



AGENDA

MIDDLETOWN CITY BOARD OF ZONING APPEALS REGULAR MEETING

DATE & TIME: Wednesday, March 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. Previous Meeting Minutes** - February 5, 2025
- 4. Public Hearing: Area and Dimensional Variance Case # 4-25:** A request by applicant Dennis Beatty on behalf of property owner Zack Ferrell for an area and dimensional variance for the property at 2000 Winton Street to construct a new single-family dwelling on a parcel that does not meet the minimum lot width site development standard for the subject zoning district. The property is zoned R-4: Attached Residential District. The lot width is approximately 49 feet wide; Middletown Development Code Chapter 1204.10(b) requires single family dwellings to be constructed on lots that are a minimum of 70 feet wide.
- 5. Public Hearing: Area and Dimensional Variance Case #5-25:** A request by applicant Dennis Beatty on behalf of property owner Zack Ferrell for an area and dimensional variance for the property at 425 McKinley Street to construct a new single-family dwelling on a parcel that does not meet the minimum lot area or lot width site development standards for the subject zoning district. The property is zoned R-4: Attached Residential District. The lot size is approximately 6,534 square feet; Middletown Development Code requires single family homes in the R-4 zoning district to be constructed on lots that are at least 9,000 square feet. The lot width, ranges from approximately 29 feet wide to 40 feet wide; Middletown Development Code Chapter 1204.10(b) requires single family dwellings in the R-4 zoning district to be constructed on lots that are a minimum of 70 feet wide.
- 6. Public Hearing: Area and Dimensional Variance Case # 6-25:** A request by applicant Dennis Beatty on behalf of property owner Zack Ferrell for an area and dimensional variance for the property at 4819 Caprice Drive to construct a new single-family dwelling on a parcel that does not meet the minimum lot width site development standard for the subject zoning district. The property is zoned R-4: Attached Residential District. The lot width is approximately 49.5 feet wide; Middletown Development Code Chapter 1204.10(b) requires single family dwellings in the R-4 zoning district to be constructed on lots that are a minimum of 70 feet wide.

7. **Public Hearing: Area and Dimensional Variance Case #7-25:** A request by applicants and property owners James and Barbara Profitt for an area and dimensional variance for the property at 316 Sharon Court to construct an enclosed insulated sunroom on the rear side of the house. The property is zoned O-1P: Planned Development District. The proposed sunroom will encroach on the rear yard setback, being 19.2 feet from the rear property line; Middletown Development Code Chapter 1206.01(e)(15) requires porches and decks that are enclosed (with walls made of screening or other materials) meet the setback requirements for principal buildings in the applicable zoning district.
8. **Public Hearing: Use Variance Case #8-25:** A request by applicant Ayshia Mustapha for a use variance for the property at 236 N. Breiel Boulevard to allow for an assisted living facility. The property is zoned O-1: Office District. The variance requested is to allow for the skilled nursing or personal care facility use type in the O-1 zoning district, a prohibited use according to Table 1204-3 of the Middletown Development Code.
9. **Old/New Business**
 - a. **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.
10. **Adjournment**

The next regular meeting of the Board of Zoning Appeals will be held on April 2, 2025, if applications are received.