

TOWN OF SOUTH BETHANY
BOARD OF ADJUSTMENT PUBLIC HEARING MINUTES

Friday, May 1, 2026, 1:00 p.m.

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

PRESENT: Steve Bunoski, Charlene Sturbitts, Jim Oliver, Patty Jaicks, Al Rae, and Barrett Edwards
TOWN STAFF: Joe Hinks, Code Enforcement Officer; and Brittany Hollis, Administrative Assistant
APPLICANT: **Anna maria Kuzmik Sampas**, 119 Bayshore Drive
ATTENDENCE: Anthony Christopher, Jay Robertson, and Kelly Maher

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 145-35(J)(1), of the Zoning Code establishes a minimum 4/12 ROOF PITCH. The Applicant is requesting a variance extend the home's current flat roof over an existing open deck.

Administrative Assistant Brittany Hollis was sworn in and testified that notices for the May 1, 2026, hearing were provided as follows: posted at the property on March 27, 2026; published in the Coastal Point newspaper on March 27, 2026; posted at Town Hall and at 4 other locations within Town on March 27, 2026; and mailed to the property owner and owners of property within a radius of 200 feet of the Property on March 27, 2026.

Building Official Joseph Hinks was sworn in and gave an overview of the application. Testifying that the variance request was to enclose an existing open porch that is part of the walled structure. Also stating the Applicant would like to extend the existing flat roof over the area being renovated. Mr. Hinks explained the potential stormwater management issues that may arise if a pitched roof were to be installed. He also stated that no other major improvements would be occurring at the Property.

The contractor for the project, Anthony Christopher, was sworn in. He testified that the space was originally a sundeck. However, the Applicant is now looking to enclose the area to convert the space into a master bedroom. He emphasized that having a pitched roof on this portion of the Property would be an eyesore. This would also create stormwater runoff issues. Distributing water in an irregular manner, disrupting the current water discharge system. He went on to testify that not granting the variance request and having to place a pitched roof would cost twice the amount of the proposed flat roof.

South Bethany resident, Jay Robertson, was sworn in and asked for clarification regarding details of the proposed request and project. He did not oppose the variance request.

South Bethany resident, Kelly Maher, was sworn in and asked her own questions about the proposed project. She did not take a position for or against the application.

There was no written testimony in opposition to the application.

Jim Oliver, Board Member, motioned to approve the request for a variance from the 4/12 roof pitch requirement to allow a flat roof to be constructed over an open deck. The motion was seconded by Board Member, Charlene Sturbitts.

By vote of 5 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 1:29 p.m.