



The Town of Elsmere

11 Poplar Avenue, Elsmere, Delaware 198

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

EXHIBIT

tabbies

20-14 A

Application for Hearing

☐ Board of Adjustment

☒ Planning Commission

Petition # 20-14 Filing Fee: N/A Date Received 6-23-2020 Received by: Dmz

Subject Property: 303 Silverbrook Dr.

Property is: ☒ Residential ☐ Commercial

Tax Parcel # 19-00500-251 Zoning District: R-1

Applicant name: Kelly Braunard

Address: 303 Silverbrook Dr. Telephone # 302-250-8708

City: Wilm State: DE Zip Code: 19804

Application for Zoning Variance Related to: driveway extension & patio

☐ Front yard setback

☒ Lot Coverage

☐ Rear yard setback

☐ Fencing

☐ Side yard setback

☐ Parking requirements

☐ Lot Area

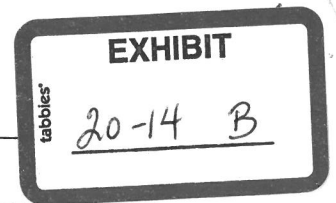
☐ Signage

Application for Special Exception Use Permit for the following use: _____

Application for Appeal of an Administrative decision: N/A

By: N/A Date: N/A

For the following reasons: N/A



Application for relief other than above: _____

State reasons for this request: driveway extension to level
ground. Currently water is getting into
basement causing damage to fireplace.
43x11 driveway with 11x25 extension
and 19x12 patio

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: Kelly Braund Date: 6/11/2020

Legal Owner's Signature: Kelly Braund Date: 6/11/2020

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Name of person representing applicant (if applicable):

Address: _____ Telephone # _____

City: _____ State: _____ Zip Code: _____

I, _____, 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

Date

Subscribed and sworn to before me on the following date:

Notary Public Signature

Date

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

Name: _____

Address: _____ Telephone # _____

City: _____ State: _____ Zip Code: _____

303 Silverbrook Dr.

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43x11 driveway
11x25 extension
19x12 patio

Concrete 4 inch in depth
4000 psi w/#10 wire in
driveway

Rubber relex expansion joints

Concrete is 3-4 inch stone base.
Sealed concrete w/ volump
25 curing & sealer.

Site Analysis
Petition 20-14

Property Owner: Kelly Brainard
Zoning District: R-1
Address: 303 Silverbrook Drive
Primary Use: Residential
Parcel No.: 1900-500-257

LOT COVERAGE CALCULATIONS

Lot Area in Sq. Ft.: 6970 Sq. Ft.

Allowable Lot Coverage: 2093 Sq. Ft. or 30%

Total Lot Coverage Currently: 1590 or 23%

❖ Building = 1020	Sq. Ft.
❖ Rear Porch = 180	Sq. Ft.
❖ Garage = N/A	Sq. Ft.
❖ Impervious Pave = 390	Sq. Ft.
❖ Rear Patio = N/A	Sq. Ft.

Proposed Addition: 503 Sq. Ft.

Proposed Lot Coverage Total: 2093 Sq. Ft. or 30%

Conclusion: The applicant seeks to extend the driveway by 11x25 square feet and add a 19x12 square foot patio.

Required Setbacks: Front: 20' Rear: 30'
Side: 5' Both Sides: 10'

Existing Setbacks: Front: 26.7' Rear: 60+/-'
Side: 5.8' Both Sides: 17.1'

Proposed Setbacks: Front: 26.7' Rear: 60+/-'
Side: 5.8' Both Sides: 17.1'

Conclusion: There are no proposed changes to the existing building setbacks.



STATEMENT OF FACT

The property is currently compliant with the Codes of the Town of Elsmere.

REQUEST BY THE APPLICANT

The applicant seeks to add 503 square feet of impervious patio and driveway.

ISSUE(S)

The Town of Elsmere's NPDES permit requires that the Town increase "green space" within the corporate limits.

GRANTING OF THE PETITION

Should the Planning Commission of the Town of Elsmere grant Petition 20-14, the following must occur:

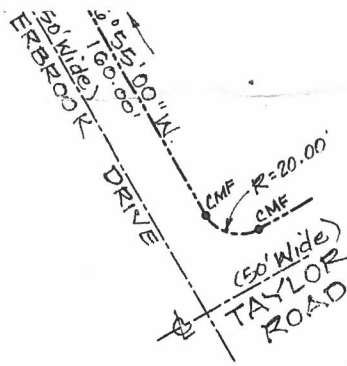
1. The Planning Commission would need to determine that the proposed driveway and patio meet the intent of the Town of Elsmere's NPDES permit.

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Note:

According to property
stream was relocated
developer in the 1950's
the development was



N/F W.D. Haddock Construction Co.

#corner 0.6'±
inside Lot 3
Extends 0.2'±
onto Adj. to
corner

N. 06° 42' 14" W. - 58.68'

1-Story Brick
& Frame
Residence

Conc. Drive
onto Lot 3
Adj. Drive 0.2'±
onto Lot 3

A = 37.02'
R = 10.00'

Drive on # of
Property corner
Begin

SILVERBROOK
(50' Wide)
DRIVE

TAX PARCEL #: 19-005.00-257 ACCURACY OF PLAN DATA: SUBURBAN

MORTGAGE INSPECTION PLAN

PREPARED FOR
CATHERINE A. FRICK

PROPERTY KNOWN AS
LOT 3 ~ BLOCK "D"
ROSEMONT

ALSO KNOWN AS
303 SILVERBROOK DRIVE

SITUATE IN
THE TOWN OF ELSMERE
NEW CASTLE COUNTY
STATE OF DELAWARE

SCALE: 1" = 25'
DATE: NOVEMBER 14th, 2007

PROFESSIONAL LAND SURVEYOR

RAMESH C. BATT A ASSOCIATES, P.A.			
CONSULTING ENGINEERS		PLANNERS	
LAND SURVEYORS			
4600 NEW LINDEN HILL ROAD SUITE 103 BROWNSTONE PLAZA WILMINGTON, DELAWARE 19808 (302) 998-9463 FAX (302) 998-2926		20169 OFFICE CIRCLE GEORGETOWN PROFESSIONAL PARK SUITE 112 GEORGETOWN, DELAWARE 19947 (302) 856-2581 FAX (302) 856-0974	
REFERENCED MICROFILM NUMBER 215	PROJECT NUMBER 90442	PLAN NUMBER A-18005	SHEET 1 OF 1

SPECIAL NOTES TO PLAN HOLDER:

- 1) PROPERTY CORNERS NOT SET UNLESS INDICATED HEREON
- 2) THIS PLAN IS NOT VALID W/O AN ORIGINAL SIGNATURE IN BLUE INK AND RAISED SEAL BY A PROFESSIONAL LAND SURVEYOR.
- 3) THE USE OF THIS PLAN FOR OTHER THAN ITS ORIGINAL TITLED PURPOSE IS STRICTLY PROHIBITED.
- 4) RAMESH C. BATT A ASSOCIATES, P.A. IS NOT RESPONSIBLE FOR MODIFICATIONS TO THIS PLAT WITHOUT ITS WRITTEN APPROVAL.



20130325-0018783

Pages: 1 F: \$51.00

03/25/13 11:24:30 AM

T20130009543

Michael E. Kozikowski

New Castle Recorder SAT

Document Prepared By/Return To:

E.Lance/NTC, 2100 Alt.

19 North, Palm Harbor,

FL 34683 (800)346-9152

Tax Parcel #: 19-005 00-257

Loan #: 0106220783

MORTGAGE SATISFACTION PIECE

KNOW ALL MEN BY THESE PRESENTS, that WELLS FARGO BANK, N.A. is the holder of a certain Mortgage that was made by KELLY A BRAINARD to WELLS FARGO BANK, N.A., recorded in the Records of the County Recorder of NEW CASTLE County, State of Delaware, in Volume , at Page , and/or Instrument # 20090901-0057168. WELLS FARGO BANK, N.A., does hereby acknowledge that it has received full payment and satisfaction of the same, and in consideration thereof, does hereby cancel and release said Mortgage.

The property is commonly known as: 303 SILVERBROOK DRIVE, WILMINGTON, DE 19804.

IN WITNESS WHEREOF, this Mortgage Satisfaction Piece has been executed on 03/13/2013 (MM/DD/YYYY).

WELLS FARGO BANK, N.A.

By:

Mindy Sue Buskey

VICE PRESIDENT LOAN DOCUMENTATION

Attest:

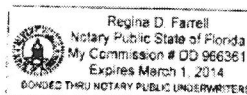
Vladimir Petricevic

VICE PRESIDENT LOAN DOCUMENTATION

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me on 03/13/2013 (MM/DD/YYYY), by Mindy Sue Buskey and Vladimir Petricevic as VICE PRESIDENT LOAN DOCUMENTATION and VICE PRESIDENT LOAN DOCUMENTATION, respectively for WELLS FARGO BANK, N.A., who, as such VICE PRESIDENT LOAN DOCUMENTATION and VICE PRESIDENT LOAN DOCUMENTATION, respectively being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

REGINA D. FARRELL
Notary Public - State of FLORIDA
Commission Expires: 03/01/2014



WFHRC 19533563 -@ DOCR T0813034815 [C] RCNDNI



19533563

Parcel # 1900500257

Property Address: 303 SILVERBROOK DR
WILMINGTON, DE 19804-
Subdivision: ROSEMONT
Owner: BRAINARD KELLY A
303 SILVERBROOK DRIVE

Owner Address:
WILMINGTON, DE 19804

Municipal Info: Incorporated in ELSMERE PROPERTY TAX AREA



Lot #: 3	Property Class: RESIDENTIAL
Location:	Lot Size: 0.16
Map Grid: 09803560	Lot Depth: 114
Block: D	Lot Frontage: 37
Census Tract: 124.00	Street Finish: SIDEWALK
Street Type: FEEDER	
Water: PUBLIC	
Microfilm #: UNREC	

District & Zoning Info**Districts**

- **FIRE/RESCUE - ELSMERE**
- **RED CLAY SCHOOL DIST-TRES**
- ROSEMONT - Civic Organization - no contact information available
- TRAFFIC ZONE T083 (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
- FLOODPLAIN
- 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
DICKERSON WILLIAM M & WF	C56 226	N	Not Available	\$0.00
FRICK CATHERINE A	20071205 0103782	N	12/3/2007	\$212,000.00
BRAINARD KELLY A	20090901 0057167	N	8/31/2009	\$10.00

Tax/Assessment Info**Assessment**

Land: 8900
Structure: 35900
Homesite: 0
Total: 44800
County Taxable: 44800
School Taxable: 44800

Tax Bills as of 7/21/2020 3:01:14 AM

Tax Year	County			School		
	Principal Due	Penalty Due	Amt Paid	Principal Due	Penalty Due	Amt Paid
2010A	\$0.00	\$0.00	\$150.83	\$0.00	\$0.00	\$817.16
2011A	\$0.00	\$0.00	\$153.57	\$0.00	\$0.00	\$807.75
2012A	\$0.00	\$0.00	\$154.00	\$0.00	\$0.00	\$798.34
2013A	\$0.00	\$0.00	\$153.12	\$0.00	\$0.00	\$847.17
2014A	\$0.00	\$0.00	\$153.70	\$0.00	\$0.00	\$862.09
2015A	\$0.00	\$0.00	\$153.16	\$0.00	\$0.00	\$958.27
2016A	\$0.00	\$0.00	\$152.78	\$0.00	\$0.00	\$1,044.87
2017A	\$0.00	\$0.00	\$153.58	\$0.00	\$0.00	\$1,108.48
2018A	\$0.00	\$0.00	\$164.45	\$0.00	\$0.00	\$1,102.52
2019A	\$0.00	\$0.00	\$152.28	\$0.00	\$0.00	\$1,110.59
2020A	\$141.86	\$0.00	\$0.00	\$1,110.59	\$0.00	\$0.00

Tax Payments as of 7/21/2020 3:01:14 AM

Date Paid	Amt Paid
9/23/2010	\$967.99
9/23/2011	\$961.32
9/26/2012	\$952.34
9/30/2013	\$1,000.29
9/17/2014	\$1,015.79
9/25/2015	\$1,111.43

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9/26/2016

9/25/2017

9/7/2018

9/26/2019

County Balance Due: \$141.86

School Balance Due: \$1,110.59

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.

Sewer History as of 7/21/2020 3:01:33 AM

Tax Year	Principal Due	Penalty Due	Date Paid	Amount Paid
2007S1	\$0.00	\$0.00	2/26/2007	\$250.98
2008S1	\$0.00	\$0.00	2/27/2008	\$237.00
2008S5	\$0.00	\$0.00	3/19/2009	\$64.08
2009S1	\$0.00	\$0.00	6/3/2009	\$315.52
2010S1	\$0.00	\$0.00	2/18/2010	\$252.00
2011S1	\$0.00	\$0.00	3/1/2011	\$233.97
2012S1	\$0.00	\$0.00	2/22/2012	\$243.09
2013S1	\$0.00	\$0.00	2/28/2013	\$265.19
2014S1	\$0.00	\$0.00	5/6/2014	\$255.55
2015S1	\$0.00	\$0.00	3/4/2015	\$252.57
2016S1	\$0.00	\$0.00	3/1/2016	\$275.54
2017S1	\$0.00	\$0.00	3/20/2017	\$267.73
2018S1	\$0.00	\$0.00	2/26/2018	\$264.06
2019S1	\$0.00	\$0.00	3/27/2019	\$258.97
2020S1	\$0.00	\$0.00	2/25/2020	\$231.45

Balance Due: \$0.00

These amounts are valid through the last day of the month. Statutory penalty will accrue on the first day of next month.

Residence Characteristics**Residence 0**

Building Design: RANCH	Residence Class: SFD PLATTED LOT
Grade: AVERAGE	Condition: AVERAGE
Year Built: 1955	# Stories: 1
Total Area (sq. ft.): 1525	Main Floor Area: 1020
# Rooms: 6	# Bedrooms: 2
# 1/2 Baths: 0	# Full Baths: 1
# Fam. Rooms: 1	# Fixtures: 5
Roof Type: GABLE	Roof Material: ASPHALT
Exterior Wall: BRICK	Interior Wall Finish: PLASTER
Floor Finish: WOOD	Foundation: CONTINUOUS
Garage Capacity: 0	Basement %: 100%
Basement % Finished: 50%	Basement Finish Type: OPEN FIN FL,WAL & CE
Attic % Finished:	
Unfinished %:	Unfinished Area: 0
Heat Type: HOT AIR	Air Conditioning:
Remodel Year: 0	