

Kent County

Department of Planning Services Division of Planning

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NOTICE OF APPLICATION

TO: Interested Parties, Applicants, Owners & Adjacent Property Owners

FROM: Kent County Department of Planning

RE: Kent County Board of Adjustment Public Hearing

The Kent County Board of Adjustment will hold a public hearing on **Thursday, May 20, 2021 at 6:30 p.m.** in the Levy Court Chambers, Room 203, Kent County Complex, 555 Bay Road, Dover, Delaware to receive public testimony regarding this application described as follows:

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**

The Board of Adjustment will receive testimony regarding this application (in favor or in opposition) at the public hearing. Anyone who wishes to attend or give testimony may do so. **Someone must be present to represent this application.** Any decision made by the Board of Adjustment may be appealed to Superior Court, Kent County, Delaware, within thirty (30) days of filing the decision.

If you are unable to attend the Public Hearing you may submit written comments. Written comments should be received by the Kent County Planning Department by Monday, May 10, 2021 so that copies may be made and entered into the Staff Report and mailed to the members of the Board of Adjustment. Comments received after that date will be copied and made available to the members of the Board of Adjustment at the public hearing.

Information pertaining to this application may be viewed at the Department of Planning Services, Division of Planning, 555 Bay Road, Dover, Delaware. Office hours are 8:00 a.m. to 5:00 p.m.

As a courtesy to other participants in this hearing, a maximum of five (5) minutes will be allotted to any person who wishes to provide testimony for this application. The Chairperson of the Board of Adjustment has the discretion to allow additional time if deemed to be necessary.



KENT COUNTY Board of Adjustment

LOCATION AND ZONING MAP A-21-10 Exhibit A

APPLICANT/OWNER:

John Wayne & Dorothy Mae Voshell

PRESENT ZONING DISTRICT:

AR (Agricultural Residential)

PROPOSED VARIANCE:

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 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

PRESENT USE: residential with a home based contractor establishment

PROPOSED USE: same with legalized accessory structures and business to enable a lot line adjustment

LEVY COURT DISTRICT: 2nd – Hall

TAX MAP NO:

ED-00-065.00-01-23.00-000

LOCATION: 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

