

**TOWN OF SOUTH BETHANY**  
**BOARD OF ADJUSTMENT PUBLIC HEARING MINUTES**  
**Friday, October 30, 2020 1:00 p.m.**

**This meeting/hearing was conducted electronically pursuant to  
Governor Carney's State of Emergency Declaration effective March 13, 2020.**

PRESENT: Chairman Steve Bunoski, Charlene Sturbitts, Martha Fields, Al Rae, Jimmy Oliver  
TOWN STAFF: Joe Hinks, Code Enforcement Officer and Janet Powell, Town Clerk  
APPLICANT: **Chris Keefe & John Stefani**, 6 N 3<sup>rd</sup> Street, Lot 33  
ATTENDANCE: Chris Keefe & John Stefani, homeowners of 6 N 3<sup>rd</sup> Street  
Kathleen Long, 5 N 2<sup>nd</sup> Street and Leo Scanlon, 129 Brandywine Drive

Chairman Bunoski called the Meeting to order at 1:02 pm. All parties were sworn in who requested testimony during the hearing.

PURSUANT TO 22 DEL.C. SECTION 327 (a) AND ARTICLE XI, SECTION 145-37(B)(1)(c) 10 FT. side yard setback requirements of the Code of South Bethany. The Board of Adjustment will hold a virtual Public Hearing to consider the request of the owners at 6 N 3<sup>rd</sup> Street, Lot 33, South Bethany, an exemption of approximately 2 Feet (+/-) east and west side yard setbacks.

Ms. Keefe explained that their 1967 home is currently 1520 square feet. Due to an expanding family, they would like to add another bathroom and another bedroom; enclosing a deck and screen porch. They are not asking for more variance, just to use the existing structure to do renovations.

Mr. Joseph Hinks stated that the home was in code back in 1971, but since the code has been updated, the home is existing in a legal non-confirming status. The homeowner is requesting a substantial improvement to the home and since the home is non-confirming; Mr. Hinks could not approve their request for renovations.

Janet Powell, Town Clerk received three correspondence supporting the variance (Exhibit 2).

Kathleen Long joined the hearing supporting the variance request. Mr. Leo Scanlon also joined the hearing supporting the variance request stating it's good to see the older homes and cottages improved and maintained, providing increased property value to the town.

Martha Fields agreed that improvements increase property value and keeps consistent with the spirit of the BOA code. Jimmy Oliver agreed that improvements help utilize the existing older homes to their best potential.

The BOA members unanimously voted in favor of the variance request stating Exceptional Practical Difficulty.

The hearing was adjourned at 1:28 p.m.

Exhibit 1 Variance application package including letter, plat survey and photos  
Exhibit 2 Correspondence from three homeowners: Dr. Jossan, 4 N 3<sup>rd</sup> Street  
John and Michelle McGee, 10 N 3<sup>rd</sup> Street and Celeste Speer, 2 N 2<sup>nd</sup> Street