

TOWN OF MIDDLETOWN
BOARD OF ADJUSTMENT
NOTICE

Take notice that a Public Hearing will be held on

Wednesday, Aug. 6, 2025

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 02-25

Parkway at South Ridge / Westown Town Center

Parcel 3

C-3 Zoning

Tax Parcel No: 23-022.00-189

McKim & Creed, on behalf of the property owner Kohl's, has submitted a resubdivision plan for the recently-approved one-story building pad site with a drive-thru totaling 3,013-square-feet on the existing developed parcel located at 601 South Ridge Avenue. During the resubdivision process, the following variances were required per the Town of Middletown Zoning Code:

1. Pursuant to section 4.1 C-3 Districts; Permitted Uses, (e)(v) - Setbacks; of the Zoning Code; a 15' wide setback is from non-residential districts. The attached plan proposes 0' to 3' along the non-residential district.
2. Pursuant to section 4.1 C-3 Districts; Permitted Uses, (e)(vi) - Buffering, Landscape and Public Space; of the Zoning Code; a 10' wide landscape buffer is required along all lot lines. The attached plan proposes 0' to 3' along the lot lines.

Case 03-25

501 Merrimac Avenue

Merrimac Gateway

C-3 Zoning

Tax Parcel No: 23-040.00-002

Atwell, on behalf of property owner Todeso North, LLC, has submitted a plan to subdivide the original parcel at 501 Merrimac Avenue into two lots; one for the approved hotel and the other for the two completed restaurants.

Placement of the property line to create a separate parcel for the hotel has resulted in non-conforming setback and buffer lines per the Town of Middletown Zoning Code. The following variances are requested:

1. Pursuant to section 4.1 C-3 Districts; Permitted Uses, (e)(v)(b) - shopping centers are subject to a 15' setback from non-residential districts. The attached plan proposes 0' to 8' along the non-residential district.
2. Pursuant to section 4.1 C-3 Districts; Permitted Uses, (e)(vi) there shall be a minimum of a 10' landscape buffer along all lot lines. The attached plan proposes 0' to 8' along the lot lines.