



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 19, 2022 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. Applicants and the public are welcome.

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 23387342187 to enter the meeting.

A-22-12 Maurice E. Kelbaugh, Jr. seeks a variance from the minimum 200 ft. of road frontage to enable a lot line adjustment (**§205-70.A.(1) of the Kent County Code**). The property is located on the west side of Pear Tree Ln. (Co. Rd. 295), 0.47 miles south of Brownsville Rd. (Co. Rd. 111), west of Harrington. Levy Court District: 6th. Zoning District: AR. **Tax Map No. MN-00-177.00-01-36.00-000**

A-22-13 Tammy Muniz, MCP (Owner: Dover Land Holdings, LLC) seeks a variance from the maximum building height of 35 ft. and 75 ft. front setback from a major roadway to construct a self-storage facility (**§205-177.A. and §205-174.B. of the Kent County Code**). The property is located on the corner of Bay Rd (Co. Rd. 7) and E. Lebanon Rd. (Co. Rd. 356), south of Dover. Levy Court District 5th. Zoning District: BG. **Tax Map Nos. ED-00-086.00-01-34.00-000 & ED-00-086.00-01-35.03-000**

A-22-14 Jill Watson (Owner: Capiotis, LLC) seeks a variance from the 25 ft. front yard setback and 10 ft. side setback to construct a house (**§205-216.A.(1) of the Kent County Code**). The property is located on the east side of N. Bay Dr. (Co. Rd. 415), 0.44 miles north of Kitts Hummock Rd. (Co. Rd. 68), east of Dover. Levy Court District 3rd. Zoning District: AR. **Tax Map Nos. ED-00-097.16-01-29.00-000**

A-22-15 Daniel Burroughs seeks a variance from the requirement that an accessory structure be located on the same lot with the principal structure to which they are necessary and the requirement an accessory structure not be located in the front yard or front setback unless it is located at least 100 ft. from the front property line to construct a shed (**§205-24.A. and §205-24.F.(1) of the Kent County Code**). The property is located on the west side of N. Bay Dr. (Co. Rd. 415), 226 ft. north of Kitts Hummock Rd. (Co. Rd. 68), east of Dover. Levy Court District 3rd. Zoning District: AR. **Tax Map No. ED-00-097.20-01-24.00-000**

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