MINUTES

The Salisbury Board of Appeals met in regular session on June 4, 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
Miya Horsey
Michael Lankford

ABSENT MEMBERS:
Edward Torbert

CITY STAFF:
Henry Pearson, Associate Planner
Zack White, Associate Planner
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:

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

Upon a motion by Mr. Hill, seconded by Mr. Ngwaba, and duly carried the Board **APPROVED** the minutes of the March 5, 2026 as submitted.

Upon a motion by Mr. Hill, seconded by Mr. Lankford, and duly carried the Board **APPROVED** the minutes of the April 2, 2026 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 #202600789 – Octavio Perez Ramirez – 16-ft. Front Yard Setback Variance on Monticello Avenue and a 13.4-ft Front Yard Setback Variance on Hanson Street – 900 Hanson Street – R-10 Residential District.

Mr. Doug Jones, Mr. Giovanni Perez Crarmona, Ms. Dany Orellana, and Mr. Doug Stephens came forward. Mr. White presented and entered the Staff Report and all accompanying documentation into the record. The applicant is requesting two (2) setback variances to allow the construction of a 1,377 sq. ft. house on a corner lot at 900 Hanson Street.

Mr. Jester moved the Staff Report into the record.

Mr. Hill questioned if the driveway on the south side ran down the middle. Mr. Jones responded in the affirmative. He added that this lot was created in 1900 and discussed the history of the property to include a single house with a yard. It was later subdivided into four (4) lots. Shared driveways are common in the city limits.

Mr. Stephens added that this City wants construction on infill lots in the city limits.

Mr. Jester questioned if the houses were similar in size to the other lots. Mr. Jones responded in the affirmative. Mr. Jester questioned if the requested variances were similar to the other lots. Mr. White advised that this was a corner lot so it has two (2) front yard setbacks so the variances would be slightly different.

Mr. Lankford questioned if the driveway was already in existence. Mr. Jones responded in the affirmative. The survey plat shows everything that is in existence. Mr. Lankford questioned if the residence at 902 Hanson Street has an existing driveway. Mr. Jones responded in the affirmative.

Upon a motion by Mr. Lankford, seconded by Mr. Hill, and duly carried, the Board **APPROVED** a 16-ft front yard setback variance on Monticello Avenue and a 13.4-ft. front yard setback variance on Hanson Street 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:

Shawn Jester	**Aye**
Maurice Ngwaba	**Aye**
Michael Lankford	**Aye**
William Hill	**Aye**
Miya Horsey	**Aye**

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RE: Case #202500588 – Hilda Escobar – 14.5 ft Front Yard Setback Variance; Two (2) 6 ft. 8.5-inch Side Yard Setback Variances – 16 ft. 2.5-inch Rear Yard Setback Variance to Construct at New Single Family Dwelling – 338 Delaware Avenue – R-5 Residential District.

Mr. Fernando Fernandez Calderon and Mr. Eduardo Wolf came forward. Mr. Pearson presented the Staff memo explaining the applicant's reqeust. The applicant is requesting a two (2) year extension for the setback variances granted at the June 12, 2025 meeting for 338 Delaware Avenue.

Mr. Ngwaba questioned Mr. Calderon if he was agreeable to the City's recommendation of a 12-month extension of time to execute the setback variances. Mr. Calderon responded in the affirmative.

Mr. Jester questioned why a two-year extension request had been requested. Mr. Wolf responded that they were looking for time to work with executing the variances. Mr. Jester confirmed that they were okay with a 12-month extension and that they could request another extension if needed. Mr. Wolf responded in the affirmative.

Upon a motion by Mr. HIll, seconded by Mr. Ngwaba, and duly carried, the Board **APPROVED** a 12-month extension to execute the approved 14 ft. 5-inch front yard setback variance, two (2) 6 ft. 8.5-inch side yard setback variances, and a 16 ft. 2.5-inch rear yard setback variance to construct a new 24 ft. by 33 ft. residential home.

The Board vote was as follows:

Shawn Jester	**Aye**
Maurice Ngwaba	**Aye**
Michael Lankford	**Aye**
William Hill	**Aye**
Miya Horsey	**Aye**

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ADJOURNMENT

With no further business, the meeting was adjourned at 6:26 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

Judy Kuntz, Secretary to the Board

Beverly R. Tull, Recording Secretary