

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, April 20, 2023 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 233 8660 6320 to enter the meeting.

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: 2nd. Zoning District: RS1. **Tax Map No. SM--00-113.03-04-65.00-000 & SM-00-113.03-02-98.00-000.**

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: 4th. Zoning District: BG. **Tax Map No. SM-00-122.11-01-07.00-000**

A-23-08 Donald R. Moore (Owner: New Birth Church of God) seeks a 25% expansion of a non-conforming use to construct a 24 ft. x 21 ft. garage (**§205-218.A.(2) of the Kent County Code**). The property is located on the south side of Unity Ln., 212 ft. west of Deep Grass Ln. (Co. Rd. 384), south of Houston. Levy Court District: 4th. Zoning District: AR. **Tax Map No. MN-00-189.00-01-69.00-000**

A-23-09 The Pool Doctor (Owner: Sally Anne & Alfred James Edwards Jr.) seek a variance from the 23% maximum impervious surface coverage to install an inground pool with concrete surround (**§205-67 of the Kent County Code**). The property is located on the south side of Abigail Cir., 340 ft.

east of Quinn's Way, being lot 22 of Southfield subdivision, north of Houston. Levy Court District: 4th. Zoning District: AR. **Tax Map No. MD-00-172.04-01-22.00-000.**

A-23-10 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: 6th. Zoning District: AR. **Tax Map No. KH-00-043.00-02-13.00-000**

A-23-11 Sam Chick (Owner: Frank Chick Trustee & Linda L. Chick Trustee) seeks a variance from the requirement that automobile sales is conducted at least 20 ft. from any adjacent property line, each off-street parking area shall be setback no less than 25 ft. from the front property line, 10 ft. of the 25 ft. front parking setback shall be planted with a minimum of 1 tree per each 30 linear ft. plus additional underplanting of shrubs or a wall or fence, from the required 15 ft. planted screening buffer within the front setback abutting a major roadway, and from the minimum parking space requirement to submit a conditional use site plan application. (**§205-169, 205-223.B.(1), 205-224.A.(2), 205-174.C., and 205-226 of the Kent County Code**) The property is located on the east side of S. DuPont Hwy (DE. Rt. 13), 0.19 south of the intersection of Corn Crib Rd. (Co. Rd. 433) and S. Dupont Hwy., south of Harrington. Levy Court District: 6th. Zoning District: BG. **Tax Map No. MN-00-180.00-02-20.01-000**

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.

Jamie Fenske, Hearing Officer