



AGENDA

MIDDLETOWN CITY BOARD OF ZONING APPEALS

REGULAR MEETING

DATE & TIME:	Wednesday, February 5, 2025 at 5:30 P.M.		
PLACE:	City Council Chambers, One Donham Plaza		
MEMBERS:	David Kash	Stefan Wannemacher	
	Alton "AJ" Mentel	Thomas Evans	
	Jerry Heidenreich	Gary Gross	
STAFF:	Claire Fetters, City Planner Amy Blankenship, Staff Attorney		
1. Roll Call			
2. Pledge of Allegiance			
3. Election of Chairperson and Vice Chairperson of Board of Zoning Appeals			
4. Previous Meeting Minutes – December 4, 2024			
5. Public Hearing: Area and Dimensional Variance Case #1-25: A request by applicant Ben Ransick on behalf of Shenming Yu for an area and dimensional variance for the property at 4680 Caprice Drive to determine the screening requirements needed per Middletown Development Code 1216.10(a) and (b). The property is zoned B-3: General Business District. The variance requested is to allow for a reduction in screening requirements for off-street loading areas due to the location of the lot lines of the parcel.			
6. Public Hearing: Area and Dimensional Variance Case #2-25: A request by applicant Will Stephenson on behalf of property owners Mark and Sue Royal for an area and dimensional variance for the property at 6642 Roycroft Drive to construct a deck in the rear yard of the house that will exceed the aggregate square footage permitted for accessory buildings and structures. The property is zoned R-4P: Planned Development District. The variance requested is to allow the applicant to exceed the 25% aggregate square footage by approximately 22%.			
7. Public Hearing: Area and Dimensional Variance Case #3-25: A request by applicant RDA Group Architects for an area and dimensional variance for the property at 4455 Elliott Drive to allow for drive-through equipment within 250 feet of a residential dwelling unit and decrease the number of required stacking spaces between the pick-up window and order box to three cars. The parcel is zoned B-2 Community Business District.			
8. Old/New Business			
9. Adjournment			

The next regular meeting of the Board of Zoning Appeals will be held on March 5, 2025, if applications are received.