



**AGENDA**  
**MIDDLETOWN CITY BOARD OF ZONING APPEALS**  
**REGULAR MEETING**

**DATE & TIME:** Wednesday, August 6, 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 – July 2, 2025**
- 4. Public Hearing: Area and Dimensional Variance Case #20-25:** A request by applicant Douglas Liening on behalf of Chick-fil-A for an area and dimensional variance for the property at 6465 Culbertson Road to allow for the construction of a 150 square foot sign that is 35 feet in height where Middletown Development Code section 1220.08; Table 1220-1 only permits freestanding signs that are a maximum of 80 square feet in area and 10 feet in height.
- 5. Public Hearing: Zoning Appeal Case #21-25:** A request by applicant Efrain Cristobal for an appeal of a zoning violation to operate a landscaping business as a home occupation for the property at 2666 Cincinnati Dayton Road where Middletown Development Code section 1206.01(e)(8)(d) Prohibited Home Occupations states that construction, landscaping, or similar contractor facilities and storage and other outdoor storage is prohibited.
- 6. Old/New Business**
  - a. TABLED - 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 that are 69.5 square feet each and two wall signs on the North and East face of the building that are 52.5 square feet each where Middletown Development Code section 1220.07(b)(1)(a) only allows for a maximum sign area of 30 square feet.
- 7. Adjournment**

*The next regular meeting of the Board of Zoning Appeals will be held on September 3, 2025, if applications are received.*