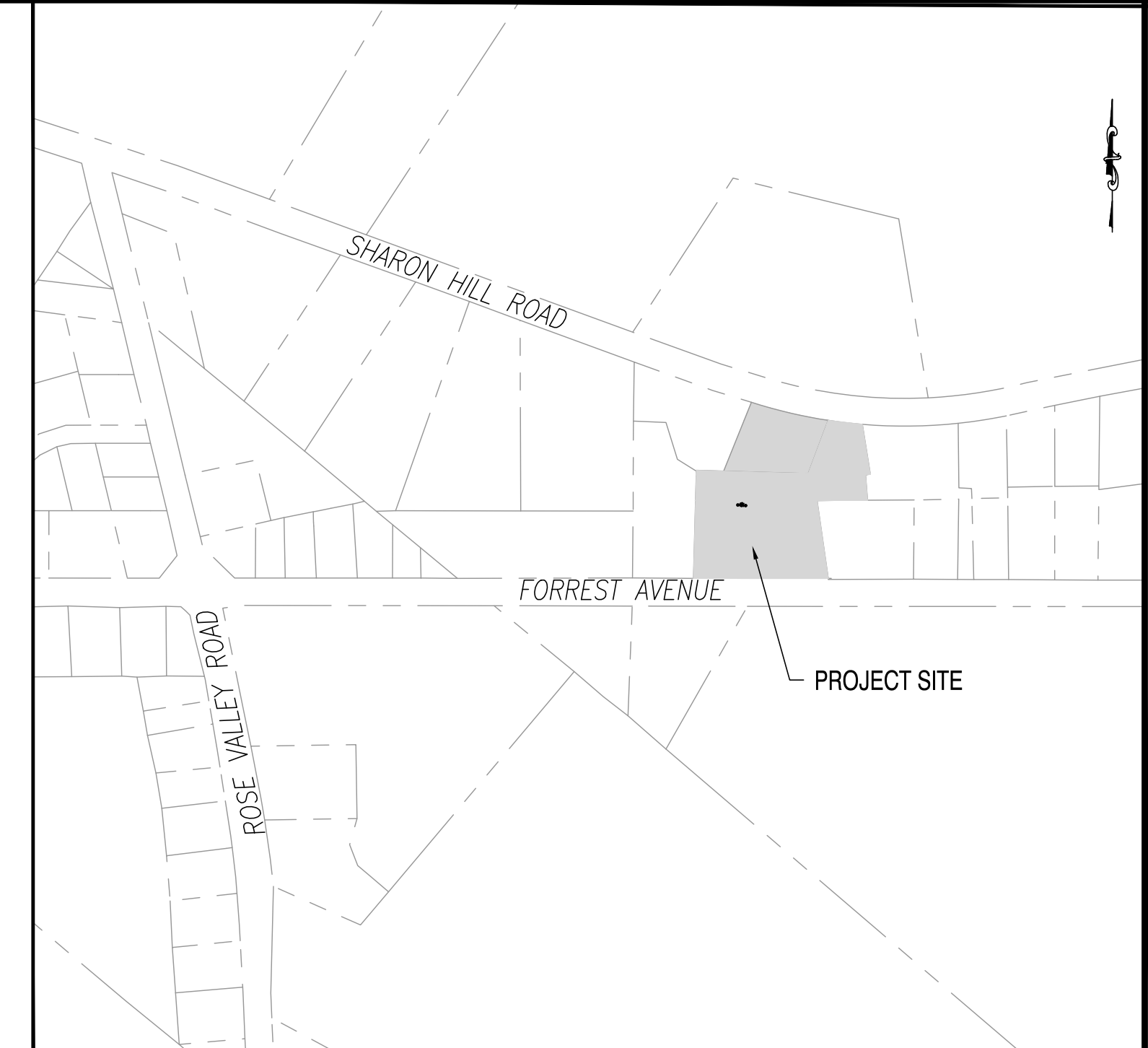


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**CENTURY ENGINEERING**  
CONSULTING ENGINEERS ■ SURVEYORS

ADDRESS: 4134 NORTH DUPONT HIGHWAY DOVER, DE 19801  
P: (302) 734-9188 F: (302) 734-4589  
WEBSITE: www.centuryeng.com  
EMAIL: ce@centuryeng.com



LOCATION MAP SCALE: 1" = 300'

**VARIANCE REQUESTS**

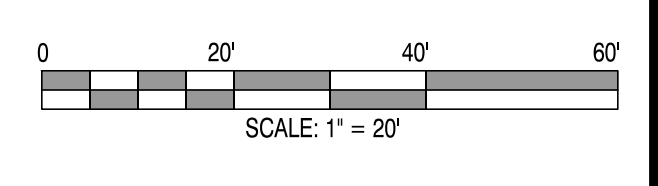
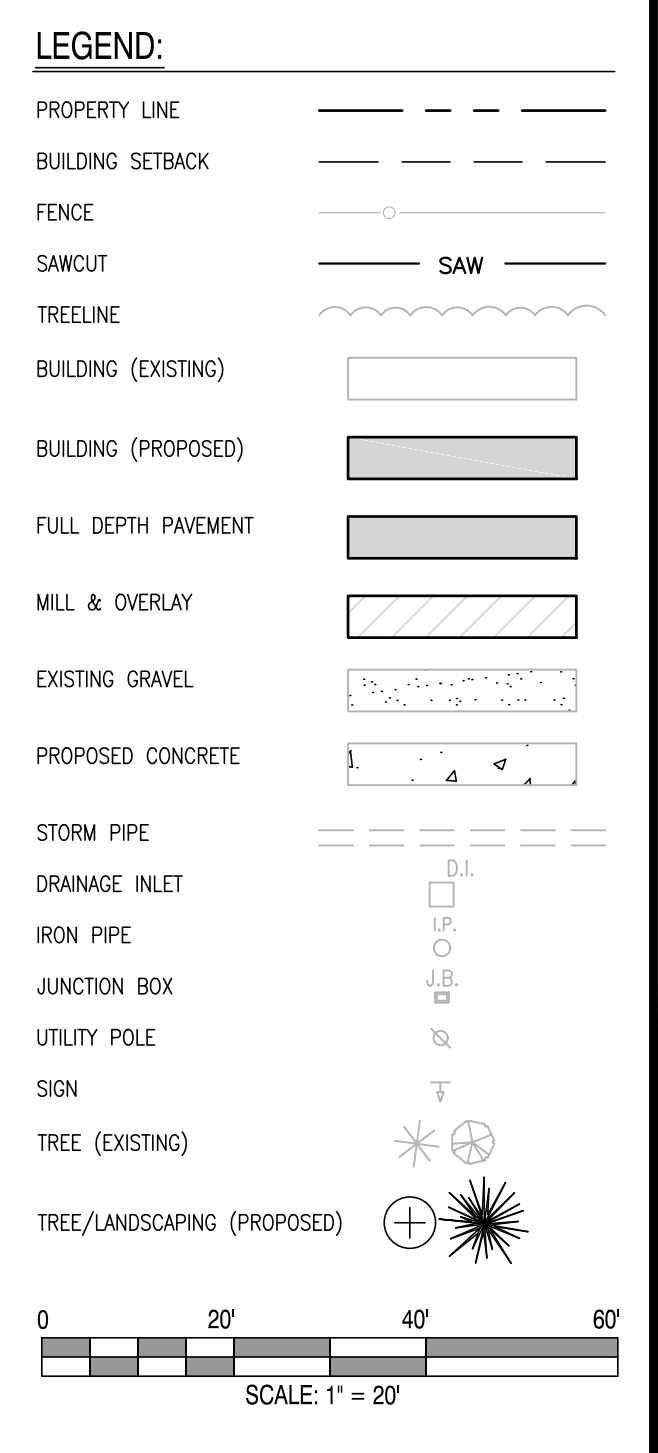
THE FOLLOWING VARIANCES FROM THE ORDINANCES OF THE CODE OF KENT COUNTY, DELAWARE ARE REQUESTED FOR REVIEW AT THE KENT COUNTY BOARD OF ADJUSTMENT APRIL 18TH, 2019 HEARING:

- SECTION 205-67, MAXIMUM ALLOWABLE IMPERVIOUS COVERAGE.  
REQUEST TO INCREASE THE MAXIMUM ALLOWABLE IMPERVIOUS COVERAGE FROM 23% TO 23.6% OF THE PROJECT PARCEL.  
EXISTING IMPERVIOUS COVERAGE: ±18,423 SF (17.6%)  
MAXIMUM ALLOWABLE COVERAGE PER SECTION 205-67: ±24,069 SF (23.0%)  
PROPOSED IMPERVIOUS COVERAGE: ±24,648 SF (23.6%)  
VARIANCE REQUESTED ALLOWABLE COVERAGE: ±24,697 SF (23.6%)
- SECTION 205-221, ITEMS B(1) & C(3), MINIMUM DRIVE AISLE AND ENTRANCE WIDTH REQUIREMENT FOR TWO-WAY TRAFFIC.  
REQUEST TO REDUCE THE MINIMUM DRIVE AISLE AND ENTRANCE WIDTH REQUIREMENT FROM 24' FEET TO ALLOW THE EXISTING ENTRANCE LAYOUTS TO REMAIN. THE MOST NARROW PORTION OF ANY DRIVE AISLE WILL BE ±12', AND THE ENTRANCE ALONG SHARON HILL ROAD WILL BE ±12' WIDE AT THE MOST NARROW POINT.
- SECTION 205-223, ITEM C, PARKING WITHIN FRONT YARD SETBACK FOR A NON-RESIDENTIAL USE IN A RESIDENTIAL DISTRICT.  
REQUEST TO LOCATE PARKING WITHIN THE 75' FRONT YARD SETBACK. THE PROPOSED LAYOUT WILL PROVIDE A 60' SETBACK FROM FORREST AVENUE TO THE NEAREST PARKING SPACE.
- SECTION 205-224 ITEM B(4), FOUNDATION PLANTINGS.  
REQUEST TO RELOCATE THE REQUIRED FOUNDATION PLANTINGS BETWEEN THE PARKING AREA AND THE BUILDING FRONTAGE TO ALTERNATIVE LOCATIONS SURROUNDING THE PARKING AREA.
- SUBSECTION 205-255, ITEM A(1), CONDITIONAL USE SETBACK ON BUILDINGS, KENNELS AND RUNS FROM ALL ADJACENT PROPERTY LINES.  
REQUEST TO REDUCE THE 100' CONDITIONAL USE SETBACK FROM ALL ADJACENT PROPERTIES TO BE CONSISTENT WITH THE STANDARD DEVELOPMENT BUILDING AND YARD SETBACK REQUIREMENTS FOR THE AR ZONING DISTRICT. REQUESTED SETBACKS PER AR ZONING ARE LISTED BELOW:  
40' FRONT YARD ALONG SHARON HILL ROAD (LOCAL ROADWAY)  
75' FRONT YARD ALONG FORREST AVE (MINOR ARTERIAL)  
25' MINIMUM SIDE YARD, (60' AGGREGATE)  
40' REAR YARD

**NOTES:**

- EXISTING RESIDENTIAL STRUCTURE ALONG SHARON HILL DRIVE WILL REMAIN AS AN ACCESSORY STRUCTURE TO THE FORREST AVENUE ANIMAL HOSPITAL.

DATA COLUMN	
1. TAX PARCEL NO. (ACREAGE):	ED-00-075.01-01-14.01 (0.30 AC) PART OF ED-00-075.01-01-36.00 (0.13 AC) ED-00-075.01-01-14.00 (0.46 AC) ED-00-075.01-01-11.01 (0.99 AC) ED-00-075.01-01-11.04 (0.52 AC) ED-00-075.01-01-11.01 (2.40 AC) **CONSOLIDATED ED-00-075.01-01-11.01 (104,848 SF) **PENDING LOT CONSOLIDATION OF PARCELS LISTED ABOVE
2. EXISTING ZONING:	AGRICULTURAL RESIDENTIAL - AR (ALL PARCELS)
3. PROPOSED ZONING:	AR
4. EXISTING USE:	ANIMAL HOSPITAL (ED-00-075.01-01-11.01) RESIDENTIAL (ALL OTHER PARCELS)
5. PROPOSED USE:	ANIMAL HOSPITAL
6. SITE ADDRESS:	3156 FORREST AVENUE DOVER, DE 19901
7. MAXIMUM IMPERVIOUS ALLOWED:	23% (VARIANCE REQUESTED FOR 23.7%)
8. PARKING REQUIRED:	1 SPACE / 160 S.F. FLOOR AREA** = 31 SPACES REQUIRED **PER KC CODE SECTION 205-226, FOR "RETAIL OR SERVICE" REQUIRED BY SECTION 205-255, ITEM A(2).
9. PARKING PROVIDED:	31 SPACES
10. ALLOWABLE DENSITY:	1 D.U. PER 10 ACRES
11. PERMANENT MONUMENTS:	EXISTING: 12 PROPOSED: 0
12. SETBACKS:	100' FROM ALL ADJACENT PROPERTY LINES** **PER KC CODE SECTION 205-255, ITEM A(1). VARIANCE REQUESTED AS NOTED BELOW TO BE CONSISTENT WITH AR ZONING DISTRICT, STANDARD DEVELOPMENT. FRONT YARD: 75' (MINOR ARTERIAL)/40' (LOCAL) SIDE YARD: 25' (60' AGGREGATE) REAR YARD: 40'
13. WATER SUPPLY:	PRIVATE WELL
14. SEWER SUPPLY:	PRIVATE SEPTIC
15. GROWTH ZONE:	ALL PARCELS ARE LOCATED OUTSIDE OF THE GROWTH ZONE.
16. WOODLAND PRESERVATION AREA:	0.00 AC
17. FLOOD PLAIN MAP:	PER FIRM MAP NO. 10001C0161H AND 10001C0163H, BOTH DATED MAY 5, 2003, THIS SITE LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
18. OWNER OF RECORD:	GAINES FAMILY PROPERTIES, LLC 6883 WILLOW GROVE ROAD SMARLEN, WYOMING, DE 19981



0:\Projects\185049.00 - Forrest Avenue Veterinary Hospital - Board of Adjustment - Variance Request - 4/2/2019 8:31 AM  
 0:\Projects\185049.00 - Forrest Avenue Veterinary Hospital - Board of Adjustment - Variance Request - 4/2/2019 8:31 AM  
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 0:\Projects\185049.00 - Forrest Avenue Veterinary Hospital - Board of Adjustment - Variance Request - 4/2/2019 8:31 AM

REVISIONS

NO.	DESCRIPTION	DATE

ADDENDUM

NO.	DESCRIPTION	DATE

**SITE PLAN FOR FORREST AVENUE ANIMAL HOSPITAL**  
 EAST DOVER HUNDRED  
 KENT COUNTY, DELAWARE

**BOARD OF ADJUSTMENT - VARIANCE REQUEST PROPOSED DEVELOPMENT**

KENT COUNTY  
MARCH, 2019

DRAWN: DFS/MDS      CHK'D/DESIGNER: AES

SCALE: 1" = 20'      SHEET NO. V101

PROJECT NO. 185049.00