

# 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**

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The Kent County Board of Adjustment will hold a public hearing on **Thursday, October 20, 2022** 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-22-31 Garrison Lake Farms, L.P.** seeks a variance from the requirement that any development proposal containing at least 50 lots or at least five acres, whichever is the lesser, in FEMA-delineated special flood hazard areas where base flood elevation data are not available, shall be supported by hydrologic and hydraulic engineering analyses to determine base flood elevations and floodway delineations to submit an application for a residential subdivision (**§188-4.B.(4) of the Kent County Code**). The property is located on the south side of Brenford Rd. (Co. Rd. 42), 163 ft. west of Ryan Rd. (Co. Rd. 146), southwest of Smyrna. Levy Court District: 1st. Zoning District: AC. **Tax Map No. KH-00-037.00-01-01.00-000**

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, October 10, 2022** 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-22-31 Exhibit A

**APPLICANT/OWNER:**  
Garrison Lake Farms, L.P.

**PRESENT ZONING DISTRICT:**  
AC (Agricultural Conservation)

**PROPOSED VARIANCE:**  
Variance from the requirement that any development proposal on 5 or more acres in a FEMA-delineated special flood hazard areas where base flood elevation data are not available, shall be supported by hydrologic and hydraulic engineering analyses to determine base flood elevations and floodway delineations to submit an application for a residential subdivision

**PRESENT USE:**  
Vacant

**PROPOSED USE:**  
Residential subdivision

**LEVY COURT DISTRICT:**  
1<sup>st</sup> - Masten

**TAX MAP NO:**  
KH-00-037.00-01-01.00-000

**LOCATION:** Located on the south side of Brenford Rd. (Co. Rd. 42), 163 ft. west of Ryan Rd. (Co. Rd. 146), southwest of Smyrna.

