

Kent County

Department of Planning Services Division of Planning

SARAH E. KEIFER, AICP
Director of Planning Services

Phone: 302/744-2471
FAX: 302/736-2128

DATES OF PUBLICATION: October 2 & 11, 2017 **LEGAL NOTICE**

The Kent County Board of Adjustment will hold a Public Hearing on **Thursday, October 19, 2017 at 6:30 p.m.** in Room 203, Kent County Complex, Levy Court Chamber, 2nd Floor, 555 Bay Road, Dover, Delaware, to hear and decide the following applications:

A-17-38 Phineas A. & Joyce Ann Yoder seek a variance from the side setback requirement of 15' and the setback requirement of 30' beyond the rear elevation of the main dwelling to enable to the construction of an accessory building for a home-based contractor establishment (**Sect. Sect. 205-397.7A(7)(b) of the Kent County Code**). The property is located on the northwest side of Central Church Rd. (Co. Rd. 155), approx. 3,246' east of Pearsons Corner Rd. (Co. Rd. 101), west of Dover. Levy Court District: 2nd. Zoning District: AR. Tax Map No.: **ED-00-056.00-01-03.00-000**

A-17-39 Elliott Surveying Corp. (Owner: William C. Nickerson, Jr.) seeks a variance from the provision prohibiting accessory structures to dominate in area the principal structure and the required side setback of 5' for a detached accessory building to legalize an existing structure (**Sect. 205-24.D & 205-24.F(2) of the Kent County Code**). The property is located on the southwest side of Everetts Corner Rd. (DE Rt. 44), approx. 2,494' northwest Arthursville Rd. (DE Rt. 11), northwest of Hartly. Levy Court District: 6th. Zoning District: AR. Tax Map No.: **WD-00-063.00-01-14.00-000**

A-17-40 Thomas J. Hartley (Owner: Diamond Limited Peachtree, LLC) seeks a variance from the 15' planted screening requirement for the BG zoning district within the front setback area, the condition prohibiting outdoor storage within a required setback area, and the condition requiring all outdoor storage to be screened from adjacent properties to enable a site plan application (**Sect. 205-174.C, 205-282A(1) & Sect. 205-282A(3) of the Kent County Code**). The property is located on the east side of Peachtree Run (Co. Rd. 105), approx. 378' south of Harmony Hill Dr., east of Camden. Levy Court District: 5th. Zoning District: BG. Tax Map No.: **NM-00-094.00-02-43.00-000**

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

Tyler Anaya
Hearing Officer