



AGENDA

MIDDLETOWN CITY BOARD OF ZONING APPEALS REGULAR MEETING

DATE & TIME: Wednesday, September 1, 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** : July 7, 2021
4. **Public Hearing: Area and Dimensional Variance Case # 11-21:** A use variance request by applicant Joni Urban for approval of a Variance to use an existing Commercial building located at 2309 Central Avenue as Residential. The property is zoned B-2 Community Business where residential units are only allowed above Nonresidential Uses.
5. **Public Hearing: Area and Dimensional Variance Case # 12-21:** An area and dimensional variance request by applicant Dennis Beatty for approval of four Area and Dimensional Variances to build a single-family house on the lot located at 1632 Bannon Court. The property is Zoned R-3: Medium-Density Residential. The variances requested are a 1,855 sq. ft. reduction of the minimum lot area, an 11 foot reduction of the minimum lot width, a 19.56 foot reduction of the minimum lot depth and an 18 foot reduction of the required rear setback.
6. **Public Hearing: Area and Dimensional Variance Case #13-21:** An area and dimensional variance request by applicant Dennis Beatty for approval of four Area and Dimensional Variances to build a single-family house on the lot located at 2119 Roosevelt Boulevard. The property is Zoned R-4: Attached Residential. The variances requested are a 4,900 sq. ft. reduction of the minimum lot area, a 30 foot reduction of the minimum lot width, a 22.5 foot reduction of the minimum lot depth and a 15 foot reduction of the required front yard setback.

- 7. Old/New Business**
- 8. Adjournment**

The next regular meeting of Board of Zoning Appeals will be held on October 6, 2021 if applications are received.