



City of Salisbury – Wicomico County

DEPARTMENT OF PLANNING, ZONING AND COMMUNITY DEVELOPMENT

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JACOB R. DAY
MAYOR

TOM STEVENSON
CITY ADMINISTRATOR

BOB CULVER
COUNTY EXECUTIVE

R. WAYNE STRAUSBURG
DIRECTOR OF ADMINISTRATION

MINUTES

The Salisbury Board of Zoning Appeals met in regular session on March 3, 2016, in Room 301, Government Office Building at 7:00 p.m. with attendance as follows:

BOARD MEMBERS:

Dave Rainey, Chairman
Daniel Baker
Jordan Gilmore
Albert G. Allen, III
Chad Brown (Absent)

CITY STAFF:

Henry Eure, City Building, Permits, and Inspections Department

PLANNING STAFF:

Gloria Smith, Planner
Beverly Tull, Recording Secretary



Mr. Rainey, Vice Chairman, called the meeting to order at 6:59 p.m.



MINUTES:

The minutes of the September 3, 2015 meeting were approved as submitted.



#SA-1601 Perdue Farms Incorporated, rep. by Anderson Fence Company Inc., - 2 ft. Fence Height Variance for a fence within the Front Yard Setback - 603 W. Main Street - Central Business District.

Mr. Mike Rabasca 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 requests permission to install a 6 ft. tall chain link fence 5 ft. from the curblin along this property. The Code requires Board approval of a 2 ft. Fence Height Variance.

Mr. Eure stated that Perdue wishes to maximize the use of their property while making efforts to protect their employee's vehicles. The Building Department recommended approval of the requested fence height variance.

Mr. Rabasca referred to Attachment #4 in the Staff Report explaining that the existing fence along the side property line will come down and they will move the entrance/exit further away from the corner of West Main and Fitzwater Streets. The gate will be open during the day and closed at night for extra security and their employees will be escorted out to their vehicles.

Mr. Gilmore questioned how much safer a 6 ft. fence was than a 4 ft. fence. Mr. Rabasca responded that he believes that it is easier to scale a 4 ft. fence than a 6 ft. fence.

Mr. Allen questioned if anyone lived in the house shown on Attachment #6. Mr. Rabasca responded that he wasn't sure if the house was occupied but the land had been surveyed to ensure that everything proposed was being done on Perdue's property. Mrs. Smith added that there was a vehicle parked at the house when she posted the property.

Mrs. Smith added that all property owners within a 200 ft. circle of the property had been notified of the request and the office had not received any calls concerning this case.

Mr. Rabasca requested approval of the fence height variance.

Upon a motion by Mr. Baker, seconded by Mr. Gilmore, and duly carried, the Board **APPROVED** the requested 2 ft. fence height variance to continue the 6 ft. tall chain-link fence from the adjoining property to this lot, as submitted, based on the criteria listed in Section V(c) of the Staff Report. The proposed fence height is needed to provide safety and security and its location will not create traffic hazards in the area.

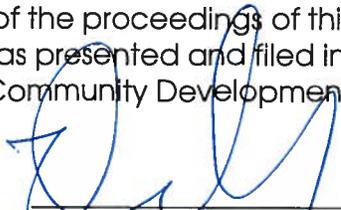


ADJOURNMENT

With no further business, the meeting was adjourned at 7:11 p.m.



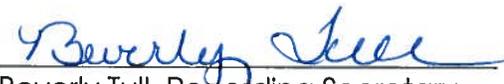
This is a summary of the proceedings of this meeting. Detailed information is in the permanent files of each case as presented and filed in the Salisbury-Wicomico County Department of Planning, Zoning and Community Development.



Dave Rainey, Vice Chairman



John F. Lenox, Secretary to the Board



Beverly Tull, Recording Secretary