

# Kent County

## Department of Planning Services Division of Planning

SARAH E. KEIFER, AICP  
Director of Planning Services

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KRISTOPHER S. CONNELLY, AICP  
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### MEMORANDUM

**TO: Board of Adjustment Members, Attorneys and Interested Parties**

**FROM: Kent County Department of Planning Services**

**RE: Kent County Board of Adjustment October 2020 Public Hearing**

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The Kent County Board of Adjustment will hold a public hearing on **Thursday, October 15, 2020 at 6:30 p.m.** to receive public testimony regarding the applications as enclosed.

In addition to the live meeting, this meeting will also be held virtually by phone and video conferencing software to enable the applicant, owner, and/or members of the public to provide their testimony on the applications described below. The call in number is 1-800-377-8846. Use pass code 92535882# to enter the meeting. All information about joining the video conference will be posted at [www.co.kent.de.us](http://www.co.kent.de.us) when it becomes available or email the Planning Office at [planning@co.kent.de.us](mailto:planning@co.kent.de.us) for meeting updates and information. For problems accessing the meeting, please call our office at 302-744-2471 for assistance.

Immediately following the aforementioned public hearing, the Board will hold the business meeting to make a decision to approve or deny the applications that were heard at the public hearing. Any decision made by the Board of Adjustment may be appealed to Superior Court, Kent County, Delaware, within thirty (30) days of filing the decision.

**A knowledgeable representative of each application before the Board of Adjustment MUST attend the public hearing.** The Board of Adjustment will receive testimony regarding these applications (in favor or in opposition) at the public hearing. Anyone who wishes to attend or give testimony may do so.

Please be aware that any written comments should be received by the Kent County Planning Department staff by **Monday, October 5, 2020** so that your comments can be made part of the **Staff Report** and available to the Board of Adjustment before its public hearing. Written comments received after this date will be copied and submitted to the Board at the Public Hearing.

Information pertaining to these applications may be viewed at the following website: <http://co.kent.de.us/boards-committees/board-of-adjustment.aspx>. If you have any questions regarding the hearing or the enclosed material, please contact the Kent County Planning Department at (302) 744-2471.

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**DATE OF PUBLICATION: September 28, 2020**

### LEGAL NOTICE

The Kent County Board of Adjustment will hold a Public Hearing on **Thursday, October 15, 2020 at 6:30 p.m.** in Room 203, Kent County Complex, Levy Court Chamber, 2<sup>nd</sup> Floor, 555 Bay Rd, Dover, Delaware, to hear and decide the following applications:

**Board Members will meet in the Levy Court Chamber. While applicants and public are welcome to attend, capacity is limited due to social distancing. Telephone Conference Calling will still be available: Call In Number is: 1-800-377-8846 Participant Passcode: 92535882#**

**A-20-35 Christopher Patrick S. & Joan Illowayne Redwood** seek a variance from the required 25 ft. rear setback and maximum impervious coverage allowed of 35% to construct a porch (**§205-397.2C.(1) of the Kent County Code**). The property is located on the east side of N Red Haven Ln., 347 ft. north of Longacre Dr., east of Camden, Levy Court District: 5th. Zoning District: AC. **Tax Map No. NM-00-103.04-02-81.00-000**

**A-20-36 Joseph E. Highland II** seeks a variance from the required 75 ft. front yard setback to construct a porch (**§205-84.B. of the Kent County Code**). The property is located on the west side of S. Caesar Rodney Ave. (DE Rt. 10), at the intersection of W. Peach St., west of Camden, Levy Court District: 5th. Zoning District: RS1. **Tax Map No. NM-00-094.10-01-22.00-000**

**A-20-37 Douglas Annand (Owner: Bauer Farms, LLC)** seeks a variance from the requirement that an accessory structure may not dominate in area the principal structure, an accessory structure may not be located in the front yard unless at least 100 ft. from the front property line, chicken houses shall be located 100 ft. from all property lines, chicken house shall be 300 ft. from any dwelling on adjacent properties, and manure shall be stored at least 100 ft. from each lot line to enable a submittal of a minor subdivision (**§205-24.D., 205-24.F.(1), 205-69.D(3)(a), 205-69.D.(3)(b), and 205-69.D.(4)(a) of the Kent County Code**). The property is located on the north side of Hayfield Rd. (Co. Rd. 273), .33 miles north of Sugar Stick Rd. (Co. Rd. 271), south east of Harrington, Levy Court District: 6th. Zoning District: AR. **Tax Map No. MN-00-146.00-01-13.00-000**

Additional information pertaining to the above referenced applications may be obtained at the Department of Planning Services, Division of Planning, 555 Bay Rd., Dover, Delaware. Office hours are 8:00 a.m. to 5:00 p.m.

**Jamie Fenske**, Hearing Officer



# KENT COUNTY

## Board of Adjustment

### LOCATION AND ZONING MAP

#### A-20-35 Exhibit A

**APPLICANT/OWNER:**

Christopher Patrick & Joan Illowaynne  
Redwood

**PRESENT ZONING DISTRICT:**

AC (Agricultural Conservation)

**PROPOSED VARIANCE:**

Variance from the required 25 ft. rear setback and maximum impervious coverage allowed of 35% to construct a porch

**PRESENT USE:** Residential

**PROPOSED USE:**

Same with porch

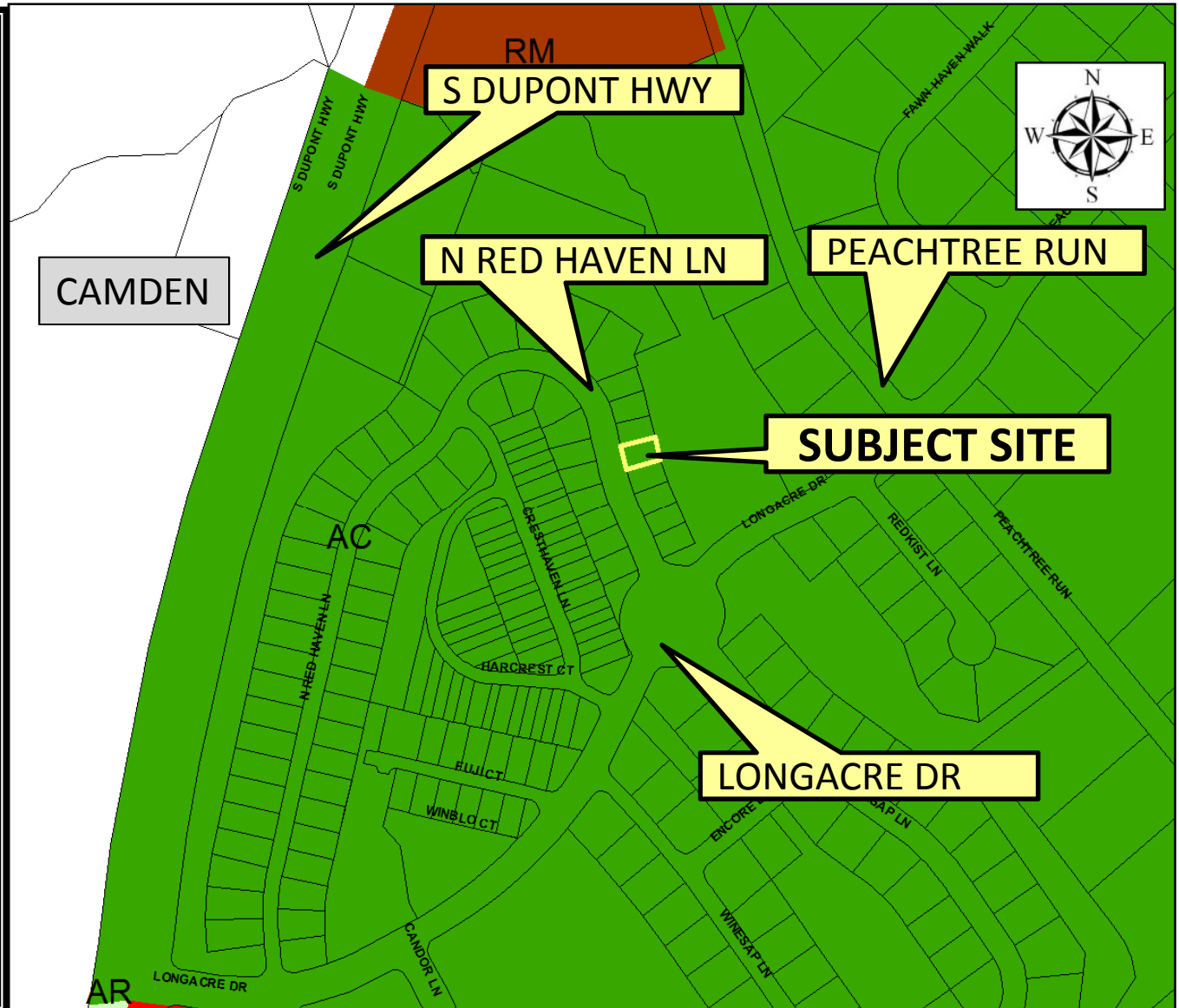
**LEVY COURT DISTRICT:**

5th - Sweeney

**TAX MAP NO:**

NM-00-103.04-02-81.00-000

**LOCATION:** Located on the east side of N. Red Haven Ln., 347 ft. north of Longacre Dr., east of Camden





# KENT COUNTY Board of Adjustment

## LOCATION AND ZONING MAP A-20-36 Exhibit A

**APPLICANT/OWNER:**

Joseph E. Highland II

**PRESENT ZONING DISTRICT:**

RS1 (Single Family Residential)

**PROPOSED VARIANCE:**

Variance request from the required 75 ft. front yard setback to construct a porch

**PRESENT USE:** Residential

**PROPOSED USE:**

Same with porch

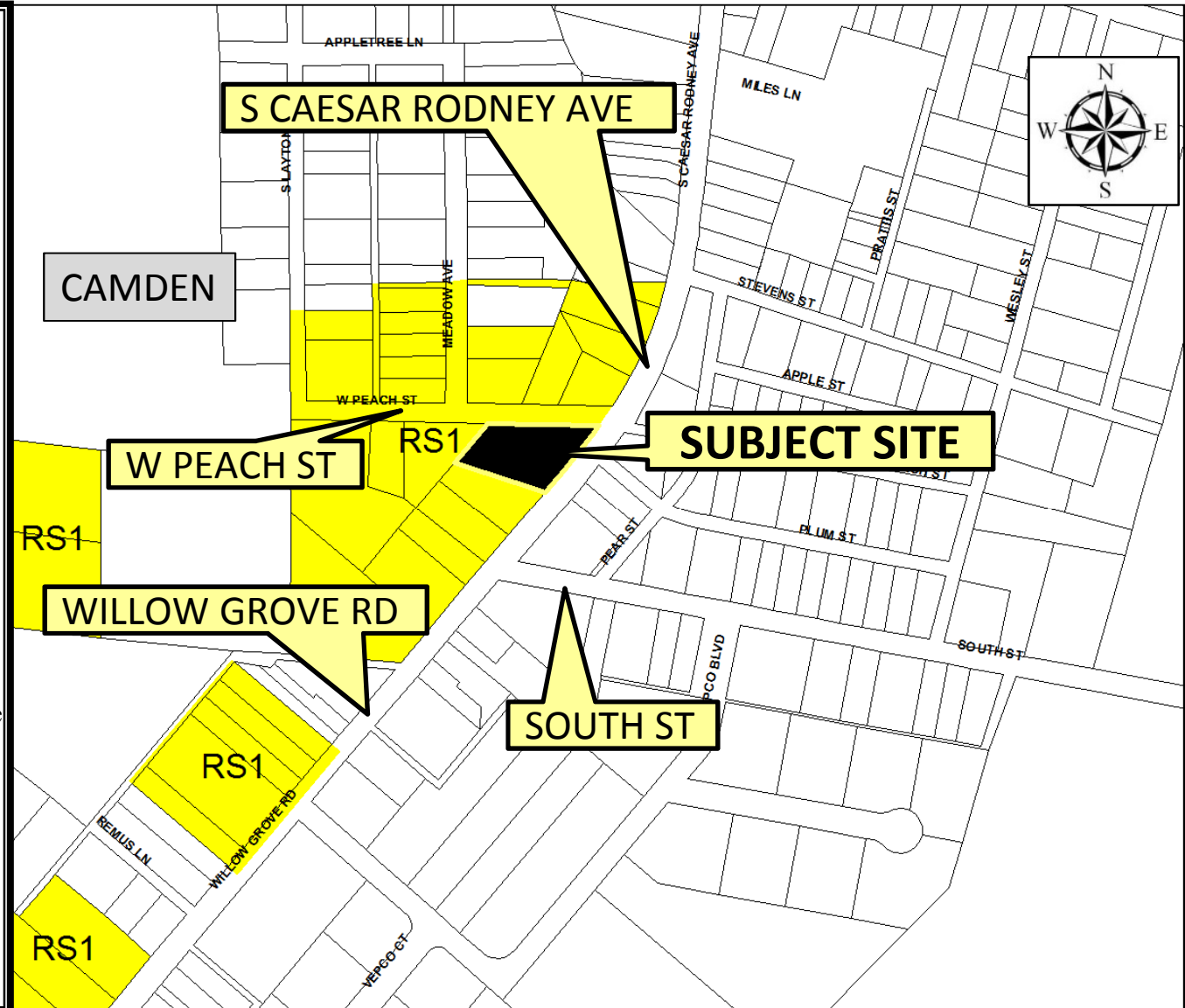
**LEVY COURT DISTRICT:**

5th - Sweeney

**TAX MAP NO:**

NM-00-094.10-01-22.00-000

**LOCATION:** Located on the west side of S. Caesar Rodney Ave. (DE Rt. 10), at the intersection of W. Peach St., west of Camden





# KENT COUNTY

## Board of Adjustment

# LOCATION AND ZONING MAP

## A-20-37 Exhibit A

**APPLICANT:**

Douglas J. Annand

**OWNER:**

Bauer Farms, LLC

**PRESENT ZONING DISTRICT:**

AR (Agricultural Residential)

**PROPOSED VARIANCE:**

Variance from the requirement that an accessory structure may not dominate in area the principal structure, an accessory structure may not be located in the front yard unless at least 100 ft. from the front property line, chicken houses shall be located 100 ft. from all property lines, chicken house shall be 300 ft. from any dwelling on adjacent properties, and manure shall be stored at least 100 ft. from each lot line to enable a submittal of a minor subdivision

**PRESENT USE:**

Residential/Agricultural

**PROPOSED USE:**

Residential/Agricultural

**LEVY COURT DISTRICT:**

6th - Howell

**TAX MAP NO:**

MN-00-146.00-01-13.00-000

**LOCATION:** Located on the north side of Hayfield Rd. (Co. Rd. 273), .33 miles +/- north of Sugar Stick Rd. (Co. Rd. 271), southeast of Harrington

