



AGENDA
**MIDDLETOWN CITY BOARD OF ZONING APPEALS
REGULAR MEETING**

DATE & TIME: Wednesday, June 2, 2021 at 5:30 P.M.

PLACE: City Council Chambers, One Donham Plaza

MEMBERS:

Todd Moore	Jerry Heidenreich
Roger Daniel	David Kash
Dan Ward	Jim Hall
Christopher Amburgey	

STAFF: Ashley Combs, Planning Director
Devra Wells, Zoning Administrator

1. Roll Call
2. Pledge of Allegiance
3. Previous Meeting Minutes: May 5, 2021
4. **Public Hearing: Area and Dimensional Variance Case #4-21:** An area and dimensional variance request by applicant Kenneth Doyle for approval of a Variance to build a detached garage in the side yard on a corner lot located at 625 Cleveland Street. The property is zoned R-4 Attached Residential where detached garages are required to be located in the rear yard.
5. **Public Hearing: Area and Dimensional Variance Case #5-21:** An area and dimensional variance request by applicant Clyde Froslear for approval of a 14.39' reduction of the rear setback at 5220 Renaissance Park Drive to build an attached deck. The property is zoned R-3 Medium-Density Residential where the minimum rear setback is 40'.
6. **Public Hearing: Area and Dimensional Variance Case #6-21:** An area and dimensional variance request by applicant Richard Pierson for approval to allow a 6' high fence within the property's front yard setback located along Hampton Place. Per the Middletown Development Code, only a 4' high fence is permitted in a front yard. The property is located at 27 Aberdeen Drive and has frontage along both Aberdeen Drive and Hampton Place.
7. **Public Hearing: Area and Dimensional Variance Case #7-21:** An area and dimensional variance request by applicant Brad Staggs of PWC on behalf of the property owner Whitney Sancrant for approval of an additional 93.75 sq. ft. of impervious surface in the front yard for a wheelchair lift and yard walk. The property is located at 108 Burton Road. The property is zoned Residential

where impervious surface may not exceed 30% of the front yard.

8. **Public Hearing: Area and Dimensional Variance Case #8-21:** An area and dimensional variance request by applicant Deanna Heil of City Studios Architecture to allow for 40% of impervious surface in the front yard at Holly Avenue parcel Q6541027000019. The property is zoned Residential where impervious surface may not exceed 30% of the front yard.

9. **Old/New Business**

10. **Adjournment**

The next regular meeting of Board of Zoning Appeals will be held on July 7, 2021 if applications are received.