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## MINUTES

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The Salisbury Board of Appeals met in regular session on September 4, 2025, in Room 301, Government Office Building at 6:00 p.m. with attendance as follows:

**BOARD MEMBERS:**

Shawn Jester, Chair  
William Hill, Vice Chair  
Maurice Ngwaba  
Edward Torbert  
Sandeep Gopalan

**ABSENT MEMBERS:**

Miya Horsey

**CITY STAFF:**

Betsy Jackson, City Planner  
Beverly Tull, Recording Secretary  
Laura Ryan, City Solicitor

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Mr. Jester called the meeting to order at 6:00 p.m.

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**MINUTES:**

Upon a motion by Mr. Torbert, seconded by Mr. Ngwaba, and duly carried, the Board **APPROVED** the minutes of the August 7, 2025 meeting as submitted.

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Mrs. Tull administered the oath to anyone wishing to speak before the case heard by the Salisbury Board of Appeals.



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**RE: Case #202501013 – Locita St. Fleur – 2 ft. Side Setback Variance and 14 ft. Rear Yard Setback Variance – 502 E. Locust Street – R-5A Residential District.**

Ms. Locita St. Fleur and Mr. Doug Jones came forward. Mrs. Jackson presented and entered the Staff Report and all accompanying documentation into the record. Mrs. Jackson explained that the applicant was requesting permission to construct a 28 ft. by 28 ft. single family, two-story home on the parcel located at 502 E. Locust Street. Board approval of a 2 ft. side and a 14 ft. rear setback variances are requested.

Mr. Jester moved the Staff Report into the record.

Mr. Jones explained that he tried to develop the site plan to provide the required parking on the lot.

Mr. Torbert questioned if this would be a rental. Ms. St. Fleur responded in the affirmative.

Mr. Jester questioned how long the lot had been vacant. Mr. Jones explained that during this research it was determined that this parcel was part of a larger parcel that predated the Zoning Code. The lot was used as a yard for the house on the corner and the property was family owned. Mr. Jester questioned if it had been a vacant lot for a long time. Mr. Jones responded in the affirmative. Mr. Jester questioned if there were other lots this size in the area. Mrs. Jackson responded that there are similar sized lots but she didn't measure them. Mr. Jones added that there were originally 40 ft. lots along Franklin Avenue.

Mr. Torbert questioned Mr. Jones if this was a single lot. Mr. Jones responded in the affirmative.

Mr. Jester questioned when the last time a new house was built on a vacant lot like this in the City. Mrs. Tull responded that there are several lots throughout the City with houses under construction.

Mr. Ngwaba thanked the Staff for the staff report.

Upon a motion by Mr. Hill, seconded by Mr. Gopalan, and duly carried, the Board **APPROVED** a 2 ft. side yard setback variance and a 14 ft. rear yard setback variance to construct a new 28 ft. by 28 ft. residential home, based on the criteria listed in Section V(c) of the Staff Report.

The Board vote was as follows:

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# City of Salisbury

|                 |     |
|-----------------|-----|
| William Hill    | Aye |
| Maurice Ngwaba  | Aye |
| Ed Torbert      | Aye |
| Sandeep Gopalan | Aye |
| Shawn Jester    | Aye |

\* \* \* \* \*

Mrs. Tull noted that there is a case for the October 2, 2025 meeting and confirmed that there would be a quorum for the meeting..

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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 City of Salisbury Department of Infrastructure and Development Department.

Shawn Jester, Chair

Nick Voitiuc, Secretary to the Board

Beverly R. Tull, Recording Secretary