



City of Salisbury – Wicomico County

DEPARTMENT OF PLANNING, ZONING AND COMMUNITY DEVELOPMENT

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MAYOR

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DIRECTOR OF ADMINISTRATION

MINUTES

The Salisbury Board of Zoning Appeals met in regular session on November 6, 2014, in Room 301, Government Office Building at 7:00 p.m. with attendance as follows:

BOARD MEMBERS:

Dave Rainey, Vice Chairman (Absent)
Daniel Baker, Acting Chairman
Jordan Gilmore
Dave Nemazie (Absent)
Chad Brown (Absent)
Lynn Cathcart

CITY STAFF:

Henry Eure, City Building, Permits, and Inspections Department

PLANNING STAFF:

Gloria Smith, Planner
Beverly Tull, Recording Secretary



Mr. Baker, Acting Chairman, called the meeting to order at 7:00 p.m.

**MINUTES:**

The minutes of the September 4, 2014 meeting were approved as submitted.

**#SA-1405****United Needs & Abilities, Inc., rep. by Thomas W. Hayes Architecture, Inc., -
3 ft. Parking Lot Setback Variance - 600 East Main Street - Gen. Commercial
District.**

Mr. Thomas Hayes and Mr. Michael Dyer 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 applicants propose an 18 ft. x 22 ft. addition (396 sq. ft.) to this existing building. To provide as much parking as possible, parking spaces are proposed less than 3 ft. from the back of the sidewalk along Davis Street. The Code requires Board approval for the proposed parking lot setback variance.

Mr. Eure explained that the property was a small, odd shaped lot and it is difficult to meet Code requirements. The architect did a great job laying out the property. Mr. Eure stated that the Building Department recommended approval of the request.

Mr. Hayes explained that he had a meeting with Mr. Eure regarding the project. The application was small and condensed. Mrs. Smith did a great job explaining the project. The design was a challenge to meet the Code requirements.

Mr. Dyer explained that they have their offices across the street in the old Social Security building but have found that they need additional office space. This property will house a conference room for training employees who will work with the disabled. Mr. Hayes stated that they would be bringing the building up to ADA requirements. Mr. Dyer added that there is plenty of parking at their building across the street.

Mrs. Cathcart questioned where the addition was going. Mr. Eure pointed to the location of the addition on the site plan. Mrs. Cathcart stated that she was glad to know what the building was being used for.

Mrs. Cathcart stated that she appreciated how much of the capital goes to those that they serve and not the staff.

Upon a motion by Mrs. Cathcart, seconded by Mr. Gilmore, and duly carried, the Board **APPROVED** the requested 3 ft. parking lot setback variance as submitted, based on the criteria listed in Section VI(c) of the Staff Report. The applicants have made every effort to provide the minimum parking required and replace landscaping that will be removed on the site.



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.

Dan Baker, Acting Chairman

John F. Lenox, Secretary to the Board

Beverly Tull, Recording Secretary