



# City of Salisbury – Wicomico County

DEPARTMENT OF PLANNING, ZONING AND COMMUNITY DEVELOPMENT  
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DIRECTOR OF ADMINISTRATION

## MINUTES

The Salisbury Board of Zoning Appeals met in regular session on July 11, 2013, in Room 301, Government Office Building at 7:00 p.m. with attendance as follows:

### BOARD MEMBERS:

Patricia Layton, Chairman  
Dave Rainey, Vice Chairman (Absent)  
Daniel Baker  
Lynn Cathcart (Absent)  
Dave Nemazie

### CITY STAFF:

Henry Eure, City Building, Permits, and Inspections Department

### PLANNING STAFF:

Gloria Smith, Planner



Mrs. Layton, Chairman, called the meeting to order at 7; 00 p.m.



**#SA-1303                    ZEA, LLC, represented by Parker & Associates –14 space  
Parking Variance –1405 S. Salisbury Blvd. – General  
Commercial District.**

Mr. Thomas J. Maloney, Mr. Brock Parker, and Mr. Chris Adamopolous came forward. Mrs. Gloria Smith presented and entered the Staff Report and all accompanying documentation into the record. She summarized the report explaining that the applicant is requesting approval of a 15 space parking variance. This building has been recently rehabilitated, the parking area reconfigured, handicapped parking spaces provided and landscaping islands provided. However, the uses proposed require 83 parking spaces and only 68 are provided (82 percent of the required parking). Board approval of the 15 space parking variance is requested.

Mr. Eure explained that the Building Department supported the request. The proposed parking layout reduced the existing nonconformity and increases the parking provided by 14 percent. The Building Department has reviewed the floor plans for the proposed restaurants.

Mr. Maloney noted that he would be very brief. They would adopt the Staff Report and evaluation from the City Staff and the Planning Office recommendation. They were available to answer questions.

Mr. Parker explained that the building was constructed in the early to mid-1960's. It had become aged and unattractive. The parking lot was unstriped and crumbling. He hoped that the Board had looked at the rehabilitated building. They were doubling the on-site parking to 68 spaces. Although they are increasing the intensity of uses, they will be borderline quick-stop sandwich shops. There will be no WiFi and little seating. They anticipate college foot and bike traffic. They are making the site less nonconforming. The main ability to do so is through the purchase of a parking easement from the south adjoining property owner – Eric Davis. The easement has been executed. (A copy was provided as Applicant's Exhibit B.) This allowed them to double-load the parking on the south side of the building.

Mrs. Layton asked about a bike rack. Mr. Adamopolous replied that they had not planned for that but maybe one could be provided. Mr. Parker added that the sidewalks in the area were relatively new and they could look for a bike rack location. Bike lanes in the area were discussed.

Mrs. Layton asked about the restaurant locations in the building and they were pointed out on the Site Plan.

Mr. Baker asked if the building renovation added any square footage. Mr. Parker responded that nothing was added but architectural treatments.

Upon a motion by Mr. Baker, seconded by Mr. Nemazie, and duly carried, the Board **APPROVED** the requested 15 space parking variance as submitted, based on the criteria in Section V(c) of the Staff Report.



**ADJOURNMENT**

With no further business, the meeting was adjourned at 7:16 p.m.



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 Salisbury-Wicomico County Department of Planning, Zoning and Community Development.

  
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Patricia Layton, Chairman

  
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John F. Lenox, Secretary to the Board

  
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Beverly Tull, Recording Secretary