Salisbury
MARYLAND

MINUTES

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

BOARD MEMBERS:
William Hill, Vice Chair
Maurice Ngwaba
Miya Horsey
Michael Lankford

ABSENT MEMBERS:
Shawn Jester, Chair
Edward Torbert

CITY STAFF:
Gary Pusey, City Planner
Beverly Tull, Recording Secretary
Laura Ryan, City Solicitor

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

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MINUTES:

Upon a motion by Mr. Lankford, seconded by Mr. Ngwaba, and duly carried the Board **DEFERRED** the minutes of the February 5, 2026 until the next meeting.

Upon a motion by Ms. Horsey, seconded by Mr. Lankford, and duly carried the Board **APPROVED** the minutes of the June 4, 2026 with the correction on Page 3.

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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 #202601049 – Lucio Manrique Parra – 4.4-ft. Rear Yard Setback Variance to Construct a New Single-Family Dwelling – 919 Hanover Street – R-10 Residential District.

Mr. Doug Jones, Mr. Lucio Manrique Parra, and Ms. Daisy Romero came forward. Mr. Pusey presented and entered the Staff Report and all accompanying documentation into the record. The applicant is requesting a 4.4 ft rear yard setback variance to construct a new single-family dwelling on a lot located at 919 Hanover Street.

Mr. Hill moved the Staff Report into the record.

Mr. Jones discussed the history of the area that led to the creation of this lot. The proposed house will be approximately the same size as the other houses on the street. The proposed layout fulfills the need for a sidewalk and driveway.

Mr. Hill questioned the 20 ft. strip and what it is for. Mr. Jones discussed the property and the dilapidated garage that crosses over the property line. He added that he believes that Lot 8 will take in that 20 ft. strip.

Mr. Ngwaba commended Mr. Jones on the time that he took to look into the history of the property.

Mr. Lankford stated that he likes to see the infill lots being developed.

Upon a motion by Mr. Ngwaba, seconded by Ms. Horsey, and duly carried, the Board **APPROVED** a 4.4-ft. rear yard setback variance to construct a new single-family dwelling, 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**
Miya Horsey	**Aye**

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Mrs. Tull checked the availability of the Board members for a September 3rd meeting.

Salisbury
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ADJOURNMENT

With no further business, the meeting was adjourned at 6:21 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

Judy Kuntz, Secretary to the Board

Beverly R. Tull, Recording Secretary