

TOWN OF MIDDLETOWN
BOARD OF ADJUSTMENT
NOTICE

Take notice that a Public Hearing will be held on
Wednesday, Sept. 30, 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 11-26

18 & 20 W. Lockwood St.

R-2 Zoning

Tax Parcel Nos. 23-005.00-071 and 23-005.00-072

Woodin & Associates, on behalf of property owner HD2 Holdings, LLC, has submitted a Subdivision Plan proposed for the properties located at 18 & 20 W Lockwood Street. The property at 18 W Lockwood Street consists of 0.05 +/- acres, and the property at 20 W Lockwood Street, consists of 0.08 +/- acres.

The Concept Plan has been prepared in accordance with the Town of Middletown's Zoning Code. The following variances have been requested:

For 18 W Lockwood Street:

1. To permit a 2,675 S.F. lot area vs. the code requirement of 4,500 S.F. per Zoning Code Section 4.D.(3)(a)(ii).
2. To permit a 25.0' lot width vs. the code requirement of 40' per section 4.D.(3)(c)(ii).
3. To permit the proposed building to be located 4.8' from the easterly property line vs. the code requirement of one side yard setback of 10 ft per Section 4.D.(3)(g).
4. To permit 0 street trees vs. the requirement of one street tree every 40 linear feet per the Landscape Ordinance.

For 20 W Lockwood Street:

1. To permit a 2,675 S.F. lot area vs. the code requirement of 4,500 S.F. per Zoning Code Section 4.D.(3)(a)(ii).
2. To permit a 25.0' lot width vs. the code requirement of 40' per section 4.D.(3)(c)(ii).
3. To permit the proposed building to be located 4.8' from the westerly property line vs. the code requirement of one side yard setback of 10 ft per Section 4.D.(3)(g).
4. To permit 0 street trees vs. the requirement of one street tree every 40 linear feet per the Landscape Ordinance.