330-3332 W. Milton Ave.,
exceptions for non-conforming residential lots
Council Variance: 3950 Indianola Ave., *allow non-permitted use*

The Clintonville Area Commission (CAC) met Thursday, January 6 and considered three variance requests. The CAC's recommendations are as follows:

The first request was a zoning variance by applicant Mario Scinto (Owner: Anna Scinto) for 5181-5187 N. High St.

The request was to seek various exceptions to the Community Commercial Overlay, including permitting parking in front of the building and varying numerous setbacks, and other zoning requirements. The purpose of the request was to allow the owner to construct an two-story addition on the south end of the existing commercial building. Commission members voiced numerous concerns about the request and its presentation. After lengthy discussion, and in response to a request from the applicant, the CAC tabled action on the request by a vote of 8-1. This action was taken with the understanding that the applicant would seek a tabling of the request with the BZA and present a more complete request to the CAC at a future date.

The second request was for a zoning variance by owner/applicant Cynthia Rush and Patrick Coffey for 214 W. Como Ave & 3330-3332 W. Milton Ave.

The request was to seek relief from setback, frontage and parking requirements on two non-conforming lots, each containing a residential structure. The purpose of the request was to allow the two structures to be reconstructed in the case of substantial destruction. The two lots exist as the result of a recently-approved administrative lot split. In concurrence with the recommendation of the Variance & Zoning Committee, the CAC recommended approval of the request by a vote of 8-0-1.



The third request was for a council variance by the Graham School for 3950 Indianola Ave.

The request was to permit the operation of a school within a manufacturing zoning district. The purpose of the request was to allow the existing Graham School to continue operation and receive necessary building permits and inspections for building improvements. According to information presented, city

officials had previously determined the school was able to operate within the manufacturing district, but later officials required the applicant to seek a variance to continue operation. In concurrence with the recommendation of the Variance & Zoning Committee, the CAC recommended approval of the request by a vote of 9-0.

Feel free to contact me if you have any questions about this report.

Sincerely,

Christopher Gawronski, Secretary
Chiltonville Area Commission

Cc: Applicants