

# 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 20, 2021 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:

**Board Members will meet in the Levy Court Chamber. Applicants and the public are welcome, but capacity is limited due to social distancing. The meeting will also be held virtually by video conferencing to enable the applicant, owner, and/or members of the public to provide testimony. The call in number is 1-408-418-9388. Use Access Code 1294410237 to enter the meeting.**

**A-21-03 Erin Barrett (Owner: Robert M. Duncan & Linda C. Duncan Charitable Foundation)** seeks a variance from the required 100 ft. property line setback for a manure shed to construct a manure shed (**§205-69.D.(4)(a) of the Kent County Code**). The property is located on the northwest corner of the intersection of Jebb Rd. (Co Rd. 227) and Morgans Choice Rd. (Co. Rd. 230), 1,848 ft east of Honeysuckle Rd. (Co. Rd. 228), west of Camden. Levy Court District: 6th. Zoning Districts: AC and AR. **Tax Map No. WD-00-092.00-02-23.00-000**

**A-21-09 CMH Homes, Inc** seeks a variance from the required side setback of 25 ft. to allow for the placement of a manufactured home (**§205-68A.(3) of the Kent County Code**). The property is located on the east side of Jump School House Rd. (Co. Rd. 258), 960 ft. south of Sandtown Rd (Co. Rd. 56), west of Felton. Levy Court District 6th. Zoning District: AR. **Tax Map No. SM-00-126.00-02-50.02-000**

**A-21-10 John Wayne & Dorothy Mae Voshell** seek a variance from the requirement that an accessory structure shall not be located in the front yard or front setback of any parcel unless the structure is located at least 100 ft. from the front property line to legalize an existing carport, from the maximum impervious surface coverage permitted of 23% to legalize all existing improvements, and from the requirement that except for vehicles already permitted by the parking regulations, all other vehicles shall be stored within a building to permit outside parking for a home based contractors establishment (**§205-24F.(1), §205-67, and §205-397.7A.(4) of the Kent County Code**). The property is located on the east side of Blue Heron Rd. (Co. Rd. 164), 328 ft. north of W. Denneys Rd. (Co. Rd. 100), west of Dover. Levy Court District 2nd. Zoning District: AR. **Tax Map No. ED-00-065.00-01-23.00-000**

**A-21-11 Zapporah S. Wiefue & Famatta A. Perry** seek a variance from the required 25 ft. rear setback to construct a 3-season room (**§205-397.2.C.(3) of the Kent County Code**). The property is located on the north side of Peyton St, 105 ft. west of Kentland Ave., being lot 106 of St. Jones Commons, south of Dover. Levy Court District: 2nd. Zoning District: RS1. **Tax Map No. ED-00-086.10-03-39.00-000**

**A-21-12 Charles E. Groce II & Linda F. Groce** seek a variance from the required 100 ft. property line setback for a manure shed to construct a manure shed (**§205-53.D.(4)(a) of the Kent County Code**). The property is located on the west side of Black Swamp Rd. (Co. Rd. 280), 0.83 miles south of Burnite Mill Rd. (DE. Route 12), northwest of Harrington. Levy Court District: 6th. Zoning District: AC. **Tax Map No. MN-00-147.00-01-12.01-000**

**A-21-13 David P. & Alyssa N. Sweeney** seek a variance from the maximum impervious surface permitted of 23% to allow for the construction of a pool deck (**§205-51 of the Kent County Code**). The property is located at the west side of Corbin's Close, 680 ft. north of Westville Rd. (Co. Rd. 52), being lot 8 of Corbins Close subdivision, west of Wyoming. Levy Court District 2nd. Zoning District: AC. **Tax Map No. NM-00-093.00-01-52.08-000**

**A-21-14 Hawryluk Investments, LLC** seeks a variance from the maximum size permitted of 48 sq. ft. for a double-faced sign located 5 to 15 ft. from the front property line to allow for the construction of a sign (**§205-236A.(2) of the Kent County Code**). The property is located on the west side of S. Dupont Hwy. (US. 13), 1,030 ft. south of Longacre Dr., east of Camden. Levy Court District: 5th. Zoning District: BG & AR. **Tax Map No. NM-00-111.00-01-15.01-000**

**A-21-15 Ewing & Ewing Properties, LTD** seeks a variance from the maximum accessory structure height of 25 ft. to allow for the construction of a containment bin (**§205-177B. of the Kent County Code**). The property is located on the west side of S. Dupont Blvd. (DE Route 13), 140 ft. south of Twin Willows Rd. (Co. Rd. 84), east of Smyrna. Levy Court District: 1st. Zoning District: BG. **Tax Map No. DC-00-028.04-01-41.00-000**

**A-21-16 Rita Norwood (Owner: Milford D. Pettit Sr.)** seeks a variance from the provision prohibiting accessory structures to dominate in area the principal structure to enable the submission of a lot consolidation (**§205-24.D of the Kent County Code**). The properties are located on the north side of Woodyard Rd. (Co. Rd 440), 667 ft. east of S. Dupont Hwy (DE. Route 13), east of Farmington. Levy Court District: 4th. Zoning District: AR. **Tax Map No. MN-00-193.00-02-30.00-000 and MN-00-193.00-02-31.00-000**

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.

**Scott Blaier**, Hearing Officer