



MIDDLETOWN BOARD OF APPEALS
Middletown, Maryland 21769
Meeting Minutes for March 30, 2022
Case # MT-B-22-1

The Middletown Board of Appeals (BoA) met on Wednesday, March 30, 2022 at 7:00 p.m. Present were BoA members Daphne Gabb (Chairwoman), Alex Kandruck, Jonathan Minchoff, Mark Hinkle (Zoning Administrator) and Patty Guyton (recording secretary).

Others present: David Zumbrunn (703 Glenbrook Drive)

Minutes – Chairwoman Gabb asked if there were any corrections to the August 31, 2021 BoA meeting minutes as submitted. Hearing no comments, the minutes were approved.

Case MT-B-22-1 - The applicant is filing for a variance of approximately 12' from the 18' rear and side yard setback for the placement of an inground pool to the rear of the existing principal dwelling located at 703 Glenbrook Drive. The lot is in the Glenbrook subdivision. The property in question is small, measuring .23 acres and the proposed pool is 18'x41'.

Based on the application, the applicant states that the yard size does not allow for a reasonable size swimming pool with current setbacks. There would be no potential for flooding of adjacent lots or properties. The property in question is in fact shallow, at approximately 39', it is about 76' wide as well. The shallowness of the lot was exacerbated with the addition of a deck built by the previous owner and permitted under Frederick County permit number 64313, the deck was approved 5/13/2008. Staff believes a variance of 12' from the 18' rear and side yard setback is acceptable based on the shallowness of the lot and the applicant has made efforts, design wise, to properly fit within the space provided with a variance granted.

Discussions: Board members asked applicant about the retaining walls and why they off set the pool to the left side instead of centering in the yard. David Zumbrunn stated that the retaining walls will only be 1 to 1 ½ feet high due to a slight slope in the yard. He also stated the contractors placed the pool to the left because there are big trees in the right side of yard that they would like to keep for shade and privacy. Mr. Zumbrunn plans to plant bushes around the pool equipment area to hide the pump and to reduce noise for the walking path to the right of his property.

Action: Motion by Board member Minchoff to approve the variance of approximately 12' from the 18' rear and side yard setback. Seconded by Board member Kandruck. Motion carried (3-0).

The meeting adjourned at 7:13p.m.

Respectfully submitted,

Patty Guyton
Town Receptionist