

Kent County

Department of Planning Services Division of Planning

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DATE OF PUBLICATION: June 3, 2019

LEGAL NOTICE

The Kent County Board of Adjustment will hold a Public Hearing on **Thursday, June 20, 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-19-19 1126 South State Street LLC seek a variance from the requirement that 25 ft. required setback for off-street parking to allow for an expansion of an existing blacktop parking area (**§205-223.B.(1) of the Kent County Code**). The property is located on the west side of S. State St. (Co. Rd. 25), approx. 50 ft. north of S. Dupont Hwy. (US Rt. 13), south of Dover. Levy Court District: 2nd. Zoning District: BG. **Tax Map No. ED-00-086.05-01-47.00-000.**

A-19-20 Charles J. Ray seeks a variance from the provision prohibiting accessory structures to dominate in area the principal structure to enable the construction of a pole building (**§205-24.D of the Kent County Code**). The property is located off the southwest side of Shorty Ln. (Co. Rd. 64), approx. 1,052 ft. northwest of Woodland Beach Rd. (Co. Rd. 9), east of Smyrna. Levy Court District: 1st. Zoning District: RMH. **Tax Map No.: DC-00-010.11-02-1300-000.**

A-19-21 John J. Colleran Jr. (Owners: John J. Jr. & Kathleen M. Colleran) seeks a variance from the maximum impervious surface coverage of 23% to enable the construction of an addition to the principal structure (**§205-51 of the Kent County Code**). The property is located on west side of Artis Dr. (Co. Rd. 197), approx. 1,585 ft. south of Forrest Ave. (DE Rt. 8), west of Dover. Levy Court District: 6th. Zoning District: AC. **Tax Map No.: ED-00-075.00-02-11.00-000.**

A-19-22 S. Michael Thompson (Owners: Steven Michael & Verna Dianne Thompson) seeks a variance from the provision prohibiting accessory structures from exceeding 20 ft. in height to legalize a windmill (**§205-71.C of the Kent County Code**). The property is located on the south side of Andrews Lake Rd. (Co. Rd. 380), approx. 110 ft. west of McGinnis Pond Rd. (Co. Rd. 378), west of Frederica. Levy Court District: 4th. Zoning District: AR. **Tax Map No.: SM-00-130.01-03-15.00-000.**

A-19-23 Robert L. Larimore (Owners: Elmer M. & Mattie E. Coblentz and Moses E. & Wilma J. Coblentz) seeks a variance request from the requirements for minimum lot frontage of 200 ft., minimum lot width of 150 ft., and minimum lot area of 1.0 acre to allow for a minor lot line adjustment (**§205-70.A.(1), & 205-70.B & §205-66.A of the Kent County Code**). The property is located on the north side of Westville Rd (Co. Rd. 52), approx. 1,000 ft. west of Hazletville Rd. (Co. Rd. 73), west of Wyoming. Levy Court District: 6th. Zoning District: AR. **Tax Map No.: WD-00-092.00-01-05.00-000.**

A-19-24 Susan & Donald Wujtewicz seek a variance from the provision prohibiting an accessory structure to be placed within the front yard area to enable the construction of an accessory structure (**§205-24.F(1) of the Kent County Code**). The property is located on the west side of McCauley Pond Rd. (Co. Rd. 394), approx. 0.33 miles south of Canterbury Rd. (DE Rt. 15), northwest of Milford. Levy Court District: 4th. Zoning District: AC. **Tax Map No.: MD-00-161.00-01-19.00-000.**

A-19-25 Korey M. Tiedemann is seeking a variance from the minimum lot area requirement of 1.0 acre to allow for a minor lot line adjustment (**§205-66.A of the Kent County Code**). The property is located on the north side of Forrest Ave. (DE Rt. 8), approx. 0.3 miles east of Rose Valley School Rd. (Co. Rd. 198), west of Dover. Levy Court District: 2nd. Zoning District: AR. **Tax Map No.: ED-00-075.01-01-36.00-000.**

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