

TOWN OF SOUTH BETHANY
BOARD OF ADJUSTMENT PUBLIC HEARING MINUTES
Friday, January 16, 2026, 1:00 p.m.

This meeting/hearing was conducted both in-person and electronically.

PRESENT: Steve Bunoski, Charlene Sturbitts, Jim Oliver, Patty Jaicks, and Barrett Edwards
TOWN STAFF: Joe Hinks, Code Enforcement Officer; and Brittany Hollis, Administrative Assistant
APPLICANT: **Daniel Frissell & Juliet Taurman**, 228 Carlisle Road
ATTENDANCE: Mark Redden

Chairman Steve Bunoski called the Meeting to order at 1:16 p.m. All parties were sworn in who requested testimony during the hearing.

PURSUANT TO 22 DEL.C. SECTION 327 (a) AND ARTICLE XI, Section 145-38(B)(1)(3), of the Zoning Code establishes a minimum front yard setback of 20 feet and a minimum side yard setback of 10 feet. The Applicant is requesting a variance to encroach into the minimum front yard setback by 0.3 feet and into the minimum side yard setback by 0.2 feet to construct an addition to the Property over the existing building footprint with the same encroachments.

Administrative Assistant Brittany Hollis was sworn in and testified that notices for the January 16, 2026 hearing were provided as follows: posted at the property on December 12, 2025; published in the Coastal Point newspaper on December 12, 2025; posted at Town Hall and at 4 other locations within Town on December 12, 2025; and mailed to the property owner and owners of property within a radius of 200 feet of the Property on December 15, 2025.

Building Official Joseph Hinks was sworn in and gave testimony the Applicants would like to construct a vertical addition to the Property. This addition would be over the existing footprint, which currently encroaches into the minimum front yard setback by 0.3 feet and into the minimum side yard setback by 0.2 feet. Unfortunately, he was unable to approve the variances due to the Town not having record regarding the construction of the Property. He stressed that the variances requested are minimal.

Mark Redden, the Applicant's Architect, was sworn in and testified that the structure on the Property was probably intended to originally comply with the setbacks. Also guessing that a surveying error likely created the encroachment. He stated that they are not tearing the dwelling down and are not looking for any other variances. He stressed that approval of the variances will allow them to avoid the removal of the load bearing wall that is encroaching into the setback.

There was no testimony in opposition to the application.

Steve Bunoski, Chairman, motioned to approve the request for variances to encroach 0.3 feet into the front yard setback and 0.2 feet into the side yard setback to allow for vertical expansion of the structure over the existing footprint. The motion was seconded by Board Member, Jim Oliver.

By vote of 4 yeas and 0 nays, the Board concludes that the Applicant met the standards necessary to demonstrate an exceptional practical difficulty. Therefore, **GRANTING** the Applicant's request for a variance.

The hearing was adjourned at 1:35 p.m.