



City of
Salisbury
Jacob R. Day, Mayor

MINUTES

The Salisbury Board of Zoning Appeals met in regular session on March 7, 2019, in Room 301, Government Office Building at 6:00 p.m. with attendance as follows:

BOARD MEMBERS:

Albert G. Allen, III, Chairman
Jordan Gilmore, Vice Chairman
Shawn Jester
Brian Soper
Alex Paciga

CITY STAFF:

Henry Eure, Project Manager
Beverly Tull, Recording Secretary

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

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MINUTES:

Upon a motion by Mr. Soper, seconded by Mr. Paciga, and duly carried, the Board **APPROVED** the minutes of the February 7, 2019 meeting as submitted.

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Mr. Eure requested that anyone wishing to testify in the case before the Salisbury Board of Zoning Appeals stand and be sworn in. Mr. Eure administered the oath. Mr. Allen explained the procedure for the public hearing.

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**#SA-19-142 Habitat for Humanity – Variance Requests for Property located at
504 Tangier Street – 2.5 ft. Front Setback and 7.5 ft. Rear Setback
Variance in the R-5 Residential District.**

Mr. Brock Parker and Ms. Molly Hilligoss came forward. Mr. Henry Eure presented and entered the Staff Report and all accompanying documentation into the record. He summarized the report explaining that the applicant requests permission to construct a 30 ft. x 41 ft. single-family dwelling. The dwelling is proposed to have a front yard setback of 12.46 ft., and a rear yard setback of 22.46 ft. The Zoning Code allows for a 15.32 ft. front yard setback and requires a 30 ft. rear yard setback. Board approval of a 2.86 ft. front yard variance and 7.54 rear yard setback variance is requested.

Ms. Hilligoss stated that the original house was very tiny and beyond repair. The family that will be purchasing the new home has disability needs and this house will be built to accommodate those needs. Habitat offers home purchases at zero percent interest and the owner's payment will be less than \$500 a month.

Mr. Parker stated that the Code allows for averaging setbacks. There is a tight building envelope on this lot and it makes difficult to build a large house. Mr. Parker stated that he concurs with the Staff Report presented by Mr. Eure.

Mr. Allen noted that the lot is smaller than the other lots in the area and questioned if the previous dwelling had variances. Mr. Eure responded in the negative, explaining that the previous dwelling was a legal nonconforming use.

Mr. Jester questioned the size of the previous home. Ms. Hilligoss responded that the previous home was approximately 600 sq. ft. in size. She added that when you walked up the steps to the upstairs that you couldn't stand up.

Ms. Hilligoss noted that Habitat doesn't build two-bedroom, one-bath houses. They build houses that will sell for market value in the future.

Mr. Soper questioned if the variances would allow for a handicapped ramp if it was needed in the future. Ms. Hilligoss responded in the affirmative, adding that the proposed house would be identical to the house located at 200 Naylor Street which does have a handicapped ramp. She added that they use a universal design for their homes.

Upon a motion by Mr. Soper, seconded by Mr. Paciga, and duly carried, the Board **APPROVED** a 3 ft. Front Yard Setback Variance and a 8 ft. Rear Yard Setback Variance for the property located at 504 Tangier Street, based on Section V(c) of the Staff Report and the recommendation of Staff.

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ADJOURNMENT

With no further business, the meeting was adjourned at 6:17 p.m.

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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.



Albert G. Allen, III, Chairman



Amanda Pollack, Secretary to the Board



Beverly R. Tull, Recording Secretary