

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

KRISTOPHER S. CONNELLY, AICP
Assistant Director of Planning Services

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LEGAL NOTICE

The Kent County Board of Adjustment will hold a Public Hearing on **Thursday, August 20, 2020 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:

Board Members will meet in the Levy Court Chamber. While applicants and public are welcome to attend, capacity is limited due to social distancing. Telephone Conference Calling will still be available: Call In Number is: 1-800-377-8846 Participant Passcode: 92535882#

A-20-26 Alexis D. Viana Gonzalez seeks a variance from the minimum accessory structure setback of 30 ft. beyond the rear elevation of the main dwelling to legalize a home-based contractor establishment. (**§205-397.7A.(7)(b) of the Kent County Code**). The property is located on the west side of Jenkins Pond Rd. (Co. Rd. 423), 190 ft. southeast of Thompsonville Rd. (Co. Rd. 19), northeast of Milford, Levy Court District: 4th. Zoning District: AR. **Tax Map No. MD-00-16310-01-2002-000**

A-20-27 James E. & Deborah L. Smith seek a variance from the requirement that an accessory structure shall be located no closer than 5 ft. from the side property line to build a concrete pad with awning (**§205-24.F.(2) of the Kent County Code**). The property is located on the east side of Upper King Rd. (Co. Rd. 4), 430 ft. south of Barney Jenkins Rd. (Co. Rd. 370), southeast of Camden, Levy Court District: 5th. Zoning District: AR. **Tax Map No. NM-00-12000-01-0603-000**

A-20-28 Jason J. Pfeiffer seeks a variance from the 15 ft. side setback to build an attached garage (**§205-216.A.(1) of the Kent County Code**). The property is located on the west side of Tuxedo Ln. (Co. Rd. 240A), 970 ft. north of Main St. (Co. Rd. 54), north of Woodside, Levy Court District: 5th. Zoning District: AR. **Tax Map No. NM-00-11105-01-1000-000**

A-20-29 Calvin & Jacqueline Ravenell seek a variance from the 10 ft. side setback requirement (**§205-23.C.(6) of the Kent County Code**). The property is located on the east side of Heartleaf Lane, at the intersection with Viola Dr., being Lot 48 in the Meadows at Chestnut Ridge subdivision, west of Magnolia. Levy Court District: 4th. Zoning District: AC. **Tax Map No. NM-00-11203-05-38.00-000**

A-20-30 Moore's Lake Shopping Center, LLC seeks a variance from the maximum impervious surface coverage of 75%, from the side setback of 20 ft. with a 50 ft. aggregate, and from the parking and drive aisle setbacks to enable a minor lot line adjustment (§205-173, 205-174.A.(3), 205-223.B.(2), and 205-223.E. of the Kent County Code). The property is located on the south side of W. Lebanon Rd. (Rte. 10), at the intersection of S. State St. (Co. Rd. 27), south of Dover, Levy Court District: 5th. Zoning District: BG. **Tax Map No. NM-00-09506-02-0400-000**

A-20-31 Janet M. & Donald H. Voss seek a variance from the front setback of 40 ft. to enable the construction of an addition (§205-68A.(1) of the Kent County Code). The property is located on the north side of Sandbox Rd. (Co. Rd. 398), at the intersection with Beech Tree Ln., northeast of Harrington, Levy Court District: 4th. Zoning District: AR. **Tax Map No. MD-00-16100-01-0610-000**

A-20-32 S&T Properties, LLC (Owner: Todd & Shelly C. Wise) seek a variance from the 75 ft. front setback on a major roadway and the 24 ft. drive aisle width to enable the construction of a porch (§205-174.B. and §205-221.B.(1) of the Kent County Code). The property is located on the west side of S. DuPont Hwy. (US Rte. 13) and the intersection with Delaware Ave. (Co. Rd. 81), north of Harrington, Levy Court District: 6th. Zoning District: BG. **Tax Map No. MN-00-17100-01-3700-000**

A-20-33 N.K.S. Distributors, Inc. (Owner: Big Woods, LLC) seek a variance from the maximum building height of 35 ft. to construct a warehouse (§205-177.A. of the Kent County Code). The property is located on the north side of W. Big Woods Rd. (Co. Rd. 84), 1,000 ft. east of S. DuPont Blvd. (US Rte. 13), south of Smyrna, Levy Court District: 1st. Zoning District: BG. **Tax Map No. DC-00-02800-02-1205-000**

A-20-34 County Line Investments, LLC seek a variance that off-street parking for nonresidential uses located adjacent to a residential district shall not be developed within the required front yard limit of said residential district and the planting area requirement at the end of each parking row to submit a site plan for a contractors establishment with storage yard (§205-223.C. and §205-224.B.(1)(b) of the Kent County Code). The property is located on the west side of S. DuPont Hwy. (US Rte. 13), 0.39 miles south of Marsh Branch Rd, (Co. Rd. 441), south of Farmington, Levy Court District: 6th. Zoning District: BG. **Tax Map No. MN-00-19900-01-5107-000**

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.

Scott Blaier, Hearing Officer