



AGENDA
MIDDLETOWN CITY BOARD OF ZONING APPEALS
REGULAR MEETING

DATE & TIME: Wednesday, July 2, 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: Kacie Savage, Zoning Administrator
Jon Roach, Staff Attorney

- 1. Roll Call**
- 2. Pledge of Allegiance**
- 3. Previous Meeting Minutes – June 4, 2025**
- 4. Public Hearing: Area and Dimensional Variance Case #16-25:** A request by applicant Hallmark Student Development Company for an area and dimensional variance for the property at 3305 Atrium Boulevard to allow for two wall signs on the North and West face of the building totaling 45.6 square feet each where the Middletown Development Code only allows for a maximum sign area of 30 square feet.
- 5. Public Hearing: Area and Dimensional Variance Case #17-25:** A request by applicant James Henson for an area and dimensional variance for the property at 5635 Stonepath Drive to allow for a shed to be placed in the side yard of a property where the Middletown Development Code only permits sheds in the rear yard.
- 6. Public Hearing: Continuation of a Non-Conforming Use Case #18-25:** A request by applicant 2 AM Management, LLC for a continuation of a non-conforming use for the property at 4680 Caprice Drive to allow for the property to continue to be used as a Warehouse in the B-2: Community Business District which per the Middletown Development Code is a prohibited use.
- 7. Public Hearing: Area and Dimensional Variance Case #19-25:** A request by applicant Justin Scalf with OneStop Signs LLC for an area and dimensional variance for the property at 1315 Elliot Drive to allow for a ground mounted sign of 13 feet in height and 134.5 square feet in area. The property is zoned in the B-2: Community Business District where Middletown Development Code permits sign up to 10' in height and 80 square feet in area.
- 8. Old/New Business**
- 9. Adjournment**

*The next regular meeting of the Board of Zoning Appeals will
be held on August 6, 2025, if applications are received.*