



**MIDDLETOWN BOARD OF APPEALS**  
**Middletown, Maryland 21769**  
**Meeting Minutes for August 8, 2024**  
**Case # MT-B-24-1**

The Middletown Board of Appeals (BOA) met on Thursday, August 8, 2024, at 7:00 p.m. Present were BOA members Daphne Gabb (Chairwoman), Jonathan Minchoff (Vice Chair), Alex Kundrick, Rodney O'Neal, Jen Rhinaman (recording secretary) and Robert Wilkes (Zoning Administrator).

Others present: Mollie McGuire-Fish (Applicant) and Sharon Drake, 23 East Main Street.

**Minutes** – Chairwoman Gabb asked if there were any corrections to the January 24, 2023, BOA meeting minutes as submitted. Board member Kundrick motioned to accept the minutes and Board member Minchoff seconded the motion. Motion carried (3-0).

•**Board of Appeals Chairman** – Daphne Gabb, (Chairwoman), opened the floor for nominations. Board member Minchoff nominated Daphne Gabb. Chairwoman Gabb accepted the nomination. Board member Kundrick seconded the motion. There were no other nominations. Motion carried (3-0).

•**Board of Appeals Vice Chairman** – Daphne Gabb, (Chairwoman), opened the floor for nominations and nominated Board member Minchoff for Vice Chairman. Board member Minchoff accepted the nomination. Board member Kundrick seconded the motion. There were no other nominations. Motion carried (3-0).

**Case MT-B-24-1-** The applicant is filing for a variance of approximately 5' from the 60' required lot width to build a residential building. The lot is on Main Street but extends all the way to Green Street. The owners would like to sub-divide the lot and sell the back portion (fronts Green Street) so a buyer can build a residential building. The property in question is .52 acres and the proposed sub-divide divides the property in half (approximately). The front road footage is 55.57' on Main Street and the rear road footage is 57.67' on Green Street. The area where the property will be divided is approximately 55' wide.

Based on the application, the applicant states she is getting older, and the lot is hard to maintain. Approving the variance would allow her to sub-divide the lot and sell an approved residential building lot. The property in question is in fact narrow and one of several narrow lots on E. Main Street. For example, 13 E. Main Street is approximately 37' wide and 15 E. Main Street is approximately 57' wide. Staff believes a variance of 5' from the 60' required lot width to build a residential building is acceptable based on the narrow lot.

**Discussion** - Robert Wilkes, Zoning Administrator, reviewed the variance with the Board. Robert Wilkes, Zoning Administrator

**Public Comment** - None

**Action:** Motion by Board member Minchoff to approve the variance *based on Section 17.44.050 B1-5* found in Town Code. Board member Kundrick seconded the motion. Motion carried. (3-0)

The meeting was adjourned at 7:05 p.m.

Respectfully submitted,



Jen Rhinaman  
Town Receptionist

DRAFT