



**MIDDLETOWN BOARD OF APPEALS**  
**Middletown, Maryland 21769**  
**Meeting Minutes for August 30, 2022**  
**Case # MT-B-22-3**

The Middletown Board of Appeals (BOA) met on Tuesday, August 30, 2022, at 7:00 p.m. Present were BOA members Daphne Gabb (Chairwoman), Alex Kundrick, Jonathan Minchoff, Drew Bowen (Town Administrator) and Jen Rhinaman (recording secretary).

Others present: Robert Wilkes (applicant) and Rodney O'Neal

**Minutes** – Chairwoman Gabb asked if there were any corrections to the June 28, 2022, BOA meeting minutes as submitted. Board member Jonathan Minchoff motioned to approve the minutes and Board member Alex Kundrick seconded the motion.

**Case MT-B-22-3** – The applicant is filing for a variance of approximately 15' from the 18' rear yard setback for the placement of an inground pool to the rear of the existing principal dwelling located at 207 Layla Drive. The lot is in the Foxfield subdivision. The property in question .4667 acres and the proposed pool is 18'X38'.

Based on the application, the applicant states that the variance would allow for an average size pool, which would accommodate a large family. There would be no potential for flooding of adjacent lots or properties. The property in question is oddly shaped (triangular) and has a very steep slope to the rear of the property. There are two neighbors adjacent to the property: The Town of Middletown to the South and Gary and Michelle Hill to the West. Staff believes a variance of approximately 15' from the 18' rear yard setback is acceptable based on the shape/slope of the lot. In addition, the applicant is willing to move an existing shed, remove a tree and build a retaining wall to bring the pool further away from the property line.

**Action:** Motion by Board member Minchoff to approve the variance of approximately 15' from the 18' rear yard setback to construct a swimming pool. Seconded by Board member Kundrick. Motion carried (3-0).

The meeting adjourned at 7:07 p.m.

Respectfully submitted,

Jen Rhinaman  
Town Receptionist