



City of
Salisbury
Jacob R. Day, Mayor

MINUTES

The Salisbury Board of Zoning Appeals met in regular session on February 4, 2021, via Zoom at 6:00 p.m. with attendance as follows:

BOARD MEMBERS:

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

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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Mr. Allen explained that this meeting was being held via Zoom. He requested that each applicant introduce themselves and give their address for the record and that Mr. Eure would then administer the oath. Mr. Eure requested that anyone wishing to testify in the cases before the Salisbury Board of Zoning Appeals raise their right hands and he administered the oath. Mr. Allen explained the procedure for the public hearing.

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MINUTES:

Upon a motion by Mr. Soper, seconded by Mr. Gilmore, and duly carried, the Board **APPROVED** the December 3, 2020 minutes as submitted.



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Case # SA-21-026 Darron Whitehead – Enlargement of a Legal Nonconforming Use to Add a First-floor Apartment to an Existing Building – 1023 Eastern Shore Drive – Neighborhood Business Zoning District.

Mr. Darron Whitehead was present. Mr. Henry Eure presented and entered the Staff Report and all accompanying documentation into the record. He summarized the report explaining that the applicant was seeking permission to add a first-floor apartment to an existing mixed-use building. Board approval to enlarge a legal nonconforming use was requested.

Mr. Whitehead thanked the Board for their time. He explained that he purchased the building in January 2021 and it contains three (3) apartments. The current tenants use five (5) of the parking spaces so parking will not be an issue adding an additional apartment. Mr. Whitehead stated that he would install a sprinkler system and discussed other upgrades to the building such as HVAC, Rinnai water heaters, washer/dryers, painting the building and repairing the sidewalk and parking spaces.

Mr. Allen questioned when the barbershop closed. Mr. Whitehead responded that the barbershop closed six (6) to eight (8) months ago.

Mr. Soper questioned the signage. Mr. Eure stated that the sign for the business needs to be removed. Mr. Whitehead added that he was removing the sign.

Upon a motion by Mr. Soper, seconded by Mr. Jester, and duly carried, the Board **APPROVED** the request to alter a legal nonconforming use by adding a second first-floor apartment, subject to the following Condition of Approval:

1. Provide an automatic sprinkler system throughout the building.

ADJOURNMENT

With no further business, the meeting was adjourned at 6:13 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 City of Salisbury Department of Infrastructure and Development Department.


Albert G. Allen, III, Chairman


Amanda Pollack, Secretary to the Board


Beverly R. Tull, Recording Secretary