



AGENDA

MIDDLETOWN CITY BOARD OF ZONING APPEALS

REGULAR MEETING

DATE & TIME: Wednesday, May 7, 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 Binegar, City Planner
Jon Roach, Staff Attorney

1. Roll Call
2. Pledge of Allegiance
3. Previous Meeting Minutes – April 2, 2025
4. **Public Hearing: Use Variance Case #10-25:** A request by applicant Rajubhai Thobhani for a use variance for the property at 4214 Grand Avenue to allow for a wholesale establishment. The property is zoned B-1: Neighborhood Business District. The variance requested is to allow for the wholesale establishment use type in the B-1 district, a prohibited use according to Table 1204-3 of the Middletown Development Code.
5. **Public Hearing: Area and Dimensional Variance Case #11-25:** A request by applicant Mark Mattingly for an area and dimensional variance for the property at 3415 Glencoe Avenue to construct a new single-family dwelling under two stories tall that does not meet the minimum livable floor area on a parcel that does not meet the minimum lot area site development standards for the subject zoning district. The property is zoned R-4: Attached Residential District. The lot size is approximately 7,405 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 livable floor area for the proposed new single-family dwelling under two stories tall is 1,377 square feet; Middletown Development Code Chapter 1204.10(b) requires new single-family dwellings under two stories tall in the R-4 zoning district to have a minimum of 1,500 square feet of livable floor area.
6. **Public Hearing: Area and Dimensional Variance Case #12-25:** A request by applicant Dennis Beatty on behalf of property owner Dickie Brandon for an area and dimensional variance for the property at 2227 Winton Street to construct a new single-family dwelling under two stories tall on a parcel that does not meet the minimum lot area or minimum lot width site development standards for the subject zoning district. The property is zoned R-4: Attached Residential District. The lot size is approximately 7,405 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 is approximately 50 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 #13-25:** A request by applicant Carl Lewis on behalf of property owner Linda Angel for an area and dimensional variance for the property at 623 Cleveland Street to allow for the construction of a detached garage in the front yard of the corner lot property. Per the Middletown Development Code Section 1206.01: Accessory Uses and Structures, detached garages are only permitted in the home's rear yard.

8. **Old/New Business**

9. **Adjournment**

The next regular meeting of the Board of Zoning Appeals will be held on June 4, 2025, if applications are received.