

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

**Take notice that a Public Hearing will be held on**  
**Wednesday, May 20, 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 04-26**  
**Parcel E-4 Levels Business Park**  
**C-3 Zoning**  
**Tax Parcel No: 23-065.00-017**

Woodin & Associates, on behalf of property owner Bluegrass Investments LLC, is requesting the following variances to construct a 4-story, 50,920-square-foot hotel on the above parcel located at the intersection of Levels Road and Business Route 301.

Variances requested:

Relief from Town of Middletown Zoning Code Section 4.H(3)(d) – Height of buildings shall not exceed four (4) stories or fifty (50) feet for the following:

- The parapet wall to exceed the maximum building height by 6 feet for a total height of 56 feet, and;
- The two stairwell towers to exceed the maximum building height by 7 feet for a total height of 57 feet.

**Case 05-26**  
**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., requests the following variances for the property located near the intersection of Anderson and Cox streets. The plan proposes the subdivision of the parcel into three (3) lots for the construction of semi-detached dwellings on Lots 1 and 2. Lot 3 will be reserved for future development with the adjacent parcel.

1. Lot 1:

- To permit a 3,226 S.F. lot area vs. the code requirement of 4,500 S.F. per Town of Middletown Zoning Code Section 4.D(3)(a)(ii).
- To permit the proposed building to be located 15.0' from the rear property line vs. the code requirement of 20' per Zoning Code Section 4.D(3)(f).

2. Lot 2:

- To permit a 2,830 S.F. lot area vs. the code requirement of 4,500 S.F. per Zoning Code Section 4.D(3)(a)(ii).
- To permit a 35.0' lot width vs. the code requirement of 40' per section 4.D(3)(c)(ii).
- To permit the proposed building to be located 18.4' from the rear property line vs. the code requirement of 20' per Zoning Code Section 4.D(3)(f).

3. Lot 3:

- To permit a 3,096 S.F. lot area vs. the code requirement of 4,500 S.F. per Zoning Code Section 4.D(3)(a)(ii).
- To permit a 36.9' lot width vs. the code requirement of 40' per section 4.D.(3)(c)(ii).