

**TOWN OF ELSMERE**  
**APPEAL TO THE BOARD OF ADJUSTMENT**

Any person directly affected by a decision of the Code Enforcement Official or a notice or order issued under this Code shall have the right to appeal to the Board of Adjustment of the Town of Elsmere, provided that a written application for appeal is based on a claim that the true intent of this code or the rules legally adopted there under has been incorrectly interpreted or the provisions of this code do not fully apply. Additionally, an application for appeal may be based on a claim that an action other than what is required by the Code: 1) provides the same or better protections than what the Code requires and 2) will not cost the Town of Elsmere any more money than enforcing the code as written. If the appellant proves that an action other than what is required by the code meets these two requirements, the Board of Adjustment may, in its discretion, either enforce the Code as written or permit the proposed alternative action.

Date this Appeal was filed: <u>8/27/2021</u>	Petition Number: <u>21-13</u>
Date of the Original Action: <u>8/9/2021</u>	Tax Parcel Number: <u>19-5-113</u>

Subject Property Address: 116 Western Ave

Property Owner's Name: <u>John Pockets</u>	Phone Number: <u>301-906-1966</u>
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Property Owners Address: 116 Western Ave Elsmere DE 19805

Applicant's Name: John Pockets

Applicant's Address: 116 Western Ave Elsmere DE 19805

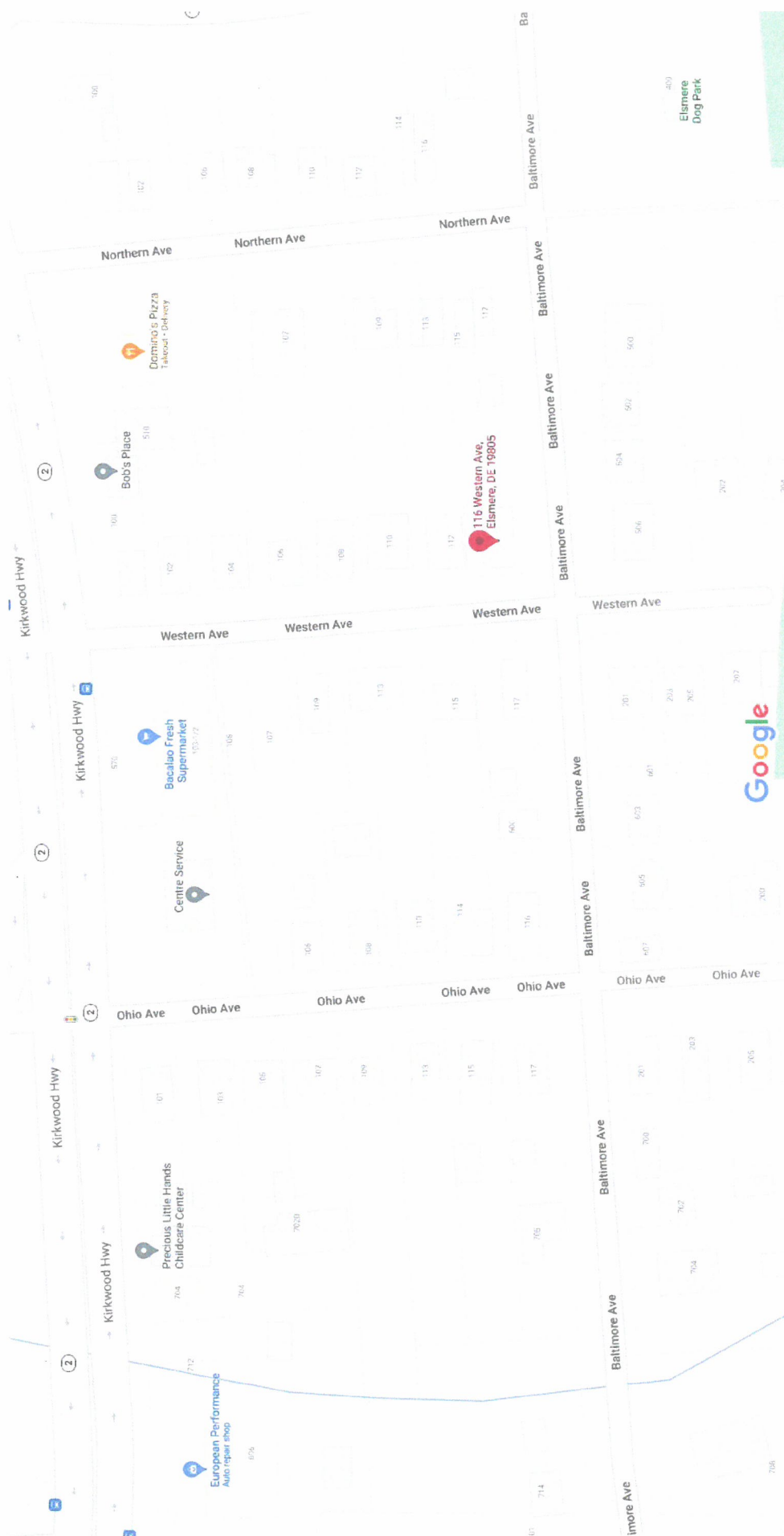
Specific Item Being Appealed: (ex: Citation Number, Petition Number, Order Number, Etc.)

Petition 21-13

Reason for the Appeal: The rigid interpretation of town code, ignoring other corner lots with garages & parking areas, adjacent to my property.  
The unwillingness of the town to respond to my requests to comply with any problems.

Relief sought: To be granted a variance for the parking area requested.  
To be granted a variance to allow for parking in my front yard  
In addition I ~~am~~ am requesting a variance for a future 30x30 garage with concrete driveway.  
To have approval granted permanently, so there is no time limit for a permit

Applicant's Signature: *JRP* Date: 8/27/2021



Map data ©2021

50 ft

EXHIBIT  
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Image capture: Aug 2019 © 2021 Google

Elsmere, Delaware



Street View - Aug 2019

tabbles\*

EXHIBIT

21-13 C



Google Maps 601 Baltimore Ave 117 Western Ave / Garage and driveway in back

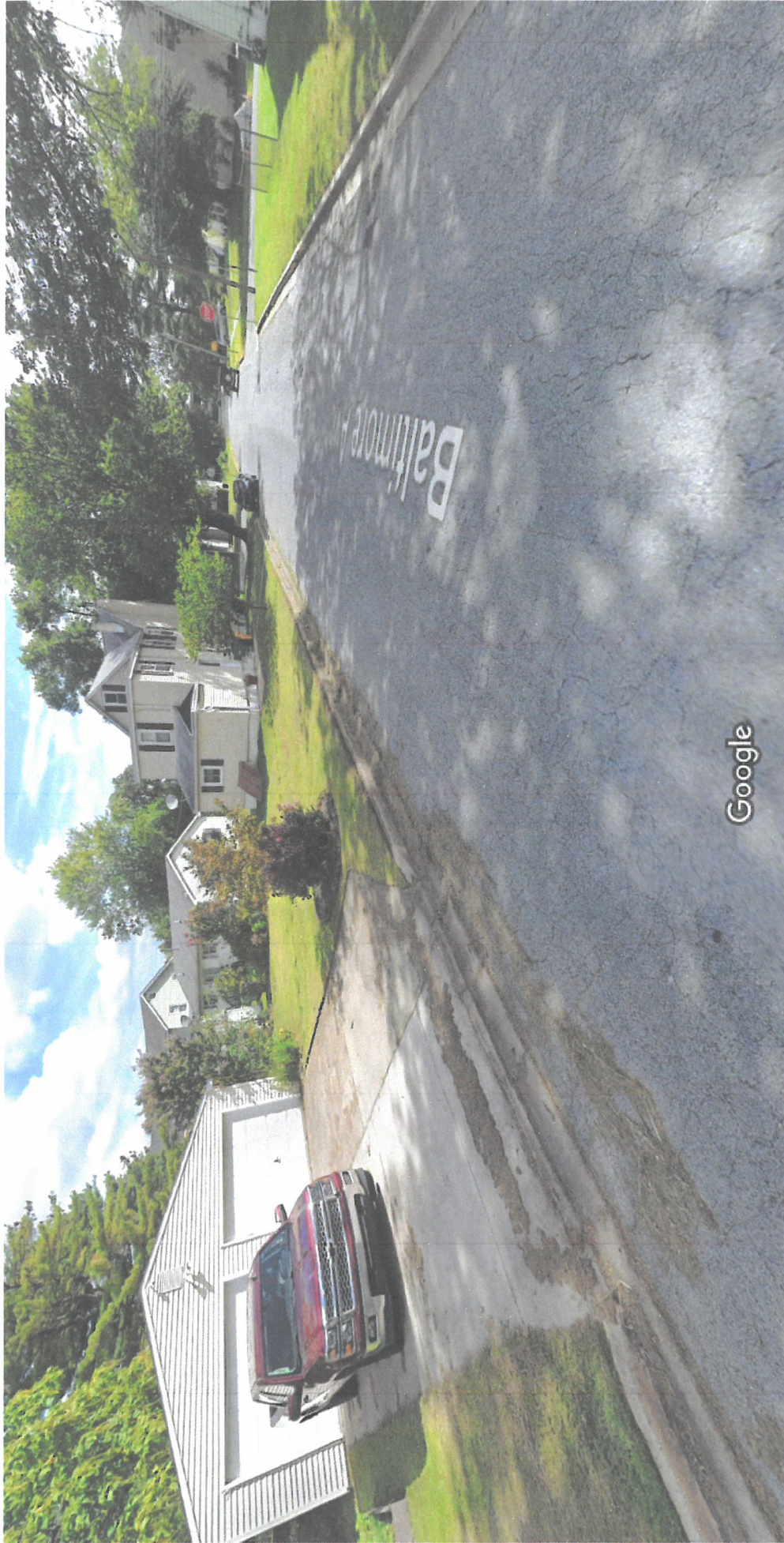


Image capture: Aug 2019 © 2021 Google

Elsmere, Delaware



Street View - Aug 2019

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EXHIBIT

21-13 D



Google Maps 500 Baltimore Ave / 117 Northern Ave corner lot with garage + patio with driveway <sup>covered</sup>



Image capture: Aug 2019 © 2021 Google

Elsmere, Delaware



Street View - Aug 2019

EXHIBIT

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21-13 E



Google Maps 400 Baltimore Ave / 116 Northern Ave extra wide curb cut

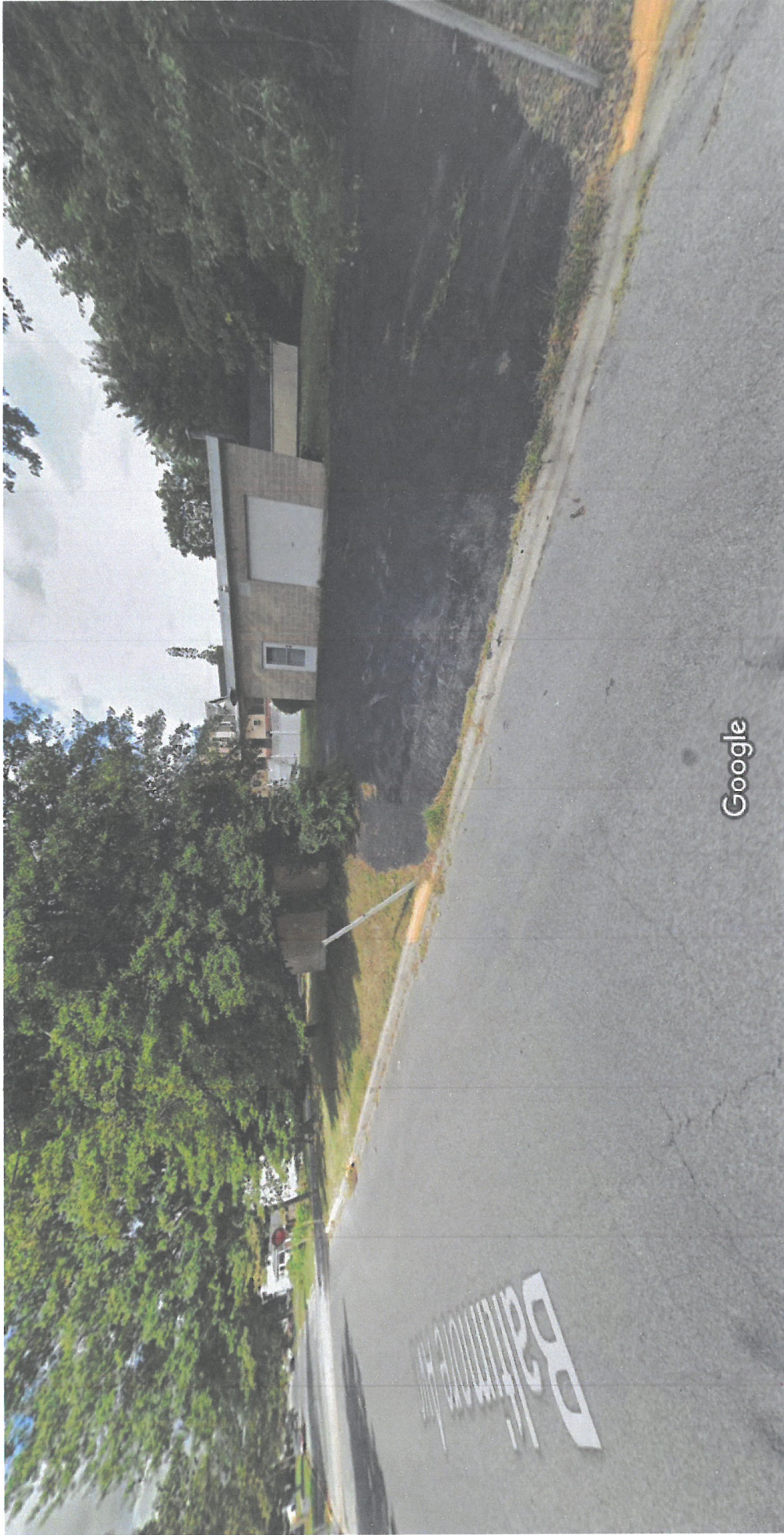


Image capture: Aug 2019 © 2021 Google

Elsmere, Delaware



Street View - Aug 2019

EXHIBIT

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21-13 F



Google Maps 605 Baltimore Ave / 116 Ohio Ave, extra wide curb cut



Image capture: Aug 2019 © 2021 Google

Elsmere, Delaware



Street View - Aug 2019

EXHIBIT

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21-13 G



Google Maps 700 Baltimore Ave / 117 Ohio Ave extra wide curb cut, garage

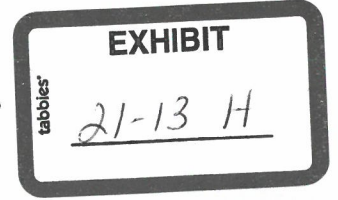


Image capture: Aug 2016 © 2021 Google

Elsmere, Delaware



Street View - Aug 2016





Google Maps 506 Baltimore Ave / corner of western Ave across the street from 116 western Ave



Image capture: Aug 2019 © 2021 Google

Elsmere, Delaware



Street View - Aug 2019

tabbles

EXHIBIT

21-13 I

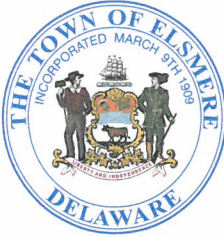
21-13 J

Microfilm No. 215  
PELSA



Mo12-0592





# The Town of Elsmere

11 Poplar Avenue, Elsmere, Delaware 19805

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

EXHIBIT

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21-13 K

August 9, 2021

Mayor

Eric Thompson

1<sup>st</sup> District Councilwoman

Marianne Skipski

2<sup>nd</sup> District Councilwoman

Sally Jensen

3<sup>rd</sup> District Councilman

Robert Kacperski

4<sup>th</sup> District Councilman

Charles McKewen

5<sup>th</sup> District Councilwoman  
President Pro-Tempore

Joann I. Personti

6<sup>th</sup> District Councilman  
Secretary of Council

Brian Hurst

Town Treasurer

Paul Chalfant

City Solicitor

James McMackin

John Pockets  
116 Western Avenue  
Elsmere, DE 19805

Dear Mr. Pockets,

After reviewing your Application for Hearing, it was determined that your property is an existing legal non-conforming lot due to the following:

The subject parcel is legal non-conforming regarding the front yard setback. Town of Elsmere Code Chapter 225 Attachment #3 requires a front yard setback of 20-feet. The existing setback is 11.1-feet.

In addition, Chapter 225-31C of the Town of Elsmere Code prohibits the further expansion of an existing legal non-conforming use.

*"Except as otherwise provided in this article, the lawful use of land or buildings existing at the date of the adoption of this chapter may be continued although such use or building does not conform to the regulations specified by this chapter for the zone in which such land or building is located; provided, however:*

*A. That no nonconforming lot shall be further reduced in size.*

*B. That no nonconforming building shall be enlarged, extended, or increased unless such enlargement would tend to reduce the degree of nonconformance, except that an existing eating and drinking place may add a covered patio not exceeding 1,400 square feet that is connected to the nonconforming building.*

*C. That no nonconforming use may be expanded."*

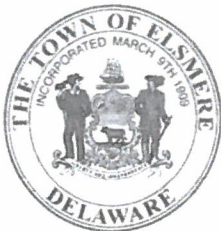
In conclusion, the Planning Commission and Board of Adjustment will not hear the petition. If you wish to appeal this decision, please reference Chapter 76 of the Town of Elsmere Code.

If you have any questions or concerns, please feel free to reach out to the Code Enforcement Department at (302) 998-2215.

Sincerely,

Scott Allen  
Code Enforcement Officer

c; file



# The Town of Elsmere

11 Poplar Avenue, Elsmere, Delaware 19805

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

EXHIBIT

tabbies

21-13 L

## Application for Hearing

☒ Board of Adjustment

☐ Planning Commission

Petition # 21-13 Filing Fee: 0 Date Received 7/22/2021 Received by: Dma

Subject Property: 116 Western Ave

Property is:

☒ Residential

☐ Commercial

Tax Parcel # 19-5-113 Zoning District: 19 R1

Applicant name:

John Pockets

Address: 116 Western Ave Telephone # 301-906-1966

City: Elsmere State: DE Zip Code: 19805

Application for Zoning Variance Related to: \_\_\_\_\_

☐ 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: \_\_\_\_\_

By: \_\_\_\_\_ Date: \_\_\_\_\_

For the following reasons: \_\_\_\_\_



Application for relief other than above: \_\_\_\_\_

State reasons for this request: To place pervious stone in my  
yard to create a parking area. To remove the designation  
that my back yard is considered a front yard. To overcome  
the stated paradox that I can't place an exit/entrance to a  
parking area over my property line, even with existing curb cutout

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

If yes, Petition # \_\_\_\_\_

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

Legal owner information:

Name: \_\_\_\_\_

Address: \_\_\_\_\_ Telephone # \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

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: \_\_\_\_\_ Date: \_\_\_\_\_

Legal Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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: \_\_\_\_\_



VARIANCE HARDSHIP WORKSHEET

Town of Elsmere Petition Number: \_\_\_\_\_

Property Owners Name: John Pockets

Person(s) Representing the Property Owner: \_\_\_\_\_

☐ 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:

Many corner lots have driveways/garages/parking areas  
Many homes have driveways in their front yards  
All homes with driveways/parking areas have entry/exits crossing  
their property lines

- (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:

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- (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:

Enforcement would mean stated property would remain one of the few properties without parking/garage located on property itself

- (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:

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- (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:

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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.

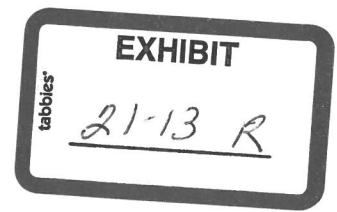
Signature of applicant: J. R. H.

Date: 7/21/2021

Signature Code Department Representative: \_\_\_\_\_

Date: \_\_\_\_\_

Site Analysis  
Petition 21-13



**Property Owner:** John Pockets  
**Zoning District:** R1  
**Address:** 116 Western Ave  
**Parcel No.:** 19-5-113

**Primary Use:** Residential

**LOT COVERAGE CALCULATIONS**

<b>Lot Area in Sq. Ft.:</b>	<b>7500</b>	Sq. Ft.
<b>Allowable Lot Coverage:</b>	<b>2250</b>	Sq. Ft. ( 30 %)
<b>Total Coverage:</b>	<b>1470</b>	Sq. Ft. ( 20 %)
❖ Residence=	1096	Sq. Ft.
❖ Front Porch =	126	Sq. Ft.
❖ Garage=		Sq. Ft.
❖ Driveway=		Sq. Ft.
❖ Rear Porch=	248	Sq. Ft.

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**Proposed Addition:** 0 Sq. Ft.

**Proposed Total:** 1470 Sq. Ft. ( 20 %)

**Conclusion:** There are no proposed additions to the existing building or structures.

**Required Setbacks:** Front: 20 Rear: 30  
Side: 5 Both Sides: 20

**Existing Setbacks:** Front: 11.1 Rear: 90 +/-  
Side: 7.4 Both Sides: 23.4

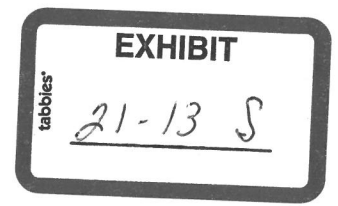
**Proposed Setbacks:** Front: 11.1 Rear: 90 +/-  
Side: 7.4 Both Sides: 23.4

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

**STATEMENT OF FACT**

The subject parcel is legal non-conforming in regard to the front yard setback. Town of Elsmere code 225 attachment #3 requires a front yard setback of 20', the existing setback is 11.1'.





### **REQUEST BY THE APPLICANT**

1. To install a rear yard parking area of 60' x 35' (2100 sq. feet) using pervious stone.
2. To install a fenced in stoned side yard area of 15' x 35' (525 sq. feet) using pervious stone.
3. To install a stone paver area in the rear yard approximately 540 sq. feet.

### **ISSUE(S)**

1. Town of Elsmere Code 225-10 A.(1) requires that off street parking be provided with necessary passageways or driveways, the applicant seeks to place an area approximately 10' x 35' on Town owned property/right of way to facilitate this requirement.
2. Town of Elsmere Code 225-10 B.(1) requires that any off-street parking area with a capacity of four or more vehicles be provided with a:
  - a. 15' buffer from any adjacent residential lot.
  - b. Be attractively landscaped or screened from adjacent residential lots.

The proposed site plan provided by the applicant does not show these requirements being met. Town of Elsmere Code 225-10 A.(7) defines parking space as an area 10' W X 20'L (200 sq. feet), the proposed parking area can accommodate approximately 8-10 vehicles.

3. The subject parcel is a corner lot, therefore both yards adjacent to a street shall be treated as a front yard (225-8 D.) The Town of Elsmere Code 225-10 B. (1) (C) prohibits parking areas (with the exception of driveways/passageways) from being located within the front yard (20' area/setback property line to property line Town of Elsmere Code attachment #3).

### **GRANTING OF THE PETITION**

1. The Planning Commission of the Town of Elsmere shall determine that the proposed parking area meets the harmonious development intent of the Town of Elsmere Code 225-9.
2. The Town of Elsmere Council or their designee shall grant the property owner permission to use an area approximately 10' x 35' owned by the Town to be used as a parking access/parking area.

3. The Board of Adjustment of the Town of Elsmere shall grant a variance from Town of Elsmere Code 225-10 B. (1) (a) and (b) to remove the requirement the buffer and landscaping/screening requirements.
4. The Board of Adjustment of the Town of Elsmere shall grant a variance from Town of Elsmere Code 225-10 B. (1) (C) to allow for parking within the front yard.
5. The applicant shall obtain permits from the Town Code Office within One year of the approval.



Greenhall & Furman  
James F. Harker, Esq.  
1007 Orange St., Ste. 1  
Wilmington, DE 19801  
Return To: John S. Pod  
116 Western Avenue  
Elsmere, DE 19805

EXHIBIT

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21-13 U

20080512-0032391  
Pages: 3 F: \$44.00  
05/12/08 09:15:52 AM  
T20080019708  
Michael E. Kozikowski  
New Castle Recorder DEE

Sheriff's Deed Lev. Fac.

TO ALL PEOPLE, to whom these presents shall come, I, Michael P. Walsh, Sheriff of New Castle County, in the State of Delaware, send greetings:

WHEREAS, Mortgage Electronic Registration Systems, Inc., Mortgagee solely as Nominee for Wilmington Finance, a division of AIG Federal Savings Bank, lately in the Superior Court of said State, before the Judges thereof, at Wilmington, Delaware by the writ and by the judgment of the Court recovered against Defendant, Wayne J. Cake and Anna M. Cake, as well a certain debt of One Hundred Seventy Four Thousand One Hundred Forty Nine dollars and 27/100 (\$174,149.27) lawful money of the State of Delaware, plus interest accruing from October 30, 2007 at the per diem rate of \$32.64 which to the said Mortgage Electronic Registration Systems, Inc., Mortgagee solely as Nominee for Wilmington Finance, a division of AIG Federal Savings Bank, lately in the Superior Court of said State, before the Judges thereof, were adjudged for costs and charges by it in and about its suit in that behalf expended, and by the same Court awarded to be levied out of:

ALL that certain lot, piece or parcel of land with the buildings thereon erected, situate in Christiana Hundred, New Castle County and State of Delaware, known as Lot No. 134 on a tract of land called Elsmere, also known as No 116 Western Avenue, and being more particularly bounded and described in accordance with a survey by David G. Williams, Professional land Surveyor of Wilmington, Delaware dated July 18, 1993, as follows, to wit:

BEGINNING at a point formed by the intersection of the Easterly side of Western Avenue, at sixty feet wide, with the Northerly side of Baltimore Avenue, at sixty feet wide, thence from said place of Beginning along said side of Western Avenue Northerly fifty feet to a point in line of Lot No. 133; and thence by the same Easterly and parallel with Wilmington Avenue one hundred fifty feet to a point in the division line between this lot and Lot No. 119; thence by the same Southerly and parallel with Western Avenue fifty feet to a point in the aforesaid side of Baltimore Avenue and thence, Westerly by the same one hundred fifty feet to the first mentioned point and place of Beginning. Be the contents thereof what they may.

NCC 138085 05/12/08 07:32:00  
\$2250.00 ST  
\$0.00

EXHIBIT

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21-13 V

AND WHEREAS, afterwards by a writ of Lev Fac No. 61 JA. AD. 2008 issuing out of the Superior Court, tested at Wilmington, the 12th day of January, 2008, and to me, directed, I was commanded that out of the above described lot, piece or parcel of land with the improvements, hereditaments, appurtenances to it belonging, in my Bailiwick, I should cause to be made without delay the aforesaid debt or sum of \$174,149.27 with interest on the same as aforesaid, as also the costs and charges aforesaid, and that I should have that money before the Judges of the said Superior Court at Wilmington, on the \_\_\_\_\_ day \_\_\_\_\_, 2008, then next, to render to the said Mortgage Electronic Registration Systems, Inc., Mortgagee solely as Nominee for Wilmington Finance, a division of AIG Federal Savings Bank for its debt and interest, costs and charges aforesaid, and that writ, at which said day, I, the said Sheriff, to the Judges aforesaid did certify and return that by virtue of the said writ to me directed, after due and public notice by me given, I did expose to sale the herein before mentioned and described lot, piece or parcel of land with the improvements, hereditaments, and appurtenances, and the same did sell on 11th day of March, 2008 to, for the sum of \$150,000.00, to John S. Pockets, Jr., he being the highest and best bidder, at a public vendue, for the same as by the said writ and the return thereon fully appears.

NOW KNOW YE, that I the said Michael P. Walsh, Sheriff as aforesaid, for and in consideration of the said sum of One Hundred Fifty Thousand and 00/100 (\$150,000.00) lawful money to me in hand paid by the said John S. Pockets, Jr. before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, and by virtue of the proceeding aforesaid and of the Act of Assembly in such case made and provided, have granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said John S. Pockets, Jr., and to his heirs and assigns all the hereinbefore mentioned and described lot, piece or parcel land, together with all and singular the buildings and improvements of every kind whatsoever, ways, waters, water courses, rights, liberties, privileges, hereditaments, and appurtenances, whatsoever thereunto belonging or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof, and also all the estate, right, title, interest, use, possession, property, claim and demand whatsoever of the said Wayne J. Cake and Anne M. Cake in law, equity, or otherwise whatsoever, of, in, and to the same and every part and parcel thereof: To have and to hold the said lot, piece or parcel of land hereinbefore described hereditaments, and premises hereby granted and mentioned, or intended so to be, with the appurtenances unto the said John S. Pockets, Jr., its successors and assigns forever, as fully and amply and for such estate and estates and under such rents and services as the said John S. Pockets, Jr. had and held the same at or before the taking thereof in execution.



116 Western Avenue  
Elsmere, DE 19805

EXHIBIT

tabbies

21-13 W

IN WITNESS WHEREOF, I, the said Michael P. Walsh, Sheriff, as aforesaid, have  
my hand and seal this 21 day of May, 2008.

Sealed and Delivered  
in the Presence of:

[Signature]

[Signature] (SEAL)  
MICHAEL P. WALSH, SHERIFF

STATE OF DELAWARE

COUNTY OF NEW CASTLE

)  
) ss.:  
)

BE IT REMEMBERED, That on this 21 day of May, 2008, personally came  
before me, the undersigned officer in and for the state and county aforesaid, Michael P. Walsh,  
sheriff of new castle, party of this deed poll, or instrument of writing known to me personally to  
be such and acknowledged this deed poll, or instrument of writing to be his deed.

Given under my hand and seal of the office the day and year aforesaid.



[Signature] (SEAL)  
NOTARY PUBLIC

No. 08-41

Amount \$ 2,250

Date 5/9/08

[Signature]  
(Deputy Tax Collector)

PATRICIA C. CULLEN  
Notary Public - State of Delaware  
My Comm. Expires May 12, 2010

21-13 X

Microfilm No. 215  
PELSA



- 1 stone parking area  $60 \times 35$
- 2 stone fenced in area  $15 \times 35$  containing N/C units
- 3 stone paver area - about 540 sq. ft

- Cannot place over property line

1. 225-10 requires  
passageway
2. 15' buffer from  
adjacent property  
225-10 B (i) a-b
3. parking area, (except  
drive) cannot be in  
front yard (corner lot)

1. CPS denotes capped pin set.
2. Prepared without the benefit of a title report.
3. Building distances to property lines should not be used for future determination of improvement.

John S. Pockets  
116 Western Avenue  
Lot 134, Plan of The Town of Elsmere  
Town of Elsmere  
New Castle County, Delaware



tabbles®

EXHIBIT

21-13 Y

Date: 9/16/2021



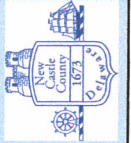
Legend

- Parcels
- Utility
- Municipal...
- Mobile Lots
- Address
- Unit
- Prope...
- Structures**
- Comm...
- Resid...
- Apart...
- Agricu...
- Parks and Rec
- Schoo...
- Univer...
- Religi...
- Institut...
- Gover...
- Office
- Lodging
- Retail/...
- Gas Station
- Super...
- Resta...
- Indust...
- Hospit...
- Aid

116 Western Ave



Disclaimer: For informational purposes only - not to be used as official documentation.



Division  
Author: E



**Parcel # 1900500113**

Property Address: 116 WESTERN AVE  
WILMINGTON, DE 19805-

Subdivision: ELSMERE

Owner: POCKETS JOHN S JR  
116 WESTERN AV

Owner Address: ELSMERE, DE 19805

Municipal Info: Incorporated in ELSMERE PROPERTY TAX AREA

tabbles

EXHIBIT

21-13 Z

Lot #: 134	Property Class: RESIDENTIAL
Location: CORNER LOT	Lot Size: 0.17
Map Grid: 09403560	Lot Depth: 150
Block:	Lot Frontage: 50
Census Tract: 124.00	Street Finish:
Street Type: FEEDER	
Water: PUBLIC	
Microfilm #: 000215	

**District & Zoning Info****Districts**

- **FIRE/RESCUE - ELSMERE**
- **RED CLAY SCHOOL DIST-TRES**
- DE SEN 07-SPIROS MANTZAVINOS
- 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
- DE REP 13-JOHN L MITCHELL JR

**Zoning**

- 19R1 - ONE FAMILY DWELLING

**Deed History**

Grantee(s)	Deed	Multi?	Sale Date	Sale Amount
POTTER WALLACE H & ROSEMARY	T85 561	N	Not Available	\$17,700.00
HOULE ANNE M	2487 219	N	7/31/1998	\$80,000.00
CAKE WAYNE J & ANNE M	20050804 0077594	N	7/25/2005	\$10.00
POCKETS JOHN S JR	20080512 0032391	N	3/11/2008	\$150,000.00

**Tax/Assessment Info****Assessment**

Land: 7900  
Structure: 40100  
Homesite: 0  
Total: 48000  
County Taxable: 48000  
School Taxable: 48000

**Tax Bills as of 7/22/2021 3:01:11 AM**

Tax Year	County			School		
	Principal Due	Penalty Due	Amt Paid	Principal Due	Penalty Due	Amt Paid
2010A	\$0.00	\$0.00	\$146.46	\$0.00	\$0.00	\$793.45
2011A	\$0.00	\$0.00	\$149.12	\$0.00	\$0.00	\$784.31
2011Q2	\$0.00	\$0.00	\$5.57	\$0.00	\$0.00	\$29.27
2012A	\$0.00	\$0.00	\$159.50	\$0.00	\$0.00	\$826.85
2013A	\$0.00	\$0.00	\$158.59	\$0.00	\$0.00	\$877.42
2014A	\$0.00	\$0.00	\$159.19	\$0.00	\$0.00	\$892.87
2015A	\$0.00	\$0.00	\$158.63	\$0.00	\$0.00	\$992.50
2016A	\$0.00	\$0.00	\$163.69	\$0.00	\$0.00	\$1,119.50
2017A	\$0.00	\$0.00	\$164.54	\$0.00	\$0.00	\$1,187.66
2018A	\$0.00	\$0.00	\$176.20	\$0.00	\$0.00	\$1,181.28
2019A	\$0.00	\$0.00	\$163.17	\$0.00	\$0.00	\$1,189.92
2020A	\$0.00	\$0.00	\$151.99	\$0.00	\$0.00	\$1,189.92
2021A	\$149.29	\$0.00	\$0.00	\$1,184.40	\$0.00	\$0.00

**Tax Payments as of 7/22/2021 3:01:11 AM**

Date Paid	Amt Paid
9/23/2010	\$939.91
9/23/2011	\$933.43
9/27/2012	\$1,021.19
9/30/2013	\$1,036.01
9/17/2014	\$1,052.06
9/25/2015	\$1,151.13



9/26/2016

9/25/2017

9/7/2018

9/26/2019

9/24/2020

County Balance Due: \$149.29

School Balance Due: \$1,184.40

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 7/22/2021 3:01:27 AM

Tax Year	Principal Due	Penalty Due	Date Paid	Amount Paid
2005S1	\$0.00	\$0.00	2/24/2005	\$272.59
2006S1	\$0.00	\$0.00	5/19/2006	\$399.00
2007S1	\$0.00	\$0.00	3/2/2007	\$409.01
2008S1	\$0.00	\$0.00	5/5/2008	\$467.49
2009S1	\$0.00	\$0.00	3/4/2009	\$50.00
2010S1	\$0.00	\$0.00	3/31/2010	\$53.00
2011S1	\$0.00	\$0.00	3/3/2011	\$74.44
2012S1	\$0.00	\$0.00	2/13/2012	\$165.75
2013S1	\$0.00	\$0.00	12/3/2013	\$189.32
2014S1	\$0.00	\$0.00	3/11/2014	\$103.33
2015S1	\$0.00	\$0.00	3/18/2015	\$91.85
2016S1	\$0.00	\$0.00	6/7/2016	\$122.86
2017S1	\$0.00	\$0.00	2/1/2017	\$91.85
2018S1	\$0.00	\$0.00	2/7/2018	\$103.33
2019S1	\$0.00	\$0.00	1/31/2019	\$141.44
2020S1	\$0.00	\$0.00	2/7/2020	\$128.58
2021S1	\$0.00	\$0.00	2/9/2021	\$154.30

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: COLONIAL

Residence Class: SFD PLATTED LOT

Grade: AVERAGE

Condition: GOOD

Year Built: 1900

# Stories: 2

Total Area (sq. ft.): 2425

Main Floor Area: 1096

# Rooms: 9

# Bedrooms: 4

# 1/2 Baths: 0

# Full Baths: 1

# Fam. Rooms: 1

# Fixtures: 5

Roof Type: HIP

Roof Material: ASPHALT

Exterior Wall: ALUMINIUM OR VINYL

Interior Wall Finish: PLASTER

Floor Finish: WOOD

Foundation: CONTINUOUS

Garage Capacity: 0

Basement %: 50%

Basement % Finished:

Basement Finish Type: NO BASEMENT FINISH

Attic % Finished: 100%

Unfinished %:

Unfinished Area: 0

Heat Type: HOT AIR

Air Conditioning: AIR CONDITIONING

Remodel Year: 1982