



# City of Salisbury – Wicomico County

DEPARTMENT OF PLANNING, ZONING AND COMMUNITY DEVELOPMENT

P.O. BOX 870

125 NORTH DIVISION STREET, ROOMS 203 & 201

SALISBURY, MARYLAND 21803-4860

410-548-4860

FAX: 410-548-4955



JACOB R. DAY  
MAYOR

JULIA GLANZ  
CITY ADMINISTRATOR

BOB CULVER  
COUNTY EXECUTIVE

R. WAYNE STRAUSBURG  
DIRECTOR OF ADMINISTRATION

---

## MINUTES

---

The Salisbury Board of Zoning Appeals met in regular session on July 11, 2017, in Room 301, Government Office Building at 7:00 p.m. with attendance as follows:

### **BOARD MEMBERS:**

Albert G. Allen, III, Chairman  
Jordan Gilmore, Absent  
Chad Brown, Absent  
Shawn Jester  
Brian Soper

### **PLANNING STAFF:**

Gloria Smith, Planner



Mr. Allen, Chairman, called the meeting to order at 6:00 p.m.



### **MINUTES:**

The minutes of the June 1, 2017 meeting were approved as submitted.



#SA-1705

**Lida A. Caceres – 6.6 ft. Rear Yard Setback Variance to enclose an existing porch – 403 East Vine Street – R-5A Residential District.**

Ms. Lida Caceres and Ms. Fiorella Garcia came forward. Mrs. Gloria Smith presented and entered the Staff Report and all accompanying documentation into the record. She summarized the report explaining that the applicant requests permission to enclose an existing porch on a single-family dwelling with a rear yard setback of 23.4 ft. The Code requires a 30 ft. rear yard setback. Board approval of a 6.6 ft. rear yard setback variance is requested.

Ms. Caceres added that her two grandsons live with her and need a covered place to play.

Mr. Allen asked if the lot was irregular compared to neighboring lots. Ms. Caceres responded yes.

Mr. Soper asked if the area was being enclosed for living space, not just storage. Ms. Caceres responded it was a place for the kids to play.

Mr. Jester asked when the porch was constructed. Ms. Caceres responded that she bought the house that way.

Upon a motion by Mr. Jester, seconded by Mr. Soper, and duly carried, the Board **APPROVED** the requested 6.6 ft. rear yard setback variance for enclosure of the existing porch as submitted, based on the criteria in Section V(c) of the Staff Report.



#SA-1706

**Barbara K. Morris – 4 ft. 11 inch Rear Yard Setback Variance to construct a sunroom – 303 South Clairmont Drive – R-10 Residential District.**

Ms. Barbara K. Morris came forward. Mrs. Gloria Smith presented and entered the Staff Report and all accompanying documentation into the record. She summarized the report explaining that the applicant requests permission to construct a 15 ft. x 15 ft. sunroom addition to a single-family dwelling with a rear yard setback of 25 ft. 1 inch. The Code requires a 30 ft. rear yard setback. Board approval of a 4 ft. 11 inch rear yard setback variance is requested.

Ms. Morris explained that there is a stockade fence at the rear of her property. She submitted as Applicant's Exhibit 1 a letter that her neighbors had signed indicating

that they did not object to the proposed sunroom. She added that she owns the adjoining lot and is leaving it vacant.

Mr. Allen asked if her lot was smaller. Ms. Morris noted that the lots in the area are all different sizes.

Mr. Soper asked about rounding the variance to 5 ft. Mrs. Smith explained that the round-up had been suggested by the Development division.

Upon a motion by Mr. Soper, seconded by Mr. Jester, and duly carried, the Board approved the 5 ft. rear yard setback variance for a 15 ft. x 15 ft. sunroom as submitted, based on the criteria in Section V(c) of the Staff report.



## **ADJOURNMENT**

With no further business, the meeting was adjourned at 6:20 p.m.



This is a summary of the proceedings of this meeting. Detailed information is in the permanent files of each case as presented and filed in the Salisbury-Wicomico County Department of Planning, Zoning and Community Development.

---

Chairman

---

John F. Lenox, Secretary to the Board

---

Recording Secretary