1. August 2, 2023 BZA Agenda

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BZA AGENDA AUGUST 2, 2023.DOCX



## AGENDA MIDDLETOWN CITY BOARD OF ZONING APPEALS REGULAR MEETING

**DATE & TIME:** Wednesday, August 2, 2023, at 5:30 P.M.

**PLACE:** City Council Chambers, One Donham Plaza

**MEMBERS:** Todd Moore Jerry Heidenreich

Gary Gross David Kash Christopher Amburgey Jim Hall

Stefan Wannemacher

**STAFF:** James Metz, City Planner

1. Roll Call

- 2. Pledge of Allegiance
- **3. Previous Meeting Minutes**: June 7, 2023
- 4. Variance Case No. #9-23: A request by applicant Ronald Decker for approval of an Area and Dimensional Variance for the property located at 2000 Pearl Street. The property is zoned R-4: Attached Residential District. The variance requested is to allow for the construction of a four-unit multi-family dwelling that would not meet the minimum site development standards set forth in the Middletown Development Code. The property is a non-conforming lot of record which would allow for a single-family home to be erected provided the buildings comply with the minimum setbacks to the maximum extent practical.
- 5. Variance Case No. # 10-23: A request by applicant Michael Taylor for approval of an Area and Dimensional Variance for the property located at 4500 Riverview Avenue. The property is zoned R-2: Low-Density Residential District. The variance requested is to allow for the construction of an internally illuminated ground-mounted sign that exceeds 7ft from grade whereas the Middletown Development Code does not permit ground-mounted signs in residential zoning districts for non-residential purposes to be internally illuminated or to exceed 6ft in height from grade.
- 6. Variance Case No. #1 1-23: A request by applicant Chris Brown for approval of an Area and Dimensional Variance for the property located at 6601 Terhune Drive. The property is zoned B-2: Community Business District. The variance requested is to allow for the construction of a free-standing sign that exceeds 85ft from grade and a sign face area of 160sq. ft. whereas the Middletown Development Code does not permit free-standing signs in the B-2 zoning district to exceed 20ft in height from grade or to have a sign face area greater than 150sq. ft.

- 7. Variance Case No. #1 2-23: A request by applicant Mike Taylor with Pinnacle Architects on behalf of Adam Kushnir for approval of an Area and Dimensional Variance for the property located at 6730 Roosevelt Avenue. The property is zoned B-2: Community Business District. The variance requested is to allow for the reduction in the front yard setback and to allow a stacking lane to be set back less than 25ft from the public right-of-way.
- 8. Old/New Business
- 9. Adjournment

The next regular meeting of the Board of Zoning Appeals will be held on September 6, 2023, if applications are received.