



City of
Salisbury
Jacob R. Day, Mayor

MINUTES

The Salisbury Board of Zoning Appeals met in regular session on December 1, 2022, in Room 301, Government Office Building at 6:00 p.m. with attendance as follows:

BOARD MEMBERS:

Darrell Walker, Chairman
Melissa Drew, Vice Chairman
Shawn Jester

CITY STAFF:

Brian Soper, City Planner
Henry Eure, Project Manager
Beverly Tull, Recording Secretary
Laura Hay, City Solicitor

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

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MINUTES:

Upon a motion by Mr. Jester, seconded by Mrs. Drew, and duly carried, the Board **APPROVED** the October 6, 2022 minutes as submitted.

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Mr. Eure administered the oath to anyone wishing to speak before the cases heard by the Salisbury Board of Zoning Appeals.

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Case # SA-22-1194 Fisher Architecture, LLC, on behalf of Riverside Investment Company, Inc. – Special Exception to Increase Density to 21.5 units per acre – 216 South Boulevard – R-5A Residential District.



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Ms. Lauren White 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 were requesting permission to construct a 12-unit apartment building within the existing apartment complex. The proposed expansion will increase the density to 21.5 units per acre. A special exception is required to increase the density beyond 12 units per acre. Board approval for a special exception to increase density to 21.5 units per acre is requested.

Ms. White gave an overview of the plans as submitted. She explained that the ground floor units will all be accessible with one (1) being an ADA unit and the other three (3) units being able to convert to ADA units. This property is geared towards working professionals and not college students. There will be seven (7) new trees planted. The stormwater management will be done on site and include two (2) new swales. There will also be increased dumpster service to the property.

Mr. Jester questioned why the proposed building is proposed with a different architectural design than the existing buildings. Ms. White responded that they are matching the brick around the base and the corners, but the building is not visible from the outside of the complex and the proposed design is less expensive and easier to maintain. It will be aesthetically pleasing. The central pedestal does match the existing building style.

Mr. Jester questioned if the courtyard gets a lot of use. Ms. White responded in the negative, explaining that there are no families living in this complex. Mr. Jester questioned if the proposed tables and gazebo would increase the use of the courtyard. Ms. White responded in the affirmative. Mr. Jester questioned if the tenants would be geared towards business professionals. Ms. White responded in the affirmative.

Mr. Jester questioned if the on-street parking would be alleviated with the proposed new parking. Ms. White responded in the affirmative.

Mrs. Drew questioned if there could be "No Parking" signs placed on the west side of Smith Street. Mr. Soper responded that the Board could request consideration of removing parking along the west side of Smith Street. The project is currently in engineering and traffic review.

Ms. White noted that all the buildings will have access to the courtyard internally.

Upon a motion by Mrs. Drew, seconded by Mr. Jester, and duly carried the Board **APPROVED** the Increased Density to 21.5 units per acre, based on Section V (c) of the Staff Report and subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL:

Department of Infrastructure & Development
125 N. Division St., #202 Salisbury, MD 21801
410-548-3170 (fax) 410-548-3107
www.salisbury.md



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1. Subject to further review and approval by the Salisbury Department of Infrastructure and Development and the Salisbury Fire Department.

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Mr. Soper advised that the Board members should have all received an email from City Administrator Glanz about the creation of a single Board of Appeals. The Administration is having difficulties staffing all the Boards. Many jurisdictions have combined Boards and the City is looking to do the same. This Board has potential cases for January and February and the new Board would take over in March. The new Board will include the Building Board and the Housing Board of Adjustments and Appeals as well the Board of Zoning Appeals. If board members wish to be considered for the new Board of Appeals, they must submit a letter and resumé to the Mayor's Office. Mrs. Hay added that she is working on Rules of Procedure and Policies for the new Board of Appeals.

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ADJOURNMENT

With no further business, the meeting was adjourned at 6:30 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.



Darrell Walker, Chairman



Richard Baldwin, Secretary to the Board



Beverly R. Tull, Recording Secretary