



DEPARTMENT OF PLANNING SERVICES

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

The Kent County Board of Adjustment will hold a public hearing on **Thursday, March 20, 2025**, at **6:00 p.m.** in the Levy Court Chambers, Room 203, Kent County Complex, 555 Bay Road, Dover, Delaware to receive public testimony regarding this appeal described as follows:

A-25-11 Vasily Ivanov (Owner: Orchid Home, LLC) seeks a variance from the requirement that the primary unit shall remain owner-occupied unless the property is five acres or more to apply for a short-term rental (§205-68.I.(2) of the Kent County Code). The property is located on the southwest corner of Pickering Beach Rd. and S. Sandpiper Dr., east of Dover. Levy Court District: 3rd. Zoning District: AR. **Tax Map No. 2-00-088.02-03-03.00-000**

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, March 10, 2025, 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-25-11 Exhibit A

APPLICANT: Vasily Ivanov

OWNER: Orchid Home, LLC

PRESENT ZONING DISTRICT:
AR (Agricultural Residential)

PROPOSED VARIANCE:
Variance from the requirement that the primary unit shall remain owner-occupied unless the property is five acres or more to apply for a short-term rental

PRESENT USE:
Residential

PROPOSED USE:
Same with short-term rental

LEVY COURT DISTRICT:
3rd - Angel

TAX MAP NO:
ED-00-088.02-03-03.00-000

LOCATION:
Located on the southwest corner of Pickering Beach Rd. and S. Sandpiper Dr., east of Dover.

