

TOWN OF MIDDLETOWN
BOARD OF ADJUSTMENT
NOTICE

Take notice that a Public Hearing will be held on
Wednesday, Aug. 26, 2026

6 p.m.

Town Hall Council Chambers
19 West Green St., Middletown,
at which time The Board of Adjustment
for the Town of Middletown
will consider the following agenda:

Case 09-26

20 N. Cox Street (R-2 Zoning)

Tax Parcel No. 23-006.00-239

28 Anderson Street (C-2 Zoning)

Tax Parcel No. 23-006.00-241

Woodin & Associates, on behalf of property owner Alkis Group Real Estate, Inc., has submitted plans to modify the lot line between the two parcels above for the construction of semi-detached dwelling units. The following variances are being requested for the properties:

20 N Cox Street:

1. To permit a 3,368 S.F. lot area vs. the Town of Middletown Zoning Code requirement of 4,500 S.F. per Section 4.D.(3)(a)(ii).
2. To permit a 38.6' lot width vs. the Zoning Code requirement of 40' per section 4.D.(3)(c)(ii).

Lot 3 - 28 Anderson Street (a.k.a. 32 Anderson Street):

1. To permit a 3,040 S.F. lot area vs. the Zoning Code requirement of 4,500 S.F. per Section 4.D.(3)(a)(ii).
2. To permit a 35.0' lot width vs. the Zoning Code requirement of 40' per section 4.D.(3)(c)(ii).

Case 10-26

122 Sandhill Drive

M-I Zoning

Tax Parcel No: 23-021.00-114

Woodin & Associates, on behalf of property owner Alkis Group Real Estate, Inc., has submitted plans to modify the lot line between the two parcels above for the construction of semi-detached dwelling units. The following variances are being requested for the properties:

The subject property is located near the intersection of Sandhill Drive and Bunker Hill Road and consists of a 2-story medical office building with associated parking. The property owner proposes the construction of additional parking spaces at the rear of the building along the property line that require the following variances:

1. To permit parking spaces within the rear yard, 4' from the property line vs. the Town of Middletown Zoning Code requirement of a minimum 10' parking setback from the property line for M-I lots five acres or less per section 4.J.(3)(g).
2. To permit parking spaces 10' from the Bunker Hill Road right-of-way vs. the Zoning Code requirement of a minimum 20' parking setback from any street right-of-way for M-I lots five acres or less per section 4.J.(3)(g)(ii).
3. To permit no parking islands at either end of the proposed parking row vs. the Zoning Code requirement of islands at both ends of each row of parking (minimum of 9' x 18") per section 5.A.(9)(a)(i).
4. To permit no landscape buffer along the proposed parking perimeter vs. the requirement of 1 PU/20 LF per the interior landscape requirements of the Town Landscape Ordinance.