

TOWN OF MIDDLETOWN
BOARD OF ADJUSTMENT
NOTICE

Take notice that a Public Hearing will be held on
Tuesday, June 16, 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 06-26
308 New Street
R-1A Zoning
Tax Parcel No. 23-006.00-118

Civil Engineering Associates, on behalf of property owner Jennifer Eisenhauer, is requesting the following variances from the Town of Middletown Zoning Code Section 4C(3) for the demolition of the existing dwelling and construction of a new residential, single-family dwelling on the 0.13 acre site:

1. Relief from the minimum lot area of 9,750 square feet as the existing site area is 5,600.42 square feet.
2. Relief from the maximum lot coverage of 30% as the proposed coverage is 40%.
3. Relief from the minimum lot width of 65 feet as the existing lot width is 40 feet.
4. Relief from the minimum side yard setbacks for residential structures of two (2) side yards a minimum of 10 feet wide, as the proposed side yard setbacks are two (2) side yards a minimum of 8 feet wide.

Case 07-26
651 N. Broad Street
Greenlawn Office Park
C-3 Zoning
Tax Parcel No: 23-003.00-011

Pettinaro Construction Co., owner of the property at the above address, is requesting a variance from the Town of Middletown Zoning Code Section 7.4B Monument Signs, where one sign is allowed per site.

The site is currently permitted for a 69-square-foot, single-sided monument sign at the north corner of the site.

1. The request is to deviate from the Code to allow for a second monument sign, of the same size and stature, at the south corner of the site, where a proposed office building will be built in the future.

Case 08-26
101 E. Park Place
R-1A Zoning
Tax Parcel No. 23-009.00-139

Property owners Paige and Kevin Knotts are requesting the following variances to allow for the construction of a 12X24 shed on their property.

1. Relief of 5 feet from the rear yard setback. The Town of Middletown Zoning Code requires a 5-foot setback. The request is for a 0 – foot setback.
2. Relief of 4'6'' from the front yard setback. The Zoning Code requires a 10-foot setback. This request provides 5'4'' setback along S. Cox Street.