

Kent County

Department of Planning Services Division of Planning

SARAH E. KEIFER, AICP
Director of Planning Services

Phone: 302/744-2471
FAX: 302/736-2123

KRISTOPHER S. CONNELLY, AICP
Assistant Director of Planning Services

DATE OF PUBLICATION: November 27, 2022

LEGAL NOTICE

The Kent County Board of Adjustment will hold a Public Hearing on **Thursday, December 15, 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 23376840041 to enter the meeting.

A-22-28 Morgan Branch Solar, LLC (Owner: Christopher Cartanza, Trustee) seeks an appeal of an administrative decision to refuse a conditional use application determined to be incomplete by the Planning Department in accordance with Kent County Code Chapter 187 (**§205-400.A. of the Kent County Code**). **Tax Map No. ED-00-078.00-01-01.07-000** located on the south side of N. Little Creek Rd. (Co.Rd. 16), 877 ft. east U.S. Rte. 1, south of Dover. Levy Court District: 3rd. Zoning District: AC; **Tax Map No. LC-00-069.00-01-24.00-000** located on the south side of the intersection of N. Little Creek Rd. (Co. Rd. 16) and Long Point Rd. (Co. Rd.341), southeast of Dover. Zoning District: AC; and **Tax Map No. LC-00-069.00-01-16.00-000** located on the northeast side of the intersection of Quaker Ln. (Co. Rd.340) and N. Little Creek Rd. (Co. Rd. 16), east of Dover. Zoning District: AC.

A-22-38 Ching, LLC seeks a variance from the requirement each off-street parking area and loading area be set back 15 ft. from side non-residential property lines, 20 ft. from any residential property lines, and all entrances and exits providing vehicular access to and from a site shall be set back 10 ft. from adjoining property lines, to allow an existing paved entrance road to be used for a campground (**205-223.B.(2), §205-223.B.(3), and 205-223.F. of the Kent County Code**). The property is located on the west side of Cicada Ln. (Co. Rd. 403), 237 ft. west of Bay Rd. (US. Rt.1), north of Milford. Levy Court District: 4th. Zoning District: AR. **Tax Map No. MD-00-152.00-01-53.00-000.**

A-22-39 Daniel A. Burroughs seeks a variance from the required 25 ft. rear setback and 10 ft. side setback to construct a single family dwelling (**205-216.A.(1) of the Kent County Code**). The property is located on the north side of Kitts Hummock Rd. (Co. Rd. 68), 230 ft. northwest of N. Bay Dr. (Co. Rd. 415), east of Dover. Levy Court District: 3rd. Zoning District: AR. **Tax Map No. ED-00-097.20-01-17.00-000.**

A-22-40 Kamilah Stuart & Desmon Baker seek a variance from the requirement that a fence may not exceed four feet in height in the front setback to legalize an existing fence (**§205-24.E. of the Kent County Code**). The property is located on the south side of Hampton Hill Dr., 69 ft. southwest of Wheedleton Way, being Lot 63 in the Hampton Hills Subdivision, west of Camden. Levy Court District: 5th. Zoning District: AC. **Tax Map No. NM-00-102.02-03-63.00-000.**

A-22-41 Carson Development, LLC (Owner: Paris Investment, Inc.) seeks a variance from the minimum number of parking spaces required to construct an apartment complex (**§205-226 of the Kent County Code**). The property is located on the southeast corner of the intersection of S. DuPont Hwy. (US Rt. 13). and Crestwood Dr., northeast of Viola. Levy Court District: 5th. Zoning District: BG. **Tax Map Nos. NM-00-120.00-01-10.01 and NM-00-120.00-01-11.00**

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.

Jamie Fenske, Hearing Officer