

# **TOWN OF MIDDLETOWN** **BOARD OF ADJUSTMENT** **NOTICE**

**Take notice that a Public Hearing will be held on  
Wednesday, May 31, 2017, at 7 p.m.,  
Middletown 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 No. 01-17 – 26 W. Lake Street**

To expand the Family Help, Inc. building to include two additional apartments, the following variances are to be considered:

- Variance request for an increase of 1.4 units per acre (Town of Middletown Zoning Code Section 4D (1)(b)(i) allows for a total of 4.6 units per acre – the request is for 6 units.)
- Variance request for a reduction in lot size of .71 acres. (Town of Middletown Zoning Code Section 4D (1)(b)(vi) requires a lot size minimum requirement of 1 acre. Proposed lot is .29 acres).
- Variance request for a reduction of 5 parking spaces. (Town of Middletown Zoning Code Section 5B(3) requires two spaces per dwelling unit. Plan provides 7 spaces, 12 would be required.

Tax Parcel No. 23-005.00-091

## **Case No. 02-17 – Church Branch, Lot 4**

To divide the subject property into four (4) separate lots, to construct four 9,000 +/- square-foot buildings and extend a new common access easement between the buildings, the following variances are to be considered:

- Variance request for a reduction in 10-foot parking setback requirement to 0 feet for the internal property line between buildings. (Town of Middletown Zoning Code Section 5A(8))
- Variance request for minimum lot area requirement of 1 acre reduced to the following acreages for each proposed lot:
- Parcel 4-A: 0.9232 acres; Parcel 4-B: 0.9487 acres; Parcel 4-C: 0.6399 acres, and Parcel 4-D: 0.9530 acres. (Town of Middletown Zoning Code Section 4.I(3)).

Tax Parcel No. 23-012.00-019