

DEPARTMENT OF PLANNING SERVICES
DIVISION OF PLANNING
555 Bay Road
Dover, Delaware 19901
302-744-2471
planning@kentcountyde.gov



BOARD OF ADJUSTMENT
Application for Public Hearing

Application No.: _____

Map #: _____ Address/Location of Use: _____

APPLICANT(S):

Name(s)

Address City State Zip Code

Phone No.: _____ Email: _____

LEGAL OWNER(S):

Name(s)

Address City State Zip Code

Phone No.: _____ Email: _____

ADDITIONAL CONTACT:

Name(s)

Address City State Zip Code

Phone No.: _____ Email: _____

State Use Variance being requested (Example: remove the condition that a gas station must be located on a state road):

State Unnecessary Hardship based on the following 4 criteria:

1. The property cannot yield a reasonable return when used for a permitted purpose;
2. The plight of the owner is due to unique circumstances;
3. The use authorized will not alter the essential character of the locality;
4. In terms of monetary proof, all uses of the land permitted under existing zoning regulations are economically unfeasible. Mere economic hardship, such as the owner's inability to use the property more profitably without a variance, does not justify granting a variance under the unnecessary hardship standard.

2026 Board of Adjustment (BOA) Deadlines and Hearing Dates

All BOA meetings will begin at **6:00 p.m.** (unless otherwise noted)

Submission Deadline	BOA Hearing Date
11/3/2025	12/18/2025
12/1/2025	1/22/2026
1/5/2026	2/19/2026
2/2/2026	3/19/2026
3/2/2026	4/16/2026
4/6/2026	5/21/2026
5/4/2026	6/18/2026
6/1/2026	7/16/2026
7/6/2026	8/20/2026
8/3/2026	9/17/2026
9/8/2026	10/15/2026
10/5/2026	11/19/2026
11/2/2026	12/17/2026
12/7/2026	1/21/2027

Submission Requirements prior to deadline:

- Completed application form with required signatures. All legal owner(s) must sign the application.
- A scaled drawing or survey indicating all existing and proposed structures/features on the subject site.
- Copies of any deed restrictions affecting the property (if applicable to request).
- All fees due to the County, including taxes, must be current; no open violations or complaints.
- Appropriate filing fee in accordance with the following:

1 to 3 Variances:	\$300.00	Code Interpretation or Administrative Appeal:	\$400.00
4 to 6 Variances:	\$400.00	Variance Modification (within 1 year of approval):	\$75.00
7 to 9 Variances:	\$450.00		
10 or more Variances:	\$500.00	Total Fee: \$ _____	Cash or Check? Chk# _____ (circle one)

Information for Applicant:

- 1) The Staff will notify all property owners within 200 feet of the boundaries of the subject site(s).
- 2) The Staff will place notice in a local newspaper and within the County building.
- 3) The Staff will post the subject site with a sign notifying the public of the date/time and nature of the application.
- 4) Upon posting, any active code violation witnessed on the site must be removed prior to request moving forward.
- 5) Applicants must be present at the BOA Public Hearing to represent the application.
- 6) Building Permits cannot be issued or an additional application cannot be submitted until approved by the BOA.

The undersigned hereby certifies that, on behalf of this application, the information contained herein is true and correct.

Applicant(s) Signature Date

I/We certify that I/we are the legal owner(s) of the subject property and that I/we are aware of and agree to the filing of this application and that the information contained herein is correct.

Legal Owner(s) Signature Date