

# 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: February 26, 2023**

### LEGAL NOTICE

The Kent County Board of Adjustment will hold a Public Hearing on **Thursday, March 16, 2023 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.**

**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 2338 660 6320 to enter the meeting.**

**A-23-01 Training Tails, LLC (Owner: Thomas G. & Jodi E Moore)** seek a variance from the requirement that all kennels and runs be located 100' setback from any adjoining property line to submit a conditional use application for a commercial kennel (**§205-308.A.(1) of the Kent County Code**). The property is located on the east side of Hopewell Dr. (Co. Rd. 142), approx. 1,767 ft. south of Underwoods Corner Rd. (Co. Rd. 94), west of Kenton. Levy Court District: 6<sup>th</sup>. Zoning District: AR. **Tax Map No. KH-00-043.00-02-13.00-000**

**A-23-02 Michael F. LeNoir Jr. (Owner: Linda Ann & Mark F. Butala)** seeks a variance from the requirement that an accessory structure shall not be closer than 5 ft. from the side property line to legalize an existing shed (**§205-24.F.(2) of the Kent County Code**). The property is located on the south side of S. Fairfield Dr., being lot 12 of Fairfield Farms, approx. 315 ft. east of Dalwin Dr., east of Camden. Levy Court District: 2<sup>nd</sup>. Zoning District: RS1. **Tax Map No. NM-00-086.17-03-18.00-000.**

**A-23-03 K. Hovnanian (Owner: Hatteras Hills, LLC)** seek a variance from the maximum height of six feet above grade for a subdivision sign, from the required front setback of 25' to construct two tower structures, and from the requirement that a fence may not exceed 4 ft. in height in the front setback to construct a fence with pilasters (**§205-232A.(1), 205-397.2C.(3), and 205-24E. of the Kent County Code**). The properties are located on the northeast and south east corner of Sophers Row (Co. Rd. 377) and Four Seasons Blvd., being at the entrance of Hatteras Hills, approx. 1,050 ft. south of Clapham Rd. (Co. Rd. 27), south of Magnolia. Levy Court District: 2<sup>nd</sup>. Zoning District: RS1. **Tax Map No. SM--00-113.03-04-65.00-000 & 8-00-113.03-02-98.00-000.**

**A-23-04 Tessa & Nicholas Mario MacDonald** 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 construct a single family dwelling behind the accessory structure (**§205-24.F.(1) of the Kent County Code**). The property is located on the west side of Firetower Rd. (Co. Rd 108), approx. 490 ft. south of Willow Grove Rd (Co. Rd. 53), west of Viola. Levy Court District: 6th. Zoning District: AR. **Tax Map No. SM-00-118.00-01-27.07-000**

**A-23-05 Andrea E. & Justin L. Beegle** seek a variance from the requirement that an accessory structure shall not be located in the front yard or front setback of any parcel to construct an accessory building (**§205-24.F.(1) of the Kent County Code**). The property is located on the corner of Ironmine Rd (Co. Rd. 251) and Layla Dr., approx. 580 ft. south of Willow Grove Rd. (Co. Rd. 53), west of Viola. Levy Court District: 6<sup>th</sup>. Zoning District: AR. **Tax Map No. SM-00-118.00-01-06.00-000.**

**A-23-06 Shawn Bowman, Executor (Owners: Janice S. Bowman Estate)** seeks a variance from the required 200 ft. of road frontage to enable a minor subdivision (**§205-70.A.(1) of the Kent County Code**). The property is located on the northwest side of the intersection of S. DuPont Hwy (US Rt. 13) and Nine Foot Rd. (Co. Rd. 62), approx. 0.71 miles south of School St. (Co. Rd. 117), south of Farmington. Levy Court District: 6th. Zoning District: AR. **Tax Map No. MN-00-193.00-01-59.00-000**

**A-23-07 Ridge Realty Properties, LLC** seeks a variance from the minimum parking space requirement for a retail use and the required 75' front setback on a major roadway to enable the construction of retail store (**§205-226 and 205-174B. of the Kent County Code**). The property is located on the southeast corner of Little Heaven Rd (Co. Rd. 8C) and E. Front St., south of Magnolia. Levy Court District: 4<sup>th</sup>. Zoning District: BG. **Tax Map No. SM-00-122.11-01-07.00-000**

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.