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November 21, 2024

emailed to: mangelus@khov.com
K.Hovnanian
2499 S. DuPont Blvd., Suite G
Smyrna, DE 19977

RE: Application CZ-24-09 K. Hovnanian

Dear Applicant:

At its public hearing on November 19, 2024, the Levy Court of Kent County granted **approval** of ordinance LC24-26 amending the Zoning Map from BG (General Business) / Highway Commercial to RM (Multi-Family Residential) / High Density Residential located inside the Growth Zone Overlay District. This is based on Exhibit A – RPC Recommendation Report dated November 19, 2024, Exhibit B – Public Hearing Testimony dated October 3, 2024 and November 7, 2024, public hearing testimony given on November 19, 2024, and the findings of fact that:

- a. The subject site is designated as a Residential Development area in the 2018 Comprehensive Plan, Map 7C.
- b. The parcel is located primarily in Investment Level 2 on the 2020 Strategies for State Policies and Spending Map.
- c. The parcel is located between Rt. 13 and SR1 with existing residential development to the north and south.

Should you have any questions or require further assistance, please contact the Kent County Department of Planning Services at (302) 744-2471.

Sincerely,

Terry L. Pepper, President
Kent County Levy Court

cc: Dawn R. Ellery, Robin A. Silverman, Qwen D. Rinaldi & Patricia E. Gibbs
Lewis H. Pritzkur (via email: lpritzkur@gmail.com)