

# 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, May 16, 2019 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:

**A-19-14 William T. Perkins** seeks a variance from the provision prohibiting accessory structures to dominate in area of the principal structure to enable the construction of a pole building (§205-24.D of the Kent County Code). The property is located on the south west corner of Willow Grove Rd (Co. Rd. 57). and Berrytown Rd. (Co. Rd. 246), west of Camden. Levy Court District: 6<sup>th</sup>. Zoning District: AR. **Tax Map No. NM-00-110.00-01-01.01-000.**

**A-19-15 Cellco Partnership, d/b/a Verizon Wireless (Owner: American Industrial & Marine Electric, Inc.)** seeks a 25% expansion of a legal non-conforming use to allow for the expansion of a nonconforming cellular communications equipment compound (§205-218.A of the Kent County Code). The property is located on the north side of Midstate Rd. (Co. Rd. 34), approx. 1,890 ft. east of Robbins Rd. (Co. Rd. 383), west of Frederica. Levy Court District: 4<sup>th</sup>. Zoning District: AC. **Tax Map No. SM-00-130.00-02-56.00-000.**

**A-19-16 Teresa A. Litz** seeks a variance from the provision stating any private recreational facility shall be at least 10 ft. from each lot line to enable the submittal of an application for an above ground pool (§205-23.C(10) of the Kent County Code). The property is located on the northeast side of Winding Ridge Rd., being lot 27 in the Winding Ridge subdivision, approx. 440 ft. southwest of Kenton Rd. (DE Rt. 15), northwest of Dover. Levy Court District: 2<sup>nd</sup>. Zoning District: AR. **Tax Map No. ED-00-066.07-01-27.00-000.**

**A-19-17 Julie B. Procaccini** seeks a variance from the maximum impervious surface coverage of 23% to enable the construction of a driveway (§205-67 of the Kent County Code). The property is located approx. 220 ft. south of the state maintained portion of South Bay Dr. (Co. Rd. 415), approx. 1,635 ft. south of Kitts Hummock Rd. (Co. Rd. 68),

being lot 5 of the Kitts Hummock subdivision, east of Dover. Levy Court District: 3<sup>rd</sup>.  
Zoning District: AR. **Tax Map No. ED-00-106.00-01-14.00-000.**

**A-19-18 Brian McManus (Owner: D. R. Horton, Inc.)** seeks a variance from the required front yard setback of 25 ft. to legalize a previously constructed single-family dwelling (**§205-397.2(C).(1) of the Kent County Code**). The property is located on the south side of S. Marshview Terrace, being lot 40 in the Point Landing subdivision, approx. 365 ft. from Trumpeter Swan Way, south of Dover. Levy Court District: 5<sup>th</sup>.  
Zoning District: AC. **Tax Map No. NM-00-096.03-01-40.00-000.**

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.

**Jason Berry, AICP**  
Hearing Officer