



Kent County

Department of Planning Services Division of Planning

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LEGAL NOTICE

The Kent County Board of Adjustment will hold a Public Hearing on **Thursday, April 18, 2019 at 6:30 p.m.** in Room 203, Kent County Complex, Levy Court Chamber, 2nd Floor, 555 Bay Rd, Dover, Delaware, to hear and decide the following applications:

A-19-12 Davis, Bowen, & Friedel, Inc. (Owner: Lakeland Commercial Group) seeks variances from the requirements that each off-street parking area shall contain interior planting islands for each 10 spaces or fraction thereof and from the planting strips of at least 6' wide separating double parking rows to enable the submittal of a Conditional Use with Site Plan (**§205-224.B.(1)(a) & (2)(a) of the Kent County Code**). The property is located on the east side of South State St. (DE Rt. 27) and the south side of Lakeland Ave. adjacent to Pugh Ave., south of Dover. Levy Court District: 2nd. Zoning District: BN. **Tax Map No. ED-00-086.00-01-19.01-000.**

A-19-13 Gaines Family Properties, LLC. c/o John Gaines seeks variances from the maximum impervious surface coverage of 23%, the requirement stating each two-way interior parking and loading drive aisle for two-way traffic shall be at least 24' wide, the requirement that each parking and loading entrance and exit shall have a minimum width of 24' for two-way traffic, the requirement that off-street parking for a non-residential use shall not be developed within the front yard setback of an adjacent residential district, the requirement to provide foundation plantings of at least 10 ft. in width along the entire length of a building when a perimeter row abuts a building or sidewalk, and the restriction that all buildings, kennels, and dog runs must be at least 100 ft. from all adjoining property lines to enable the submittal of a Conditional Use with Site Plan to also include a lot consolidation (**§205-67, §205-221.B.(1), §205-221.C.(3), §205-223.C, §205-224.B.(1)(d) & §205-255.A.(1) of the Kent County Code**). The property is located on the north side of Forrest Ave. (DE Rt. 8), approx. 1,700 ft. east of Rose Valley School Rd. (Co. Rd. 198), west of Dover. Levy Court District: 2nd. Zoning District: AR. **Tax Map No. ED-00-075.01-01-11.01-000, ED-00-075.01-01-11.04-000, ED-00-075.01-01-14.00-000, & ED-00-075.01-01-14.01-000.**

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.

Jason Berry, AICP
Hearing Officer
KENT COUNTY COMPLEX
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Dover, DE 19901
(Handicapped Accessible)