



MINUTES

The Salisbury Board of Appeals met in regular session on April 2, 2026, in Room 301, Government Office Building at 6:00 p.m. with attendance as follows:

BOARD MEMBERS:

William Hill, Vice Chair
Maurice Ngwaba
Edward Torbert
Michael Lankford

ABSENT MEMBERS:

Shawn Jester, Chair
Miya Horsey

CITY STAFF:

Betsy Jackson, City Planner
Beverly Tull, Recording Secretary
Ashley Bosche, City Solicitor

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

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MINUTES:

Due to lack of a quorum, the February 5, 2026 and March 5, 2026 minutes were postponed until the next meeting.

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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 #202600220 – Healing Hands Animal Hospital – 6.27 ft. Rear Yard Setback Variance and Enlargement of a Non-conforming Structure – 727 E. Main Street – General Commercial District.

Mr. Charles “Bucky” Dennig came forward. Mrs. Jackson presented and entered the Staff Report and all accompanying documentation into the record. The applicant is requesting a 6.27 ft. rear yard setback variance and enlargement of a non-conforming structure at 727 E. Main Street.

Mr. Hill moved the Staff Report into the record.

Mr. Dennig explained that Healing Hands Animal Hospital wants to add on a euthanasia room with a private entrance to provide privacy for families when they have to have their pet euthanized.

Mr. Ngwaba questioned the fenced in area. Mr. Dennig explained that the fenced in area is for the animals to run and use the restroom. The fence will tie into the building. Mr. Ngwaba questioned the lot line location. Mr. Dennig discussed the irregular shape of the lot and the closure of the alley and the location of the fence.

Mr. Torbert questioned the single parking space at the rear. Mr. Dennig responded that the single space at the rear would be utilized for families euthanizing their pet.

Mr. Lankford questioned the alley location. Mr. Dennig responded that the alley was parallel to E. Main Street and extended down to The Country House parcel but has been closed by the City.

Upon a motion by Mr. Lankford, seconded by Mr. Torbert, and duly carried, the Board **APPROVED** a 6.27 ft. rear yard setback variance and the enlargement of a non-conforming structure for Healing Hands Animal Hospital, based on the criteria listed in Section V(c) of the Staff Report.

The Board vote was as follows:

Maurice Ngwaba	Aye
Michael Lankford	Aye
William Hill	Aye
Edward Torbert	Aye

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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 City of Salisbury Department of Infrastructure and Development Department.


William Hill, Vice Chair


Nick Voitiuc, Secretary to the Board


Beverly R. Tull, Recording Secretary