

1. November 2, 2022 - Agenda

Documents:

[BZA AGENDA NOVEMBER 2, 2022.PDF](#)



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

**DATE & TIME:** Wednesday, November 2, 2022, at 5:30 P.M.

**PLACE:** City Council Chambers, One Donham Plaza

**MEMBERS:**

Todd Moore	Jerry Heidenreich
Gary Gross	David Kash
Dan Ward	Jim Hall
Christopher Amburgey	

**STAFF:** James Metz, City Planner

1. Roll Call
2. Pledge of Allegiance
3. Previous Meeting Minutes: September 7, 2022
4. **Variance Case No. #16-22:** A request by applicant Mark McClure for an Appeal to the Board of Zoning Appeals for the property located at 2nd South Main Street. The property is zoned UC-C: Urban Core Central Subdistrict. The request is to appeal the Zoning Code Administrator's decision that an office for a human and animal chiropractor is considered a medical office, a veterinarian office, and/or animal grooming where the City of Middletown's Development Code prohibits medical offices, veterinarian offices, and animal grooming in the UC-C Zoning District.
5. **Variance Case No. #17-22:** A request by applicant David Combs for approval of an Area and Dimensional Variance for the property located at 214 Heather Way street. The property is zoned R-3: Medium-Density Residential. The variance requested is for the replacement of an 8ft tall fence where a material change negates the legal, non-conforming status of the accessory structure.
6. **Variance Case No. #18-22:** A request by applicant Joe Allen for an Appeal to the Board of Zoning Appeals for the property located at 4700 Central Avenue. The property is zoned R-4: High-Density Residential. The request is to allow a second ground-mounted sign where non-residential signs in residential zoning districts only allows one ground-mounted sign per business.

7. **Variance Case No. #19-22:** A request by applicant Adarsh Mani for approval of a Use Variance for the property located at 2113 Central Avenue. The property is zoned B-2: Community Business District. The variance requested is to utilize the property as a multi-unit residential building where the City of Middletown's Development Code prohibits multi-unit residential buildings in the B-2 Zoning District.
8. **Old/New Business**
9. **Adjournment**

*The next regular meeting of the Board of Zoning Appeals will be held on December 7, 2022, if applications are received.*