Salisbury
MARYLAND

MINUTES

The Salisbury Board of Appeals met in regular session on September 3, 2026, in Room 301, Government Office Building at 6:00 p.m. with attendance as follows:

BOARD MEMBERS:
Shawn Jester, Chair
William Hill
Maurice Ngwaba
Edward Torbert
Michael Lankford

ABSENT MEMBERS:
Miya Horsey

CITY STAFF:
Gary Pusey, City Planner
Judy Kuntz, Acting Director
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 February 5, 2026 as submitted.

Upon a motion by Mr. Lankford, seconded by Mr. Hill, and duly carried the Board **APPROVED** the minutes of the August 6, 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 #202601257 – Chase Dykes, representing Bay to Beach Exteriors LLC – 10.2 ft Front Yard Setback Variance and 15 ft. Side Yard Setback Variance to Construct a Multi-Tenant Warehouse – 206 Kiley Drive – Light Industrial District.

Mr. Chase Dykes came forward. Mr. Pusey presented and entered the Staff Report and all accompanying documentation into the record. The applicant is requesting two (2) setback variances for a proposed +/-12,147 sq. ft. multi-tenant warehouse on a vacant lot located at 206 Kiley Drive in the Light Industrial District. Variances requested are (1) a 10.2-ft. front yard setback variance (a 50-ft. front yard setback is required and a 39.8-ft. setback is proposed) and (2) a 15-ft. side yard setback variance (a 25-ft. side yard setback is required and a 10-ft. setback is proposed).

Mr. Dykes introduced himself and discussed the existing setbacks to the adjacent properties being at 41-ft. The stormwater mandates have made situating the building on the property more difficult. Mr. Dykes stated that he had no issue with the screening requirement listed in the Staff's recommendation.

Mr. Ngwaba questioned the required 60-ft. setback that was on the application. Mr. Dykes responded that it was an error on his part.

Mr. Ngwaba questioned Mr. Pusey about the 41-ft. setback. Mr. Pusey responded that the 41-ft. setback was carried over from other plats. Mr. Ngwaba stated he had concerns about the ability of fire protection systems handling other properties and requested that it be reviewed by the City Fire Marshal. Mr. Pusey and Mrs. Ryan stated that the Fire Marshal would review the building permit submittal for compliance with all Codes.

Mr. Torbert stated that he would like the Staff Report under Criteria #10 to include "and maintain" for the screening. Mrs. Ryan stated that the Staff Report didn't need to be amended, it could be included in the motion as a condition. Mr. Torbert explained his concern about landscaping being planted and not maintained.

Mr. Jester moved the Staff Report into the record.

Upon a motion by Mr. Torbert, seconded by Mr. Ngwaba, and duly carried, the Board **APPROVED** the following based on the criteria listed in Section V(c) of the Staff Report:

1. A front yard setback variance of 9-ft. to meet the platted 41-ft. setback; and
2. A side yard setback variance of 15-ft., with the Condition that an evergreen screening buffer be installed and maintained along the east property line for the length of the proposed building.

3. Ensure compliance of all directives of fire suppression with the City Fire Marshal.

The Board vote was as follows:

Shawn Jester	**Aye**
Maurice Ngwaba	**Aye**
Michael Lankford	**Aye**
William Hill	**Aye**
Edward Torbert	**Aye**

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Mrs. Tull advised the Board that there were no cases for October.

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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