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**MINUTES**

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The Salisbury Board of Zoning Appeals met in regular session on September 5, 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 (Absent)  
Brian Soper  
Alex Paciga (Absent)

**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:**

Due to lack of a quorum from the June 6, 2019 meeting, the minutes were postponed for approval to a future meeting.

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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-19-702**

**John and Charleen Burik – Special Exception to operate a bed and breakfast – 401 N. Division Street – R-8 Residential District.**

Mr. John Burik and Mrs. Charleen Burik 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 applicants are requesting a Special Exception to open and operate a bed and breakfast at the referenced address.

Mrs. Burik noted that although they are allowed to have three (3) bedrooms occupied for the bed and breakfast, they only plan to utilize two (2) bedrooms. She added that this endeavor is something to keep her busy during retirement.

Mr. Allen questioned at what point they would obtain the necessary permit for the bed and breakfast. Mr. Eure responded that the permit could be issued once the Board approved the Special Exception. Mr. Allen questioned if there would be any issues stabilizing the parking spaces. Mrs. Burik questioned if they could park their personal vehicles on the street. Mr. Eure responded in the affirmative, explaining that they would still need to supply five (5) parking spaces on the property that would need to be stabilized. Mr. Burik explained that they were planning to extend the crushed material to the carriage house.

Mr. Soper questioned if the house was designated by the Maryland Historic Trust. Mrs. Burik responded that both the house and the carriage house had separate designations through the Maryland Historic Trust. Mr. Eure added that there are no plans to make any changes to the house.

Mr. Gilmore questioned how long they had owned the house. Mrs. Burik responded that they had purchased the house in September 2018.

Mr. Soper questioned if the house were to be sold if the special exception was transferable. Mr. Eure responded that the special exception would go with the property.

Mr. Wirt Wolfe, 300 E. William Street, stated that he was a member of the Newtown Historic District and was there to offer support of the request.

Ms. Mary Kane, 106 Elizabeth Street, stated that she was a member of the Newtown Historic District and was there to offer support of the request.

Upon a motion by Mr. Gilmore, seconded by Mr. Soper, and duly carried, the Board **APPROVED** a Special Exception to operate a bed and breakfast inn at the referenced address, subject to the following Condition of Approval:

**CONDITION:**

1. All parking spaces shall be stabilized with an all-weather material.

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**ADJOURNMENT**

With no further business, the meeting was adjourned at 6:19 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