



AGENDA

MIDDLETOWN CITY BOARD OF ZONING APPEALS REGULAR MEETING

DATE & TIME: Wednesday, October 1, 2025, at 5:30p.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, GIS Administrator
Jim Fox, Zoning Administrator
Jon Roach, Staff Attorney

1. **Roll Call**
2. **Pledge of Allegiance**
3. **Previous Meeting Minutes** – August 6, 2025
4. **Public Hearing: Use Variance Case #22-25:** A request by applicant Eric Hickerson for a use variance for the property at 2528 Atco Avenue to allow for the use of the property as indoor manufacturing and production where Middletown Development Code Table 1204-3 Principally Permitted Uses prohibits the indoor manufacturing and production use type in the B-3: General Business District.
5. **Public Hearing: Area and Dimensional Variance Case #23-25:** A request by applicants Sean and Wendy Rowland for an area and dimensional variance for the property at 4729 Donham Drive to allow for a recreational court to be constructed in the side yard of the home where Middletown Development Code Table 1206-1 Permitted Accessory Uses and Structures only permits recreational courts in the rear yard of a property.
6. **Public Hearing: Area and Dimensional Variance Case #24-25:** A request by applicant Jason Bowman for an area and dimensional variance for the property at 2223 North Verity Parkway to allow for a sign 15 feet in height and 88 square feet in area in the B-2: Community Business District where Middletown Development Code Table 1220-2 Maximum Sign Areas and Height for Freestanding Signs only permits signs 10 feet in height and 50 square feet in area.
7. **Public Hearing: Area and Dimensional Variance Case #25-25:** A request by applicant James Rudie for an area and dimensional variance for the property at 306 Charles Street to allow for an accessory structure that is 21 feet and 2 inches in height where Middletown Development Code Chapter 1206.01(B)(10)(b) Height Limits for Accessory Structures only permits buildings with a maximum height of 18 feet.
8. **Public Hearing: Use Variance Case #26-25:** A request by applicant Modern Psychiatry and Wellness, LLC for a use variance for the property at 1814 Clarendon Avenue to allow for the use of the property as transitional housing where Middletown Development Code Table 1204-3

Principally Permitted Uses prohibits the transitional housing use type in the I-2: General Industrial District.

9. **Public Hearing: Area and Dimensional Variance Case #27-25:** A request by applicant Weidmann Electrical Technology INC for an area and dimensional variance for the property at 407 Charles Street to allow for a building height of 80 feet in the I-2: General Industrial District where Middletown Development Code Table 1204-5 Site Development Requirements for Nonresidential Districts only permits buildings with a maximum height of 50 feet.

10. Old/New Business

11. Adjournment

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