

1. Board Of Zoning Appeals Agenda

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AGENDA

MIDDLETOWN CITY BOARD OF ZONING APPEALS REGULAR MEETING

DATE & TIME: Wednesday, September 7, 2022, at 5:30 P.M.

PLACE: City Council Chambers, One Donham Plaza

MEMBERS: Todd Moore Jerry Heidenreich
Gary Gross David Kash
Dan Ward Jim Hall
Christopher Amburgey

STAFF: Devra Wells, Assistant Development Services
Director James Metz, City Planner

1. **Roll Call**
2. **Pledge of Allegiance**
3. **Previous Meeting Minutes** : July 6, 2022
4. **Variance Case No. #10-22:** A request by applicant Jon Sheidler for approval of an Area and Dimensional Variance for the property located at 2223 North Verity Parkway. The property is zoned B-2: Community Business District. The variance requested is for the installation of automobile service order devices within 160ft of a residential dwelling where an automobile service order device is not permitted within 250ft from a residential dwelling. The applicant is also applying for a reduction in the required parking to 10 spaces where an eating establishment requires one space per 100 square feet of floor area and the proposed building would need 15 spaces.
5. **Variance Case No. #11-22:** A request by applicant Alesia Brown for approval of a Use Variance for the property located at 1810 Waynebrook Drive. The property is zoned R-4: Attached Residential. The variance requested is to convert the residential dwelling into a daycare center where daycares are not permitted within the R-4 zoning district.
6. **Variance Case No. #12-22:** A request by applicant Randall Jones for approval of an Area and Dimensional Variance for the property located at 206 Crawford. The property is zoned B-2: Community Business District.

The variance requested is for a lot split that would create two lots that would not meet the minimum lot size.

7. **Variance Case No. #13-22:** A request by applicant Walter Barineau for approval of an Area and Dimensional Variance for the property located at Parcel ID: 07034260170. The property is zoned BC-I: Business Center Interchange Subdistrict. The variance requested is for the installation of a 48ft tall pole sign where a pole sign is not permitted to be taller than 20ft and prohibited within the BC-I district.
8. **Variance Case No. #14-22:** A request by applicant Thomas O. Fraley for approval of an Area and Dimensional Variance for the property located at 4701 Holly Avenue. The property is zoned R-3: Attached Residential. The variance requested is to convert a patio into a sunroom that would reduce the rear yard setback to 29ft from the required 40ft.
9. **Variance Case No. #15-22:** A request by applicant Wendy Kissel for approval of a Use Variance for the property located at 2237 Highland Street. The property is zoned B-2: Community Business District. The variance requested is to utilize the property as a single-family home where the City of Middletown's Development Code prohibits single-family homes in the B-2 Zoning District.
10. **Variance Case No. #16-22:** A request by applicant Mark McClure for an Appeal to the Board of Zoning Appeals for the property located at 2nd South Main Street. The property is zoned UC-C: Urban Core Central Subdistrict. The request is to appeal the Zoning Code Administrator's decision that an office for a human and animal chiropractor is considered a medical office, a veterinarian office, and/or animal grooming where the City of Middletown's Development Code prohibits medical offices, veterinarian offices, and animal grooming in the UC-C Zoning District.
11. **Old/New Business**
12. **Adjournment**

The next regular meeting of the Board of Zoning Appeals will be held on October 5, 2022, if applications are received.