

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: **Eric & Michelle Levey**, 102 Kent Place
ATTENDANCE: Mark Redden

Chairman Steve Bunoski called the Meeting to order at 1:00 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(A)(3), of the Zoning Code establishes a minimum side yard setback of 8 feet. The Applicant is requesting a variance to encroach into the minimum side yard setback of six inches in order to install a spiral staircase to serve the porch and deck.

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 an overview of the application. Testifying that the Applicants would like to install a spiral staircase to serve the rear deck and porch. The addition of the staircase would require a variance of 6 inches.

Mark Redden, the Applicant's Architect, was sworn in and testified that there was a small nook at the back of the home where the staircase would go. Stating a five-foot staircase would be the smallest that could be installed at the Property with also having a practical function. Anything smaller would simply not provide the functionality desired. He assured the Board that there should be no negative impact on the surrounding neighbors due to the stairs being located in the rear and away from the street.

There was no testimony in opposition to the application.

Steve Bunoski, Chairman, motioned to approve the request for a variance to encroach six inches into the side yard setback to allow for the installation of a spiral staircase to serve the rear porch and deck. The motion was seconded by Board Member, Charlene Sturbitts.

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 1:16 p.m.