



City of Salisbury

MINUTES

The Salisbury Board of Appeals met in regular session on March 5, 2026, 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
Sandeep Gopalan

ABSENT MEMBERS:

Edward Torbert
Miya Horsey

CITY STAFF:

Henry Pearson, Associate 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:

Due to lack of a quorum, the February 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.

Department of Infrastructure & Development
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RE: Case #202600140 – Justin Phippin – 15 ft. Front Yard Setback Variance to Construct a New Single Family Dwelling – 710 Madison Street – R-8 Residential District.

Mr. Justin Phippin came forward. Mr. Pearson presented and entered the Staff Report and all accompanying documentation into the record. The applicant is requesting a 15 ft. front yard setback variance to allow the construction of a 1,160 sq. ft. residence.

Mr. Jester moved the Staff Report into the record.

Mr. Ngwaba questioned the use of 2x4's for construction of the house. Mr. Phippin responded that he would be using 2x6's. Mr. Ngwaba requested that the plans be corrected to show a one-story house with no garage and that the proper information was on the plans.

Mr. Hill questioned that side yard setback requirement. Mr. Pearson responded that the side yard setback requirement is 10 ft.

Mr. Phippin advised that he had contacted DP & L regarding the utility easement on the property and that he will be running conduit underground to another pole on the property.

Upon a motion by Mr. Gopalan, seconded by Mr. Hill, and duly carried, the Board **APPROVED** a 15 ft. front yard setback to construct a new 1,160 sq. ft. residential home, based on the criteria listed in Section V(c) of the Staff Report.

The Board vote was as follows:

Maurice Ngwaba	Aye
Sandeep Gopalan	Aye
William Hill	Aye
Shawn Jester	Aye

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ADJOURNMENT

With no further business, the meeting was adjourned at 6:15 p.m.

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City of Salisbury

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