



The Town of Elsmere

11 Poplar Avenue, Elsmere, Delaware 19805

Phone (302) 998-2215 Fax (302) 998-9920

EXHIBIT

tabbles

20-11 A

Application for Hearing

☒ Board of Adjustment

☒ Planning Commission

Petition # 20-11 Filing Fee: _____ Date Received 6/9/2020 Received by: SA

Subject Property: 410 Junction Street - Elsmere, DE 19805

Property is: ☒ Residential ☐ Commercial

Tax Parcel # 19-005.00-388 Zoning District: _____

Applicant name: F. Rocco & Lindsay Ferrante

Address: 410 Junction Street Telephone # 302-293-4420

City: Elsmere State: DE Zip Code: 19805

Application for Zoning Variance Related to: Addition

☐ Front yard setback

☐ Lot Coverage

☐ Rear yard setback

☐ Fencing

☐ Side yard setback

☐ Parking requirements

☒ Lot Area

☐ Signage

Application for Special Exception Use Permit for the following use: Build a 15' x 16' structure on rear of residence for elderly mother.

Application for Appeal of an Administrative decision: n/a

By: n/a Date: n/a

For the following reasons: n/a

A Council – Manager Municipality
Located on the Net at townofelsmere.com

EXHIBIT

tabbies

20-11 B

Application for relief other than above: n/a

State reasons for this request: Current lot coverage is 28.9% and with the new structure it would put the lot coverage at a little less than 32.8%.

Has a previous application for this property been filed with the Town? ☐ Yes ☒ No

If yes, Petition # n/a

If the applicant is not the Legal Owner of the property:

Legal owner information:

Name: n/a

Address: n/a Telephone # n/a

City: n/a State: n/a Zip Code: n/a

Please submit the following with this petition:

- A copy of a plot plan showing the following: location of the property; a diagram showing the layout, size, and location of existing structures on the property.
- A copy of any deed restrictions on the property.
NOTE: THE BOARD OF ADJUSTMENT OR PLANNING COMMISSION CANNOT APPROVE ANY APPLICATION PROHIBITED BY DEED RESTRICTIONS.
- Filing fee, payable to the Town of Elsmere.

The undersigned hereby certifies that the legal owner of the subject property is aware of, and agrees to the filing of this application, that the information submitted herein is correct, and agrees to be bound by any decision of the Town of Elsmere Board of Adjustment with respect to the subject property.

NOTE: The legal owner and his/her authorized representative must sign this form.

Applicant's Signature: [Signature] Date: 6/9/20

Legal Owner's Signature: [Signature] Date: 6/9/20

EXHIBIT

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20-11 C

Name of person representing applicant (if applicable):

n/a

Address: n/a Telephone # n/a

City: n/a State: n/a Zip Code: n/a

I, n/a, as owner of the property listed on this application, authorize the above named representative to act on my behalf during any proceedings pertaining to this application.

Legal Owner Signature n/a Date

Subscribed and sworn to before me on the following date:

Notary Public Signature

n/a Date

In addition to the persons listed above please send copies of all correspondence to:

Name: n/a

Address: n/a Telephone # n/a

City: n/a State: n/a Zip Code: n/a

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20-11 D

F. Rocco & Lindsay Ferrante

410 Junction Street

Elsmere, DE 19805

June 5, 2020

Attention: Planning Commission

The Town of Elsmere

11 Poplar Avenue

Elsmere, DE 19805

RE: Variance Hardship

Planning Commission,

We are requesting a variance for an addition we are looking to build on the rear of our residence located at 410 Junction Street. We are currently at 28.9% of our lot coverage, but with the addition it would bring it to approximately 32.8% lot coverage.

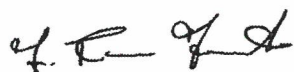
The new structure dimensions are 15' x 16', which would bring us to approximately 32.8% lot coverage. As mentioned above, this structure will be located at the rear of the existing structure.

We are requesting to build this addition for my elderly mother who will be moving in with us.

This variance will have not affect the neighborhood or surrounding areas.

We hope that you will consider granting us approval so we able to take in my mother without having to put her in an assisted living facility.

Thank you,



F. Rocco Ferrante

VARIANCE HARDSHIP WORKSHEET

Town of Elsmere Petition Number: _____

Property Owners Name: _____ F. Rocco & Lindsay Ferrante

Person(s) Representing the Property Owner: _____ n/a

☒ Additional page(s) attached**Applicants, please be aware that the following are the prerequisites to the granting of a variance:**

A variance may be granted when it will not be contrary to the public interest where, owing (due) to special conditions, a literal enforcement of the provisions of the Code of The Town of Elsmere will result in unnecessary and undue hardship.

The term "undue hardship" has a specific legal definition in this context and essentially means that without the requested variance, the applicant will have no reasonable use of the subject property under existing development regulations.

Personal medical reasons shall not be considered as grounds for establishing undue hardship sufficient to qualify an applicant for a variance.

Economic reasons may be considered only in instances where a landowner cannot yield a reasonable use and/or reasonable return under the existing land development regulations. You have the right to consult a private attorney for assistance.

In order to recommend the approval of or authorize any variance from the terms of the code, the Planning Commission or Board of Adjustment must find all of the following factors to exist:

- (1) That special conditions and circumstances exist which are not applicable to other lands, structures or buildings in the applicable zoning classification.

Please explain how this applies:

- (2) That the special conditions and circumstances do not result from the actions of the applicant.

Please explain how this applies:

- (3) That granting the variance requested will not confer on the applicant any special privilege that is denied by the provisions of the code to other lands, buildings or structures in the identical zoning classification.

Please explain how this applies:

- (4) That literal enforcement of the provisions of the code would deprive the applicant of rights commonly enjoyed by other properties in the identical zoning classification under the provisions of the code and will constitute unnecessary and undue hardship on the applicant.

Please explain how this applies:

- (5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure:

Please explain how this applies:

- (6) That the granting of the variance will be in harmony with the general intent and purpose of the code and that such use variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Please explain how this applies:

EXHIBIT

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20-11 G

I understand that all of the above conditions apply to the consideration of a variance and that each of these conditions have been discussed with me by the below-signed Code Enforcement Department representative. I am fully aware that it is solely my responsibility to prove that my petition meets all of the aforementioned criteria.

Signature of applicant: _____

[Handwritten Signature]

Date: _____

6/9/20

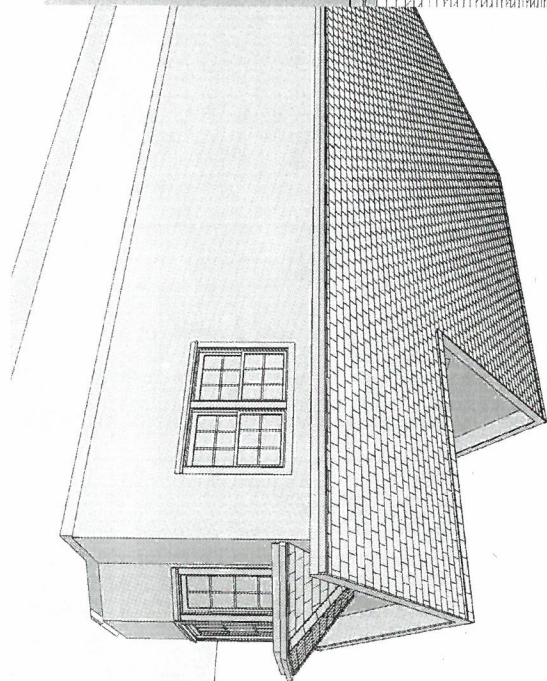
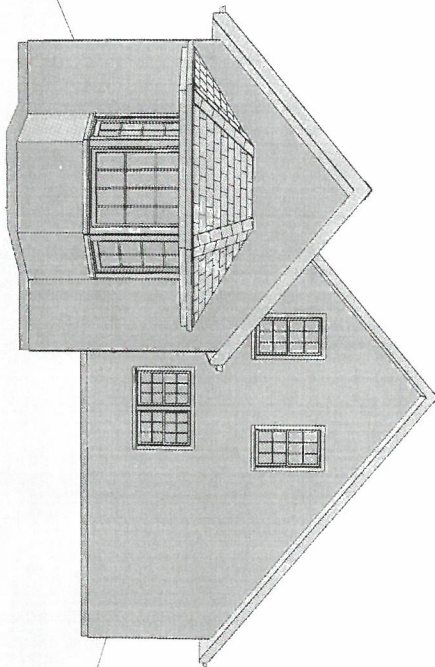
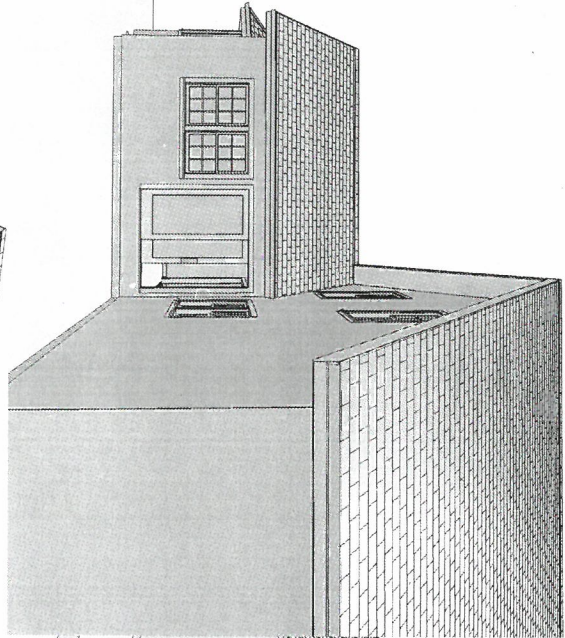
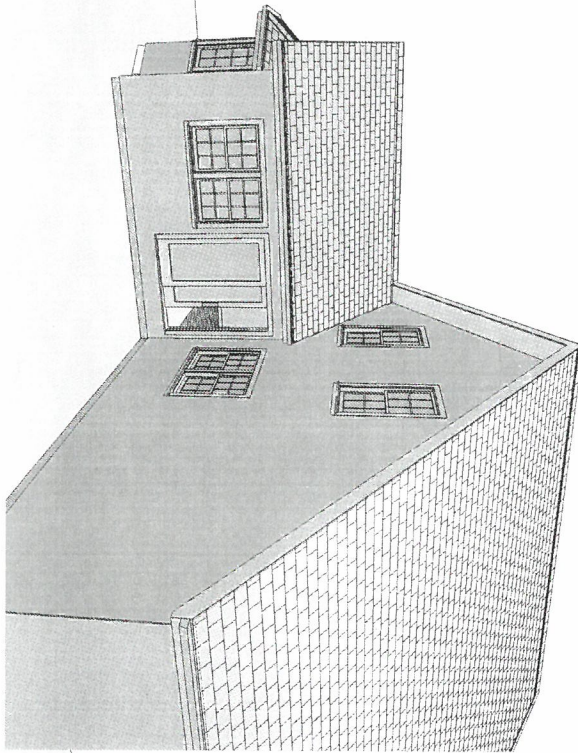
Signature Code Department Representative: _____

Date: _____

EXHIBIT

tabbles

20-11 H



Designed by: SPF
Checked by: FCB

P-3

SHEET:

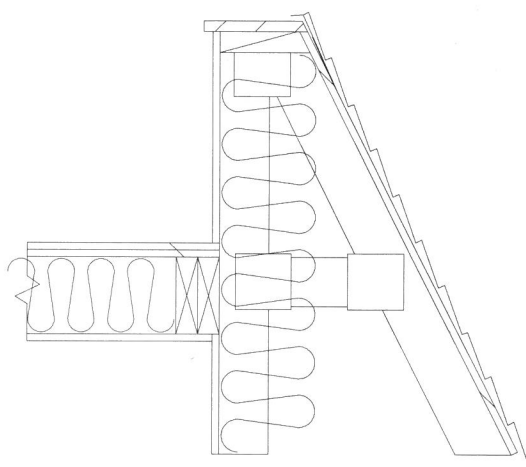
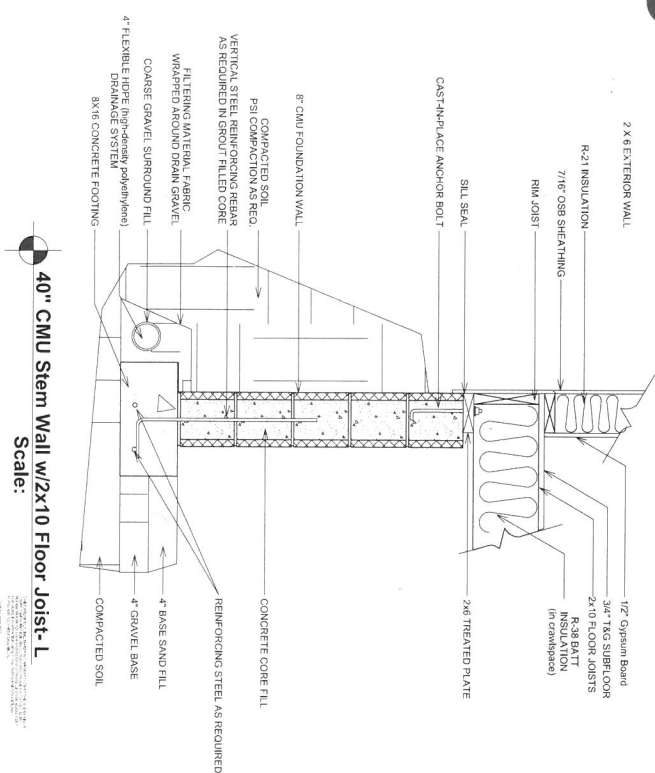
6/3/20

DATE:

BROMWELL
CONSTRUCTION COMPANY, LLC

"BUILDING THE FUTURE. RESTORING THE PAST"

Job Name: Lindsay & Rocky Ferrante Addition
Location: 410 Junction St.
City/State/Zip: Elsmere, DE 19805
Notes:



Cantilevered Truss Truss Design By Others

CHIEF ARCHITECT, INC. MAKES NO WARRANTY THAT THESE DRAWINGS
COMPLY WITH ANY BUILDING CODES AND PROVIDED TO YOU AS IS.
FOR MORE INFORMATION ABOUT THE TERMS AND CONDITIONS
PURNANT TO THESE DRAWINGS.

© Chief Architect 2006

Designed by: SPF
Checked by: FEB

BROMWELL
CONSTRUCTION COMPANY, LLC
" BUILDING THE FUTURE. RESTORING THE PAST "

Job Name: Lindsay & Rocky Ferrante Addition
Location: 410 Junction St.
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Notes:

DATE:

6/3/20

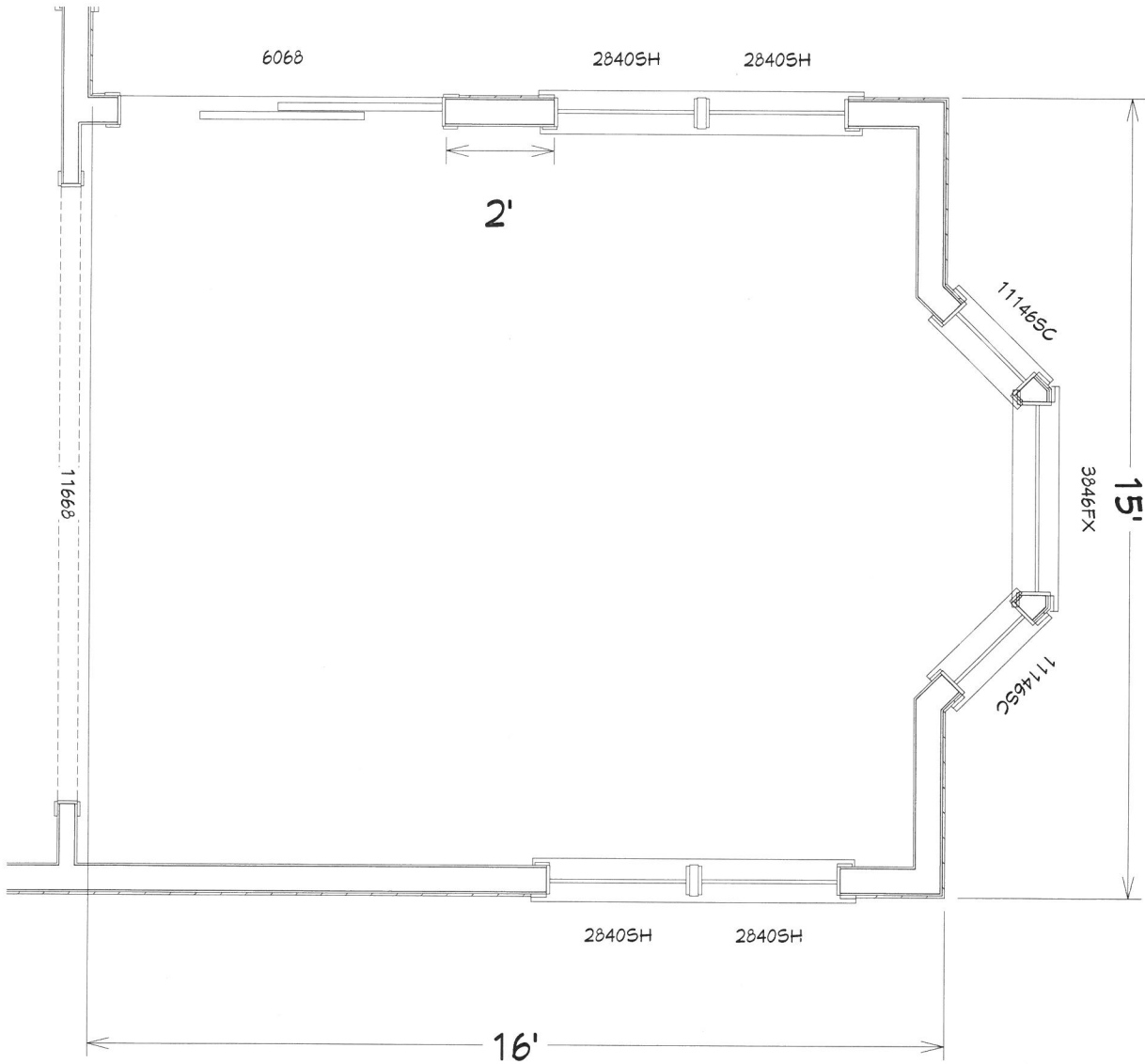
SHEET:

P-4

EXHIBIT

tabbies

20-11 J



Designed by: SPF
Checked by: FEB

P-1

SHEET:

DATE:
6/3/20

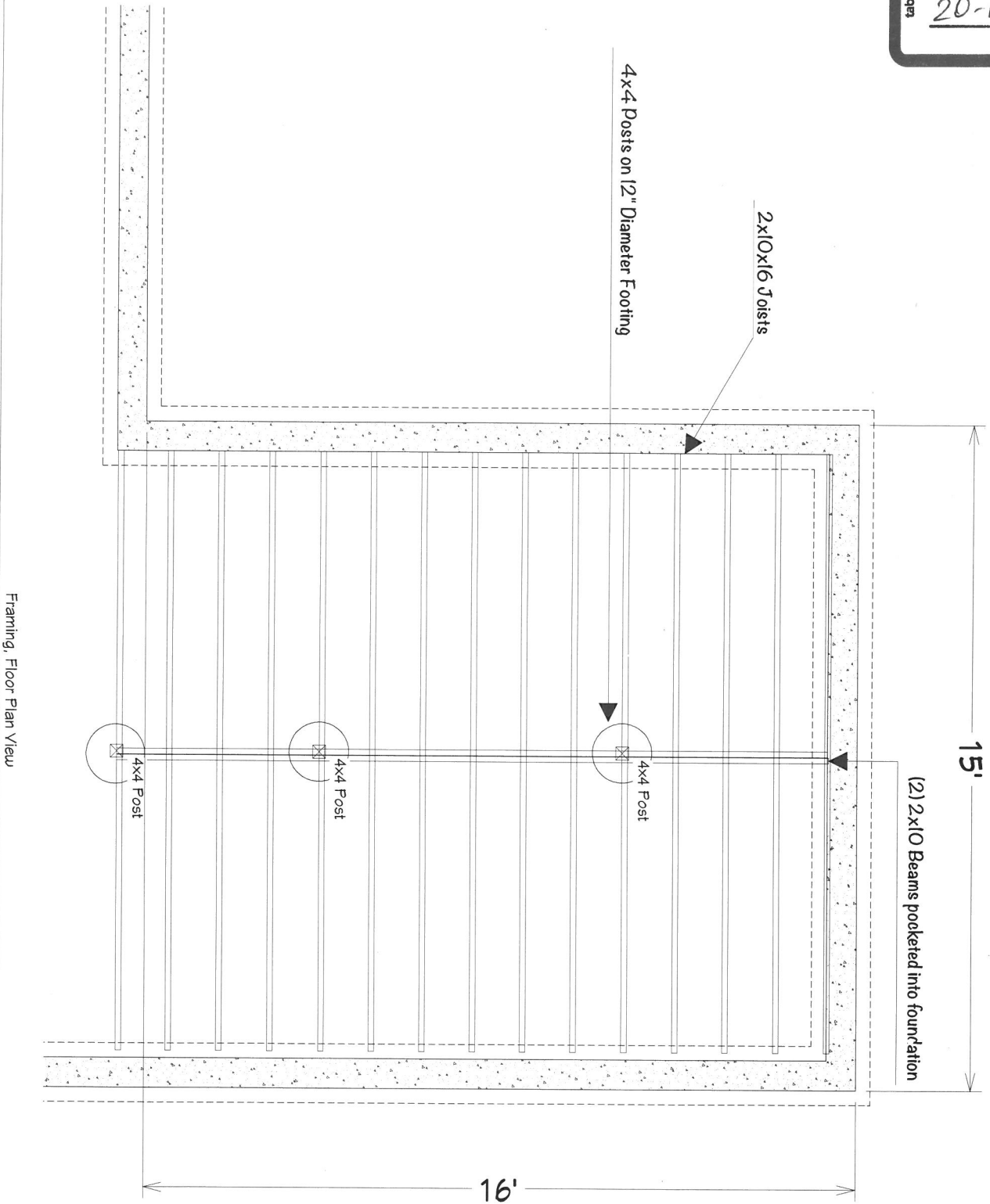
BROMWELL
CONSTRUCTION COMPANY, LLC
"BUILDING THE FUTURE. RESTORING THE PAST"

Job Name: Lindsay & Rocky Ferrante Addition
Location: 410 Junction St.
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Notes:

EXHIBIT

Tables

20-11 K



Framing, Floor Plan View

Designed by: SPF
Checked by: FEB

BROMWELL
CONSTRUCTION COMPANY, LLC
"BUILDING THE FUTURE. RESTORING THE PAST"

Job Name: Lindsay & Rocky Ferrante Addition
Location: 410 Junction St.
City/State/Zip: Elsmere, DE 19805
Notes:

P-2

SHEET:

DATE:
6/3/20

Site Analysis Petition 20-11**Property Owner: F. Rocco Ferrante****Zoning District: R-1****Address: 404 Junction St.****Parcel No.: 1900500388****Primary Use: Residential****LOT COVERAGE CALCULATIONS****Lot Area in Sq. Ft.: 6250**

Sq. Ft.

Allowable Lot Coverage: 1875

Sq. Ft. (30%)

Total Coverage: 2040

Sq. Ft. (32%)

⌘ Residence= 1806

Sq. Ft.

⌘ Front Porch =

Sq. Ft.

⌘ Garage=

Sq. Ft.

⌘ Driveway= 234

Sq. Ft.

⌘ Rear Patio=

Sq. Ft.

Proposed Addition: 240 Sq. Ft.**Proposed Total: 2280** Sq. Ft. (36%)**Conclusion:** The applicant seeks to add 240 sq. ft. of impervious building coverage**Required Setbacks:** Front: 20
Side: 5Rear: 30
Both Sides: 10**Existing Setbacks:** Front: 26
Side: 6Rear: 46.5
Both Sides: 13**Proposed Setbacks:** Front: 26

Rear: 30.5

Side: 6

Both Sides: 13

Conclusion:

The proposed setbacks are compliant with the code of the Town of I

STATEMENT OF FACT

The subject parcel is legal non-confirming in regards to lot coverage. The allowable lot coverage for all buildings and impervious surfaces in the R-1 District is 30% the current lot coverage is 32% as per the survey submitted by the applicant.

REQUEST BY THE APPLICANT

The applicant requests to install a 15' x 16' rear addition.

ISSUE(S)

1. Table 1 of Town of Elsmere Code 225 attachment #3 limits maximum lot coverage to 30% in the R-1 Zoning District. The applicant seeks 36% lot coverage.
2. Section 225-31 B & C in addition to 225-35 prohibit the expansion of a non-conforming use or structure.
3. The Town of Elsmere's NPDES Permit requires that the Town maintain and increase "green-space" within the Town.

GRANTING OF THE PETITION

Should the Planning Commission of the Town of Elsmere grant Petition 20-11, the following must occur:

1. The Planning Commission of the Town of Elsmere shall determine that the proposed addition meet the harmonious development intent of the Town of Elsmere code section 225-9
2. The Board of Adjustment of the Town of Elsmere shall grant a variance from section 225 attachment #3 to allow for a maximum lot coverage of 36% over the required 30%.
3. The Board of Adjustment of the Town of Elsmere shall determine that the addition is compliant with the Town of Elsmere code sections 225-3 B & C and 225-35 regarding non-conforming properties.
4. The Planning Commission of the Town of Elsmere shall determine that the proposed addition meets the intent of the Town NPDES Permit
5. The applicant shall be required to obtain permits from the Towns Code Department within one year of this approval.

F. ROCCO FERRANTE AND LINDSAY N. LUCK party of the

AND

F. ROCCO FERRANTE AND LINDSAY N. FERRANTE, parties

second part,

WITNESSETH:

That the said parties of the first part, for and in consideration of the sum of **TEN AND 00/100 DOLLARS (\$10.00)** lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grant and convey unto the said parties of the second part, their heirs and assigns, as tenants by the entireties:

ALL that certain piece, parcel or lot of land, situate in the Town of Elsmere, New Castle County and State of Delaware, being Lot 1, as shown on the Record Minor Subdivision Plan, Lands of Leiper W. Scott, Jr., 404 Junction Street, as prepared by Howard L. Robertson, Inc., Professional Engineers and Land Surveyors, as recorded in the Office of the Recorder of Deeds in and for New Castle County in Microfilm No. 14251 and being more particularly bounded and described as follows to wit:

BEGINNING at a point in the Southeasterly side of Junction Street (at 60 feet wide), a corner for Lots 1 and 2, said point of beginning being distant, South 86°-00'-00" West, 259 feet, 4 inches, more or less, as measured along the said southeasterly side of Junction Street from the point of intersection of the said Southeasterly side of Junction Street with the Southwesterly side of DuPont Road;

THENCE from said point of beginning, by Lot 2, South 04°-00'-00" East, 125.00 feet to a point, a corner for lands now or formerly of John DiFrancesco, Jr.;

THENCE thereby, the following two courses and distances: (1) South 86°-00'-00" West, 50.00 feet to a point; (2) North 04°-00'-00" West, 125.00 feet to a point in the said Southeasterly side of Junction Street, (The last mentioned bearing being at right angles to the said Southeasterly side of Junction Street);

THENCE thereby North 86°-00'-00" East, 50.00 feet to the point and place of beginning. Be the contents thereof what they may.

UNDER and subject, nevertheless, to the regulation and restriction that no malt of spirituous liquor shall be sold on the land and premises hereby conveyed, forever.

SUBJECT TO ALL other covenants, conditions, restrictions and easements of record, this reference to which shall not be construed to reimpose the same.

BEING the same lands and premises which Kathleen Scott Luck, by Deed dated of September 25, 2000 and recorded in the Office of the Recorder of Deeds in and for New Castle County, State of Delaware, did grant and convey unto F. Rocco Ferrante and Lindsay N. Luck, equal tenants in common, in fee.

EXHIBIT

20-11 0

2 / 3048

Witness

Lindsay N. Luck (Seal)
Lindsay N. Luck

Grantees' Mailing Address:

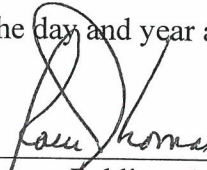
404 Junction Street
Elsmere, DE 19805



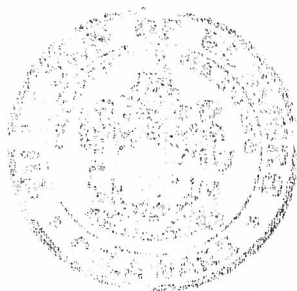
STATE OF DELAWARE)
): S.S.
COUNTY OF NEW CASTLE)

BE IT REMEMBERED, that on this 25th day of SEPTEMBER, 2000, came before me, the Subscriber, a Notary Public in and for the State and County aforesaid, F. Rocco Ferrante and Lindsay N. Luck, parties to this Indenture, known to me personally to be such, and acknowledged this Indenture to be their act and deed.

GIVEN under my Hand and Seal of office, the day and year aforesaid.



Notary Public or Notarial Officer
Print Name: ROBERT L. THOMAS
My Commission Expires: 12.04.02



No. 2601
Amount \$ exempt
Date 10/3/00
Cheryl A. Stein
(Seal)



Explore New Castle County



EXHIBIT

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20-11 Q

1900500388



Show search results for 19005...



40ft

-75.590 39.741 Degrees

Parcel # 1900500388

Property Address: 410 JUNCTION ST
WILMINGTON, DE 19805-
Subdivision: SCOTT SUBD
Owner: FERRANTE F ROCCO & LINDSAY N
404 JUNCTION STREET
Owner Address: ELSMERE
WILMINGTON, DE 19805
Municipal Info: Incorporated in ELSMERE PROPERTY TAX AREA

Lot #: 57
Location:
Map Grid: 09603560
Block:
Census Tract: 123.00
Street Type: NEIGHBORHOOD
Water: PUBLIC
Microfilm #: 000215

Property Class: RESIDENTIAL
Lot Size: 0.14
Lot Depth: 125
Lot Frontage: 100
Street Finish:

Permit History (July 1998 – present)

Details	A/P No.	Permit Type	Status
	200015435	SEWER CONNECTION PERMIT	Closed

District & Zoning Info**Districts**

- **FIRE/RESCUE - ELSMERE**
- **RED CLAY SCHOOL DIST-TRES**
- TRAFFIC ZONE T084 (YR2000)
- NORTH OF C&D CANAL
- COUNCIL 1 - KENNETH R WOODS
- ADD REQ PER SEC 10.3.4.4 DSSR
- SEWER DISTRICT NORTHERN-ASMT
- PLANNING 8 - LOWER CHRISTINA
- DE SEN 07-ANTHONY DELCOLLO
- DE REP 13-JOHN L MITCHELL JR

Zoning

- 19R1 - ONE FAMILY DWELLING

Deed History

Grantee(s)	Deed	Multi?	Sale Date	Sale Amount
SCOTT LEIPER W JR & WF	0 0	Y	Not Available	\$0.00
LUCK KATHLEEN S	2900 150	N	9/25/2000	\$10.00
FERRANTE F ROCCO & LUCK LINDSAY N	2900 148	N	9/26/2000	\$10.00
FERRANTE F ROCCO & LINDSAY N	2904 11	N	10/2/2000	\$10.00

Tax/Assessment Info**Assessment**

Land: 7700
Structure: 67200
Homesite: 0
Total: 74900
County Taxable: 74900
School Taxable: 74900

Tax Bills as of 6/23/2020 3:01:23 AM

Tax Year	County			School		
	Principal Due	Penalty Due	Amt Paid	Principal Due	Penalty Due	Amt Paid
2010A	\$0.00	\$0.00	\$252.17	\$0.00	\$0.00	\$1,366.17
2011A	\$0.00	\$0.00	\$256.75	\$0.00	\$0.00	\$1,350.45
2012A	\$0.00	\$0.00	\$257.47	\$0.00	\$0.00	\$1,334.72
2013A	\$0.00	\$0.00	\$256.00	\$0.00	\$0.00	\$1,416.36
2014A	\$0.00	\$0.00	\$256.97	\$0.00	\$0.00	\$1,441.30
2015A	\$0.00	\$0.00	\$256.06	\$0.00	\$0.00	\$1,602.12
2016A	\$0.00	\$0.00	\$255.43	\$0.00	\$0.00	\$1,746.90
2017A	\$0.00	\$0.00	\$256.76	\$0.00	\$0.00	\$1,853.25
2018A	\$0.00	\$0.00	\$274.93	\$0.00	\$0.00	\$1,843.29
2019A	\$0.00	\$0.00	\$254.60	\$0.00	\$0.00	\$1,856.77

Tax Payments as of 6/23/2020 3:01:23 AM

Date Paid	Amt Paid
9/21/2010	\$1,618.34
9/22/2011	\$1,607.20
9/24/2012	\$1,592.19
9/26/2013	\$1,672.36
9/18/2014	\$1,698.27

6/23/2020

New Castle County, DE - Parcel # 1900500388

9/17/2015
9/27/2016
9/21/2017
9/25/2018
9/24/2019

County Balance Due: \$0.00

School Balance Due: \$0.00

These amounts are valid through the last day of the month. For accounts with delinquent balances, statutory penalty will accrue on the first day of next month.

EXHIBIT

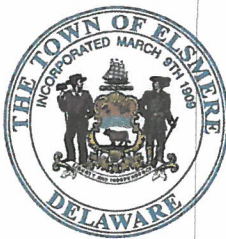
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20-11 S

Residence Characteristics

Residence 0

Building Design: CAPE COD	Residence Class: SFD PLATTED LOT
Grade: AVERAGE	Condition: AVERAGE
Year Built: 2001	# Stories: 2
Total Area (sq. ft.): 2100	Main Floor Area: 1371
# Rooms: 6	# Bedrooms: 3
# 1/2 Baths: 1	# Full Baths: 2
# Fam. Rooms: 0	# Fixtures: 10
Roof Type: GABLE	Roof Material: ASPHALT
Exterior Wall: STUCCO	Interior Wall Finish: DRYWALL
Floor Finish: CARPET	Foundation: CONTINUOUS
Garage Capacity: 0	Basement %: 100%
Basement % Finished:	Basement Finish Type: NO BASEMENT FINISH
Attic % Finished:	
Unfinished %:	Unfinished Area: 0
Heat Type: HOT AIR	Air Conditioning: AIR CONDITIONING
Remodel Year: 0	



The Town of Elsmere

11 Poplar Avenue, Elsmere, Delaware 19805

Phone (302) 998-2215 Fax (302) 998-9920

EXHIBIT

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20-11 T

Planning Commission Hearing

July 8, 2020

6:30 p.m.

Mayor

Eric Thompson

1st District Councilwoman

Marianne Skipski

2nd District Councilwoman

Sally Jensen

3rd District Councilman

Robert Kacperski

4th District Councilman

Charles McKewen

5th District Councilwoman
President Pro-Tempore

Joann I. Personti

6th District Councilman
Secretary of Council

Brian Hurst

Town Treasurer

Paul Chalfant

City Solicitor

James McMackin

Petition #20-11

Tax Parcel I.D. # 19-00500-388

Zoning: 19-R1

F. Rocco Ferrante

410 Junction St.

The applicant seeks to add 240 sq. feet of impervious building coverage. The Planning Commission will review Petition 20-11 and make a recommendation to the Board of Adjustment.

Comments (if any): *The petition is not in conflict with Comp Plan, it's harmonious to the TOE and its allowable exception with NPDES Permit*

Motion: *Approve - 6 Absent - 1*

1st *J. Jaremchuck*

2nd *R. Anderson*

Vote:

For

Against

☒

☒

☒

☒

☒

☒

☒

☒

☒

Charles Lindell

Robert Anderson

Jose Matthews

Mary Steppi

John Jaremchuck Jr.

Scott Shelton

John Pockets Jr.

Reason given: _____

Reason given: _____

Reason given: _____

Reason given: _____

Reason given: _____

Reason given: _____

Reason given: _____

Recommend Approval

Recommend Denial

Restrictions/Requirements (if any):

Secretary: _____

Date: _____

Chairman: *Charles Lindell*

Date: *7-15-2020*

A Council - Manager Municipality
Located on the Net at townofelsmere.com

Scott Allen



From: McMackin III, James H. <JMcmackin@morrisjames.com>
Sent: Monday, July 13, 2020 3:21 PM
To: Scott Allen
Cc: Denise Lardani; John Giles
Subject: RE: 410 Junction St

Scott,
Thanks. Seems we should not approve.

James H. McMackin III

Partner
jcmackin@morrisjames.com

Morris James LLP

500 Delaware Avenue, Suite 1500

Wilmington, DE 19801-1494

T 302.888.5849 F 302.571.1750

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From: Scott Allen <sallen@townofelsmere.com>
Sent: Monday, July 13, 2020 3:09 PM
To: McMackin III, James H. <JMcmackin@morrisjames.com>
Cc: Denise Lardani <DLardani@townofelsmere.com>; John Giles <jgiles@townofelsmere.com>
Subject: RE: 410 Junction St

Hi Jim,

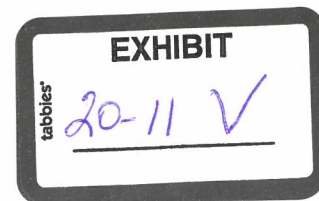
The lot is currently a non-conforming use being as though his lot coverage is at 32% and he is requesting to be at 36%.

For his district, the allowable is 30%.

Scott Allen

Code Enforcement Officer
Town of Elsmere
11 Poplar Avenue
Elsmere, DE 19805
Phone: (302) 998-2215

From: McMackin III, James H. <JMcmackin@morrisjames.com>
Sent: Friday, July 10, 2020 8:21 AM
To: Scott Allen <sallen@townofelsmere.com>
Cc: Denise Lardani <DLardani@townofelsmere.com>; John Giles <jgiles@townofelsmere.com>
Subject: RE: 410 Junction St



Scott,

Many thanks. I was searching for Solicitor, not Attorney. So, I could not find it. Glad you did!

In my view, since this property is already non-conforming, the code likely prohibits the permit. Section 225-31(b) prohibits increasing a non-conforming building; (c) prohibits an expansion of non-conforming use. In order to turn the "likely" into something with more certainty, can you tell me in what way is the present use non-conforming?

Thanks.

Jim

James H. McMackin III

Partner

jcmackin@morrisjames.com

Morris James LLP

500 Delaware Avenue, Suite 1500

Wilmington, DE 19801-1494

T 302.888.5849 F 302.571.1750

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From: Scott Allen <sallen@townofelsmere.com>

Sent: Friday, July 10, 2020 8:09 AM

To: McMackin III, James H. <JMcMackin@morrisjames.com>

Cc: Denise Lardani <DLardani@townofelsmere.com>; John Giles <jgiles@townofelsmere.com>

Subject: RE: 410 Junction St

Sure thing,

The section I found this is Chapter 225-36.1(C).

And as of this week, it was reviewed by the Planning Commission and they did make a recommendation to the BOA.

Scott Allen

Code Enforcement Officer

Town of Elsmere

11 Poplar Avenue

Elsmere, DE 19805

Phone: (302) 998-2215

From: McMackin III, James H. <JMcMackin@morrisjames.com>

Sent: Thursday, July 9, 2020 7:38 PM

To: Scott Allen <sallen@townofelsmere.com>

Cc: Denise Lardani <DLardani@townofelsmere.com>; John Giles <jgiles@townofelsmere.com>
Subject: RE: 410 Junction St

Mr. Allen,

I have heard twice today that I need to be at BOA meetings or comment upon BOA activity. I cannot find a source for that proposition anywhere in code. Do you know where it originates? I ask because I am not sure my role- it is to make sure we are not discriminating, make sure the process is followed, weigh in, etc?

As far as this one goes, it should not go to the BOA until there is a recommendation from the planning commission, under 225-40(c)(5).

Best,

Jim

James H. McMackin III

Partner

jmcmackin@morrisjames.com

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From: Scott Allen <sallen@townofelsmere.com>

Sent: Thursday, July 9, 2020 12:30 PM

To: McMackin III, James H. <JMcmackin@morrisjames.com>

Cc: Denise Lardani <DLardani@townofelsmere.com>; John Giles <jgiles@townofelsmere.com>

Subject: 410 Junction St

Good afternoon Mr. McMakin,

The Town has received an application from a resident at 410 Junction Street. The resident is requesting a 15' x 16' addition to his home which is currently a legal nonconforming use.

By our code, your comments and/or presence is required for the Board of Adjustment meeting scheduled for Tuesday, July 28th at 6:30pm.

I will send the agenda with instructions for how to log into the meeting if you plan to attend by next Friday when the posting deadline is. If you could let us know if you plan to attend the meeting or send your comments back, it would be greatly appreciated!

Thank you,

Scott Allen

Code Enforcement Officer
Town of Elsmere
11 Poplar Avenue
Elsmere, DE 19805
Phone: (302) 998-2215

