



**The Town of Elsmere**  
11 Poplar Avenue, Elsmere, Delaware 19805  
Phone (302) 998-2215 Fax (302) 998-9920

EXHIBIT

tabbies

23-10 A

**Application for Hearing**

- ☒ Board of Adjustment  
☒ Planning Commission

Petition # 23-10 Filing Fee: \$1,050<sup>(pd)</sup> Date Received 5/24/2023 Received by: DL

Subject Property: 920-922 New Road Wilmington DE 19805

Property is: ☐ Residential ☒ Commercial

Tax Parcel # 1900400537 Zoning District: CC - Community Commercial

Applicant name: Regina LeCompte

Address: 213 McCallmont Road Telephone # (302) 757-0840

City: Newcastle State: Delaware Zip Code: 19720

Application for Zoning Variance Related to: Special Exception

- |   |   |
|---|---|
| <input type="checkbox"/> Front yard setback | <input type="checkbox"/> Lot Coverage         |
| <input type="checkbox"/> Rear yard setback  | <input type="checkbox"/> Fencing              |
| <input type="checkbox"/> Side yard setback  | <input type="checkbox"/> Parking requirements |
| <input type="checkbox"/> Lot Area           | <input type="checkbox"/> Signage              |
| <input type="checkbox"/> Rezoning           |   |

Current Zoning: CC New Zoning Request: N/A

Application for Special Exception Use Permit for the following use: \_\_\_\_\_

Code 225-28C for special exception use

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](http://townofelsmere.com)

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

State reasons for this request:

The reasons for this request is  
Wisdom 2 Witness is proposing to have a Summer Recreational  
Day camp. Wisdom 2 Witness also offer a program for Grief  
support 12 week program that will consist of grief coaches.  
W2W is also considering operating a Safe Haven program and Empowerment Services

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:

Superior Rental Properties, LLC

Owners:

Jim Fitzsimmons

Jane Fitzsimmons

Address:

36 Germain Drive

Telephone #

302-420-3087

302-420-3140

City:

Wilmington

State:

DE

Zip Code:

19804

OFFICE: 302-658-5949

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:

Margaret L. King, Jr.

Date:

5-23-2023

Legal Owner's Signature:

Jane Fitzsimmons  
Owner/Manager

Date:

5/24/2023



## Grief Support

Wisdom2Witness will offer a program for grief support this will be a 12 week program quarterly. The program will consist of grief coaches the classes will be broken down into three small groups Group 1: ages 6yrs – 12yrs, Group 2: ages 13yrs – 17 yrs, Group 3: 18yrs and older. Each group will consist of no more than 20 people with a Grief coach and Assistant. The sessions will be conducted every Wednesday 5:00 pm – 7:00 pm. Each client will have to pre – register so we will have accurate count of attendance due to limited parking. On the pre – registration form clients can elect to be dropped off and picked up or ride on the van at our designated pick – up and drop – off site. Because we only have six (6) parking spots the 15 passenger van will remain in one for the designated site clients and the other five (5) parking spaces will be used by staff.

## Summer Camp

Wisdom2Witness is proposing to have a Summer Recreational Day Camp. We will contact Office of Child Care licensing to request an exemption to operate a recreational camp. After completion and approval we will contact Delaware Health and Social Service: Division of Public Health and submit application for a Permit to Operate Recreational Camp. The camp will only operate during the summer Monday – Friday 7:30 a.m. – 5:00 p.m. The camp will consist of no more the 30 children from ages 5yrs – 12 yrs. We will also follow our city and state requirements to operate this program. Parking will only be used for staff and all children will be dropped off and picked up or the van will provide transportation to those that need it.



## Safe Haven

Wisdom2Witness is considering operating a Safe Haven program which is similar to the summer camp but this will be for children ages 13yrs -18yrs the program would run from July – September, Hours of Operation 6:00 p.m. – 10:00 p.m. 4 days a week with no more than 40 teenagers. Parking will only be used for staff and all children will be dropped off and picked up or van will provide transportation to those that need it. Participates may also use public transportation or walk.

## Empowerment Sessions

Wisdom2Witness will have religious and spiritual encouragement and empowerment on Sundays people interested in attending will have to pre –register with a registration limit of no more than fifty (50) people including speaker(s) so we will have an accurate count of attendance due to limited parking. On the pre – registration form people can elect to be dropped off and picked up or ride on the van at our designated pick – up and drop – off site. Because we only have six (6) parking spots the 15 passenger van will remain and the other five (5) parking spaces will be used for staff.

## Staffing

Wisdom2Witness, Board Member Staffing which consist of some of the original employees will have access to the building Sunday - Saturday it will always be enough parking available for staffing. The cleaning staff will come after the programs close of business hours.



**Site Analysis**  
**Petition 23-10**

**Property Owner:** Superior Rental Properties, LLC

**Zoning District:** CC

**Address:** 920 & 922 New Rd

**Primary Use:** Community Commercial

**Parcel No.:** 19-00400-537 (922 New Rd) 3 Story Commercial Building  
19-00400-536 (920 New Rd) Parking Lot

**LOT COVERAGE CALCULATIONS**

**Proposed Lot Area in Sq. Ft.:**

922 New Rd (Commercial Building) - 2614 +/-

920 New Rd (Parking Lot) - 2614 +/-

**Allowable Lot Coverage:**

❖ Building =	1332 (922 New Rd)	Sq. Ft.
❖ Front Porch =	N/A	Sq. Ft.
❖ Parking/Driveway/Patio =	2500 (920 New Rd, Parking lot)	Sq. Ft.

**Proposed Additions:**

	NONE	Sq. Ft.
❖ New Buildings =	NONE	Sq. Ft.
❖ New Impervious Pavement =	NONE	Sq. Ft.

**Proposed Total:** Existing

**Conclusion:**

There are no proposed additions to the existing building or impervious surfaces.

**Required Setbacks:**

Front: 20'	Rear: 20'
Side: 0	Both Sides: 20'

**Existing Setbacks:**

Front: 6.4'	Rear: 4.3'
Side: 8.6'	Both Sides: 14.5'

**Proposed Setbacks:**

Front: 6.4'	Rear: 4.3'
Side: 8.6'	Both Sides: 14.5'

**Conclusion:**

There are no proposed changes to the existing setbacks.

### STATEMENT OF FACT

The subject parcels are legal non-conforming with regards to the following:

1. Setbacks for parcel 19-00400-537 (922 New Rd - Commercial Building)
2. Lot coverage (both parcels)
3. Minimum Lot Sizes (both parcels)

### REQUEST BY THE APPLICANT

1. To operate a counseling center with varying age groups on Wednesday evenings from 5-7 PM, with up to 20 clients.
2. To operate a day camp in the summer season during the week from 7:30 AM to 5:30 PM, with a total of 30-40 children from ages 5-12 years old.
3. To host "Empowerment" sessions on Sundays.
4. To host "safe haven" groups on Mondays, Tuesdays, Thursdays, and Fridays from 6:00 PM to 10:00 PM with up to 30 children, from ages 12-18 years old.

\*All proposed uses are during the course of a 2 year lease initially\*

### ISSUE(S)

1. Proposed use #1: Counseling center is a use by right as per 225-19A (2) (N).
2. Proposed use #2: "Day Camp" is not a use by right.
3. Proposed use #3: "Empowerment" sessions appear to meet the definition of a "Church" as per Town of Elsmere Code 225-5 and requires a "Special Exception".
4. Proposed use #4: "Safe Haven" groups is undefined by code, but appears to be the equivalent to a "Youth Group" as typically found within a "Church" and would require a "Special Exception".

### GRANTING OF THE PETITION

1. The Planning Commission of the Town of Elsmere would need to determine that the proposed uses (#2-4 mentioned above) meet the harmonious development intent of Town of Elsmere Code, Chapter 225-9.
2. The Planning Commission and the Board of Adjustment of the Town of Elsmere shall review the existing parking for parcel 19-00400-536. A parking plan was not provided but the applicant states that the uses will have 6 staff members and children will be dropped off at the location. According to the arial views of the parcel, there appears to be 8-9 existing parking spaces.

3. The Board of Adjustment of the Town of Elsmere would need to grant the following:
  - A. A variance from the Town of Elsmere Code 225-19 to allow for the operation of a Day camp/"Church" center.
  - B. A special exception as per Town of Elsmere Code 225-28 B to allow for a "church" (by definition) at the referenced parcels.
4. The applicant shall obtain approvals/permits from the Delaware State Fire Marshall and Town of Elsmere Code Office within 1 year of approval. Enforcement Department.

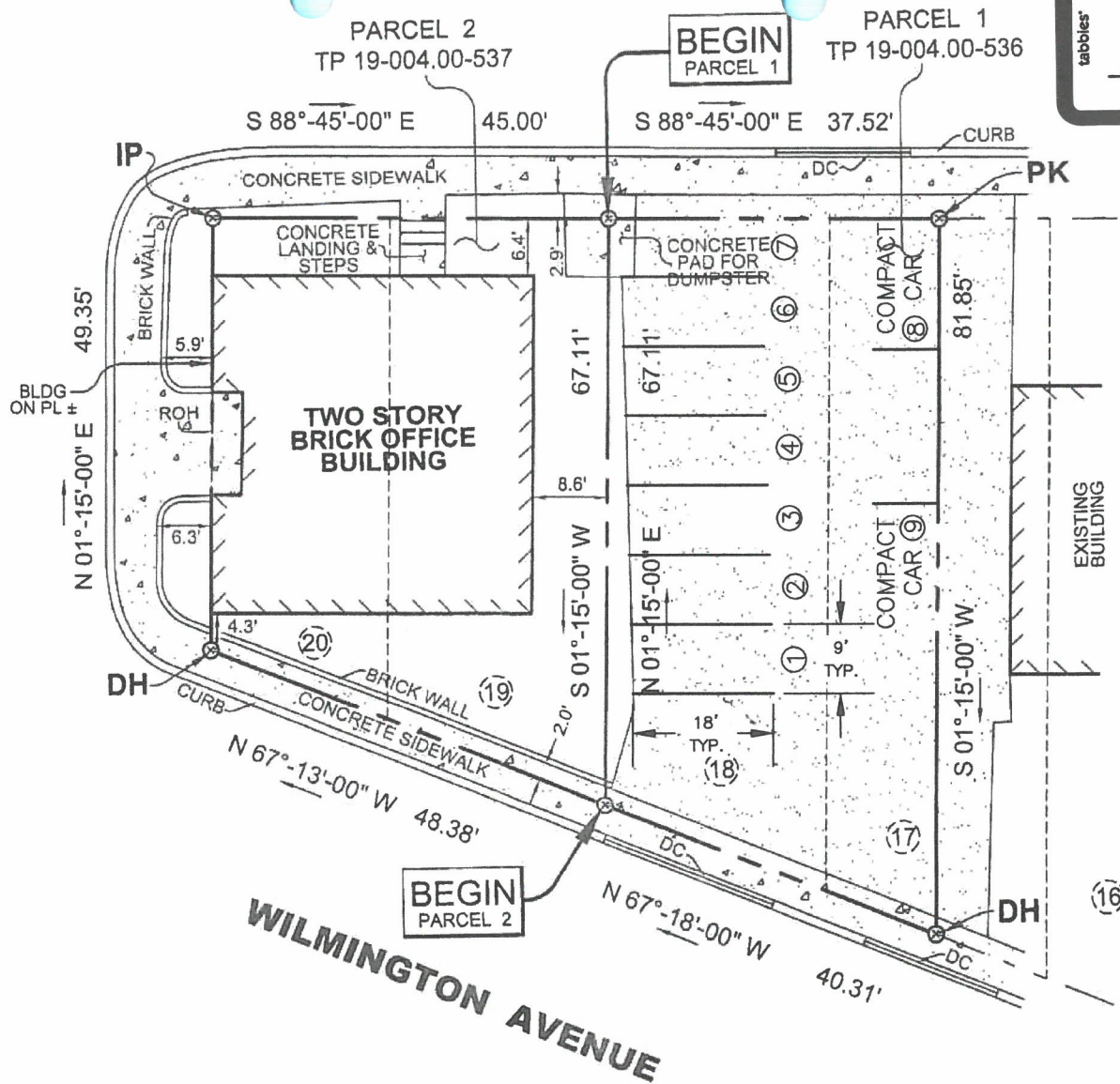


# NEW ROAD

EXHIBIT

tabbies

23-10 H



Property Survey

Property of

**SUPERIOR REAL ESTATE LLC**

Known as

920 and 922 New Road

p/o Lot No. 17, 18, 19 & 20

**OAK GROVE A.K.A. WALKER TRACT**

Situate in

Town of Elsmere, New Castle County, Delaware

Scale : 1" = 20' Date: June 15, 2011

Note to owner: No further improvements should be made from this plan. Property corners are not staked.  
DEGREE OF ACCURACY: \_ Urban X Suburban \_ Rural \_ Marshland

**ZEBLEY & ASSOCIATES, INC.**

Professional LAND SURVEYORS AND SITE PLANNERS

1206 KING STREET, WILMINGTON, DELAWARE 19801  
PHONE (302) 655-5648

PLS-534

Approved By Professional Land Surveyor

Project No. 611006

Location Map No.  
19-004.00-536 &  
19-004.00-537

Drawing No. 64198 M

EXHIBIT

tabbles

23-10I





23-10 J

Please Print

**OFFICE OF STATE FIRE MARSHAL**  
**APPLICATION FOR FIRE PROTECTION PLAN REVIEW - BUILDING**

Sussex County  
 Delaware Fire Service Center  
 22705 Park Avenue  
 Georgetown, DE 19947-6303  
 302-856-5298/Fax 302-856-5800

Kent County  
 Delaware Fire Service Center  
 1537 Chestnut Grove Road  
 Dover, DE 19904-1544  
 302-739-4394/Fax 302-739-3696

Delaware Fire Service Center  
 2307 MacArthur Road  
 New Castle, DE 19720-2426  
 302-323-5365/Fax 302-323-5366

1. Project Name: Wisdom2Witness Building Superior Bldg. Unit \_\_\_\_\_ Phase \_\_\_\_\_  
 Subdivision/Complex / Address: 920-922 New Road  
 City: Elsmere Zip Code 19805 County (NC, K, S): NC Number of Stories: 2  
 Complete Tax Parcel Number: 19-004.00-537 & 19-004.00-536 Is Building to be sprinklered? ☐ Y ☒ N  
 If yes, the preliminary sprinkler form is required.  
 Square Footage: Existing: 4,000 Proposed: N/A Existing free standing office building

2. Project Description: ☐ New ☐ Addition ☐ Renovation ☒ Tenant ☐ Other No Impact Permit -no renovations

This building will be utilized for: Office for grief counseling, grief coaching, life coaching and summer recreational & tutoring daycare

3. Fee Calculation: Building Construction Cost: 0 Fee: \_\_\_\_\_ Check #: \_\_\_\_\_ Deposit/Rtn Date: \_\_\_\_\_  
 Exempt Status: ☒ State ☐ County ☐ Federal ☐ DSHA ☐ Fire Company/Amb ☐ Municipality ☒ No Impact  
 (Check or Money Order made payable to the "State of Delaware") NO CASH ACCEPTED

4. Applicant Phone: 302-757-0840  
 Cell Phone: 302-757-0840

\*Signature required in Item #8 Fax: N/A

Applicant's Name: Regina LeCompte

Company Name: Wisdom2Witness, Inc.

Address: 1006 Chestnut Street

City: Wilmington State: DE ZipCode: 19805

Email: wisdom2witness@gmail.com

5. Engineer/Architect Phone: \_\_\_\_\_  
 Cell Phone: \_\_\_\_\_  
 Fax: \_\_\_\_\_

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ ZipCode: \_\_\_\_\_  
 Email: \_\_\_\_\_

6. Property Owner: Phone: 302-658-5949  
 Cell Phone: 302-420-3140  
 Fax: 302-658-5983

Name: Superior Rental Properties, LLC

Address: 36 Germay Drive

City: Wilmington State: DE ZipCode: 19804

Email: jane@superiorelectric.biz

7. Contractor/Installer Phone: \_\_\_\_\_  
 Cell Phone: \_\_\_\_\_  
 Fax: \_\_\_\_\_

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

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZipCode: \_\_\_\_\_

Email: \_\_\_\_\_

Any approval of the submitted project documents does not relieve the owner, designer, contractor, or designated representative from their responsibility to comply with applicable provisions of the Delaware State Fire Prevention Regulation.

8. Applicant Signature: Regina LeCompte Date: 6/20/2023

FOR OFFICE USE ONLY:

[Signature]  
 FIRE PROTECTION SPECIALIST

I.D. #

Plan Review #

214324

2023-02-214324-REN-01

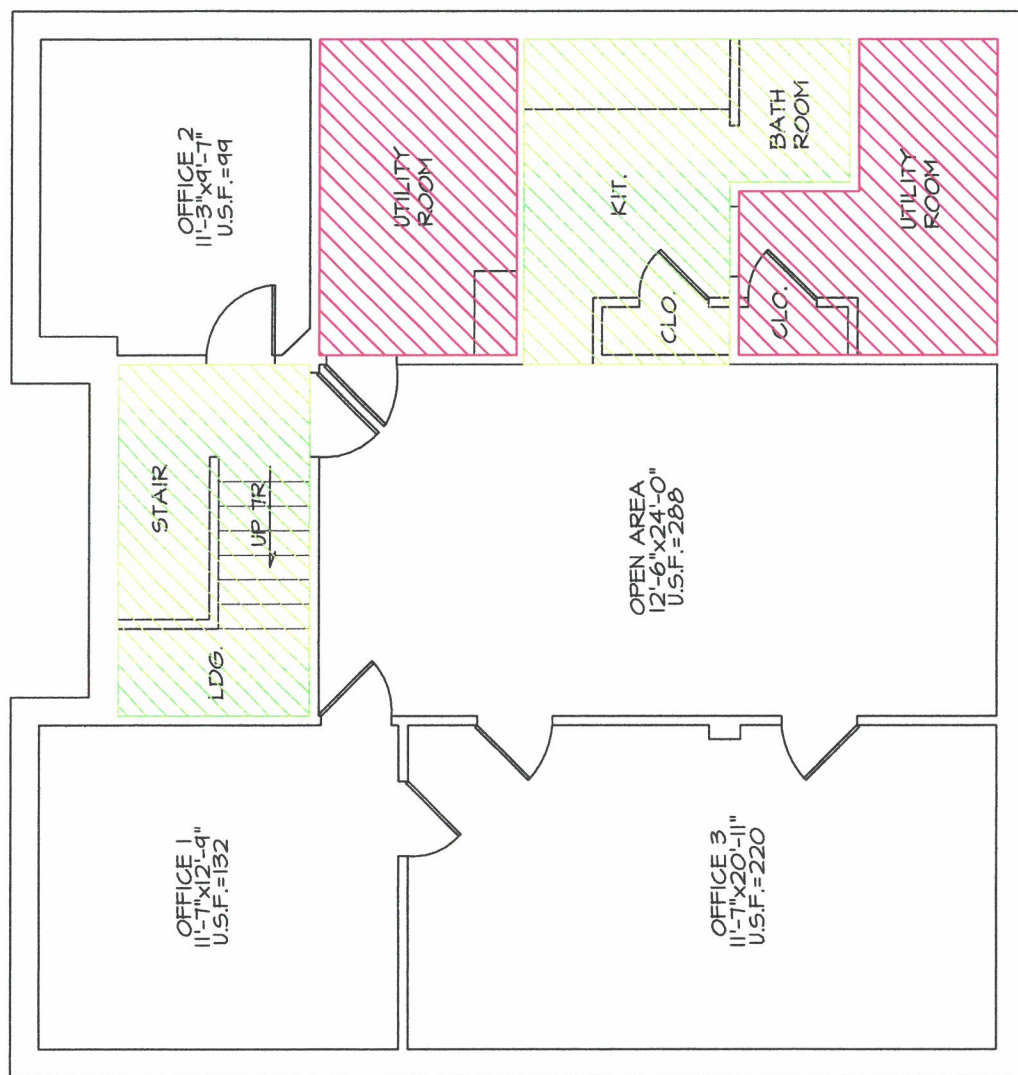
RECEIVED

DATE

☐ Rolled plans

JUN 21 2023



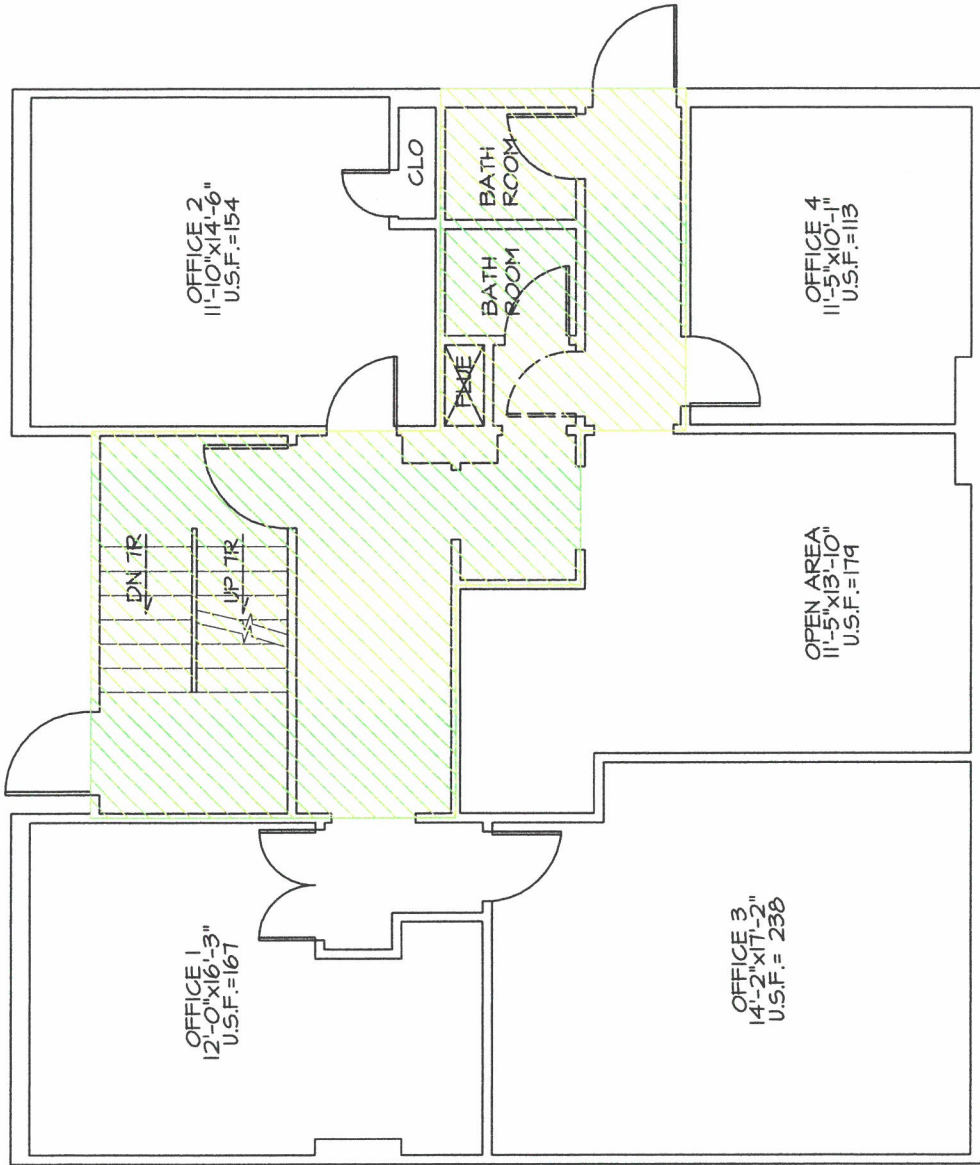


# GROUND FLOOR SUPERIOR BUILDING ELSMERE, DE.

## RENTABLE SQFT

OFFICE #1 = 181 SQFT.  
OFFICE #2 = 136 SQFT.  
OFFICE #3 = 281 SQFT.  
OPEN AREA = 325 SQFT.  
COMMON AREA  
STAIR = 103 SQFT.  
KIT. = 104 SQFT.  
UTILITY ROOM = 158 SQFT.  
BATH ROOM = 265 SQFT.

COMMON TOTAL = 391 SQFT.  
OFFICE TOTAL = 423 SQFT.  
TOTAL = 1,314 SQFT.



## RENTABLE SQFT

OFFICE #1 =	188 SQFT.
OFFICE #2 =	198 SQFT.
OFFICE #3 =	255 SQFT.
OFFICE #4 =	134 SQFT.
OPEN AREA =	212 SQFT.
COMMON AREA	=84 SQFT.
STAIR	=36 SQFT.
BATH ROOMS	=193 SQFT.
HALL	

COMMON TOTAL =	333 SQFT.
OFFICE TOTAL =	987 SQFT.
TOTAL =	1,320 SQFT.

SECOND FLOOR  
SUPERIOR BUILDING  
ELSMERE, DE.



### THIRD FLOOR SUPERIOR BUILDING ELSMERE, DE.

#### RENTABLE SQFT

OFFICE #1 =	154	SQFT.
OFFICE #2 =	203	SQFT.
OFFICE #3 =	145	SQFT.
OPEN AREA 1 =	255	SQFT.
OPEN AREA 2 =	303	SQFT.
COMMON AREA		
STAIR =	84	SQFT.
CLOSET	= 11	SQFT.
BATH ROOMS	= 41	SQFT.
HALL	= 63	SQFT.
COMMON TOTAL	= 205	SQFT.
OFFICE TOTAL	= 1,145	SQFT.
TOTAL	= 1,400	SQFT.





GROUND FLOOR  
SCALE: 1/8" = 1'-0"

REASON(S):		DATE: 6/21/2003
MARK	DATE	PROJECT NO:
REMARKS/NOTES		SCALE: AS NOTED
		CS
		ORIGIN BY: CS
		DESIGNED BY: JEB
		CHECKED BY: JEB
		INVEST. NO. 6:

**FIRST FLOOR**

SES-101

SUPERIOR BUILDING  
920-922 NEW ROAD  
ELSMERE, DE 19805

PROJECT TITLE:

**DEAL:**

CONSULTANTS:

**STANDARD BOOK PUBLISHING**

**Washington, Delaware**

**SUPERIOR ELECTRIC  
SERVICE COMPANY**

**SES**

**"WHERE QUALITY Comes First"**  
302-658-5949

OFFICE #1	434	SQFT.
OFFICE #2	172	SQFT.
OFFICE #3	114	SQFT.
OPEN AREA	195	SQFT.
COMMON AREA	92	SQFT.
STAIR	39	SQFT.
BATH ROOMS	136	SQFT.
HALL		
OFFICE/OPEN COMMON TOTAL	915	SQFT.
COMMON TOTAL	267	SQFT.
	1,182	SQFT.



CONSULTANTS  
 JAMES H. HARRIS, P.E.  
 Mechanical, Electrical  
 AND PLUMBING ENGINEERING  
 10000 W. 10TH AVENUE, SUITE 100  
 DENVER, CO 80231  
 (303) 751-1000

SCALE

PROJECT TITLE

SUPERIOR BUILDING  
 920-922 NEW ROAD  
 ELSMERE, DE 19805

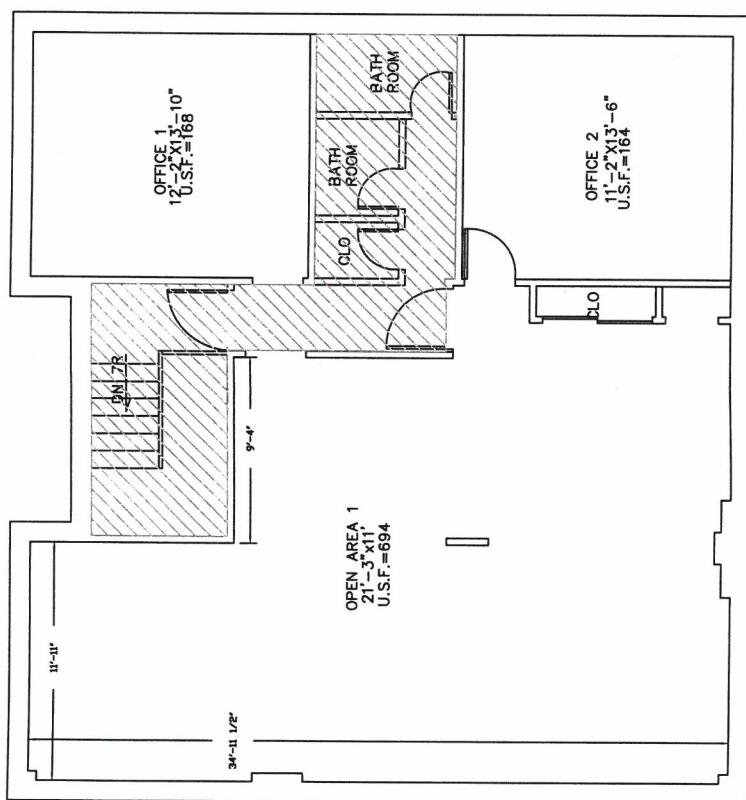
REVISIONS	DATE	DESCRIPTION

DATE	9/27/2003
PROJECT NO.	
SCALE	AS NOTED
DRAWN BY	
CHECKED BY	
DATE	

SHEET TITLE:

THIRD FLOOR

SES-103



THIRD FLOOR SUPERIOR BUILDING  
 ELSMERE, DE.

SCALE: 1/8" = 1'-0"

OFFICE #1	168 SQFT.
OFFICE #2	164 SQFT.
OPEN AREA #1	694 SQFT.
COMMON AREA	86 SQFT.
STAIR	48 SQFT.
BATH ROOMS	55 SQFT.
HALL	12 SQFT.
CLOSET	

OFFICE/OPEN TOTAL	1,026 SQFT.
COMMON TOTAL	201 SQFT.
TOTAL	1,227 SQFT.

LEGEND

EXIT SIGN WITH  
 EMERGENCY LIGHTS



**Parcel # 1900400537****EXHIBIT**

tabbles

23-10QProperty Address: 922 NEW RD  
WILMINGTON, DE 19805-

Subdivision: ELSMERE

Owner: SUPERIOR RENTAL PROPERTIES LLC  
36 GERMAY DROwner Address:  
WILMINGTON, DE 19804

Municipal Info: Incorporated in ELSMERE PROPERTY TAX AREA

Lot #: P 19 20	Property Class: COMMERCIAL
Location:	Lot Size: 0.06
Map Grid: 09603560	Lot Depth: 67.10
Block:	Lot Frontage: 45
Census Tract: 123.00	Street Finish:
Street Type:	
Water:	
Microfilm #: 000000	

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

- **FIRE/RESCUE - ELSMERE**
- **RED CLAY SCHOOL DIST-TRES**
- DE SEN 07-SPIROS MANTZAVINOS
- TRAFFIC ZONE T089 (YR2022)
- COUNCIL 1 - BRANDON T TOOLE
- DE REP 13-DESHANNA U NEAL
- NORTH OF C&D CANAL
- ADD REQ PER SEC 10.3.4.4 DSSR
- SEWER DISTRICT NORTHERN-ASMT
- PLANNING 8 - LOWER CHRISTINA

**Zoning**

- 19CC - COMMUNITY COMMERCIAL

**Deed History**

Grantee(s)	Deed	Multi?	Sale Date	Sale Amount
		N	12/1/1978	\$5.00
		N	9/1/1980	\$137,000.00
TRI-STAR ENTERPRISES	620 164	Y	11/1/1987	\$187,500.00
QUILL BENJAMIN F & JOANN N	1968 10	Y	8/15/1995	\$202,000.00
SFS PROPERTIES INC	20060314 0024691	Y	1/25/2006	\$525,000.00
BAY NATIONAL BANK	20110415 0019772	Y	2/8/2011	\$125,000.00
SUPERIOR RENTAL PROPERTIES LLC	20110701 0032210	Y	6/27/2011	\$10.00

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

Land: 15700  
 Structure: 88300  
 Homesite: 0  
 Total: 104000  
 County Taxable: 104000  
 School Taxable: 104000

**Tax Bills as of 7/19/2023 3:01:43 AM**

Tax Year	County			School		
	Principal Due	Penalty Due	Amt Paid	Principal Due	Penalty Due	Amt Paid
2005A	\$0.00	\$0.00	\$227.55	\$0.00	\$0.00	\$1,437.28
2006A	\$0.00	\$0.00	\$261.62	\$0.00	\$0.00	\$1,622.75
2007A	\$0.00	\$0.00	\$289.44	\$0.00	\$0.00	\$1,687.92
2008A	\$0.00	\$0.00	\$391.03	\$0.00	\$0.00	\$2,476.79
2009A	\$0.00	\$0.00	\$435.33	\$0.00	\$0.00	\$2,316.55
2010A	\$0.00	\$0.00	\$388.63	\$0.00	\$0.00	\$2,109.52
2011A	\$0.00	\$0.00	\$356.50	\$0.00	\$0.00	\$1,875.12
2012A	\$0.00	\$0.00	\$357.50	\$0.00	\$0.00	\$1,853.28
2013A	\$0.00	\$0.00	\$355.45	\$0.00	\$0.00	\$1,966.64
2014A	\$0.00	\$0.00	\$356.80	\$0.00	\$0.00	\$2,001.27
2015A	\$0.00	\$0.00	\$355.53	\$0.00	\$0.00	\$2,224.56
2016A	\$0.00	\$0.00	\$354.66	\$0.00	\$0.00	\$2,425.59
2017A	\$0.00	\$0.00	\$356.51	\$0.00	\$0.00	\$2,573.27
2018A	\$0.00	\$0.00	\$381.75	\$0.00	\$0.00	\$2,559.44
2019A	\$0.00	\$0.00	\$353.52	\$0.00	\$0.00	\$2,578.16
2020A	\$0.00	\$0.00	\$329.32	\$0.00	\$0.00	\$2,578.16
2021A	\$0.00	\$0.00	\$323.45	\$0.00	\$0.00	\$2,566.20

2022A	\$0.00	\$0.00	\$402.61	\$0.00	\$0.00	\$2,570.88
2023A	\$420.70	\$0.00	\$0.00	\$2,570.88	\$0.00	\$0.00

## Tax Payments as of 7/19/2023 3:01:43 AM

Date Paid	Amt Paid
9/26/2005	\$1,437.28
9/26/2005	\$227.55
10/12/2006	\$1,776.64
11/13/2006	\$106.61
6/12/2007	\$1.12
9/29/2007	\$1,977.36
3/14/2011	\$7,981.73
7/6/2011	\$136.12
10/3/2011	\$2,231.62
9/28/2012	\$2,210.78
10/2/2013	\$2,322.09
9/30/2014	\$2,358.07
10/1/2015	\$355.53
10/1/2015	\$2,224.56
10/3/2016	\$2,780.25
9/29/2017	\$2,929.78
10/2/2018	\$2,941.19
10/1/2019	\$2,931.68
10/13/2020	\$2,907.48
9/30/2021	\$2,889.65
10/3/2022	\$2,973.49

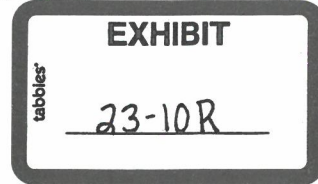
County Balance Due: \$420.70

School Balance Due: \$2,570.88

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 7/19/2023 3:01:10 AM

Tax Year	Principal Due	Penalty Due	Date Paid	Amount Paid
2007S1	\$0.00	\$0.00	6/12/2007	\$118.39
2007S2	\$0.00	\$0.00	6/12/2007	\$111.55
2007S3	\$0.00	\$0.00	8/6/2007	\$111.55
2007S4	\$0.00	\$0.00	2/25/2008	\$120.49
2008S1	\$0.00	\$0.00	2/25/2008	\$69.72
2008S2	\$0.00	\$0.00	8/8/2008	\$78.10
2008S3	\$0.00	\$0.00	8/8/2008	\$69.72
2008S4	\$0.00	\$0.00	2/26/2009	\$74.98
2009S1	\$0.00	\$0.00	2/26/2009	\$13.94
2009S2	\$0.00	\$0.00	3/14/2011	\$17.72
2009S3	\$0.00	\$0.00	3/14/2011	\$18.96
2009S4	\$0.00	\$0.00	3/14/2011	\$18.51
2010S1	\$0.00	\$0.00	3/14/2011	\$30.22
2010S2	\$0.00	\$0.00	3/14/2011	\$29.44
2010S3	\$0.00	\$0.00	3/14/2011	\$29.81
2010S4	\$0.00	\$0.00	3/14/2011	\$29.00
2011S1	\$0.00	\$0.00	7/6/2011	\$13.42
2011S2	\$0.00	\$0.00	7/6/2011	\$13.39
2011S3	\$0.00	\$0.00	8/18/2011	\$12.50
2011S4	\$0.00	\$0.00	11/9/2011	\$12.50
2012S1	\$0.00	\$0.00	3/1/2012	\$12.50
2012S2	\$0.00	\$0.00	5/29/2012	\$12.50
2012S3	\$0.00	\$0.00	8/21/2012	\$12.50
2012S4	\$0.00	\$0.00	11/20/2012	\$12.50
2013S1	\$0.00	\$0.00	2/28/2013	\$60.77
2013S2	\$0.00	\$0.00	5/17/2013	\$60.77
2013S3	\$0.00	\$0.00	8/22/2013	\$63.14
2013S4	\$0.00	\$0.00	11/27/2013	\$63.14
2014S1	\$0.00	\$0.00	4/7/2014	\$12.50
2014S2	\$0.00	\$0.00	5/23/2014	\$12.50
2014S3	\$0.00	\$0.00	8/20/2014	\$12.50
2014S4	\$0.00	\$0.00	11/18/2014	\$12.50
2015S1	\$0.00	\$0.00	2/25/2015	\$126.29
2015S2	\$0.00	\$0.00	5/13/2015	\$126.29
2015S3	\$0.00	\$0.00	8/24/2015	\$126.29
2015S4	\$0.00	\$0.00	11/24/2015	\$126.29
2016S1	\$0.00	\$0.00	3/1/2016	\$17.22
2016S2	\$0.00	\$0.00	5/19/2016	\$17.22
2016S3	\$0.00	\$0.00	8/25/2016	\$17.22
2016S4	\$0.00	\$0.00	11/28/2016	\$17.22
2017S1	\$0.00	\$0.00	2/28/2017	\$34.44
2017S2	\$0.00	\$0.00	5/19/2017	\$34.44
2017S3	\$0.00	\$0.00	8/21/2017	\$34.44
2017S4	\$0.00	\$0.00	11/21/2017	\$34.44
2018S1	\$0.00	\$0.00	2/28/2018	\$40.18
2018S2	\$0.00	\$0.00	5/18/2018	\$40.18
2018S3	\$0.00	\$0.00	8/22/2018	\$45.00
2018S4	\$0.00	\$0.00	11/19/2018	\$45.00



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2019S1	\$0.00	\$0.00	3/1/2019	
2019S2	\$0.00	\$0.00	5/20/2019	
2019S3	\$0.00	\$0.00	12/2/2019	
2019S4	\$0.00	\$0.00	12/2/2019	
2020S1	\$0.00	\$0.00	3/3/2020	
2020S2	\$0.00	\$0.00	5/27/2020	\$45.00
2020S3	\$0.00	\$0.00	8/25/2020	\$45.00
2020S4	\$0.00	\$0.00	11/30/2020	\$45.00
2021S1	\$0.00	\$0.00	3/4/2021	\$45.00
2021S2	\$0.00	\$0.00	5/26/2021	\$45.00
2021S3	\$0.00	\$0.00	8/23/2021	\$51.25
2021S4	\$0.00	\$0.00	11/24/2021	\$51.25
2022S1	\$0.00	\$0.00	3/1/2022	\$57.68
2022S2	\$0.00	\$0.00	5/17/2022	\$57.68
2022S3	\$0.00	\$0.00	8/22/2022	\$57.68
2022S4	\$0.00	\$0.00	11/16/2022	\$57.68
2023S1	\$0.00	\$0.00	2/28/2023	\$20.25
2023S2	\$0.00	\$0.00	5/17/2023	\$20.25
2023S3	\$20.25	\$0.00	Not Available	\$0.00

Balance Due: \$20.25

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

## Commercial Structure Characteristics

## Building #:

Occupancy:      # of Stories: 0      Year Built: 0  
 Struct Class:      Quality:      Condition:  
 Floor Level:      Grnd Flr Area: 0      Total Flr Area: 0  
 Ext Wall Type:      Wall Height: 0      Perimeter: 0  
 AC %: 0      Heat %: 0      Rentable Units: 0  
 Bsmt: 0      Bsmt Util:  
 Year Renov: 0      Renov Rtnng:      Eff. Yr Built: 0





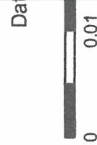
# 922 New Rd - Satellite

Author:

tabbles

EXHIBIT

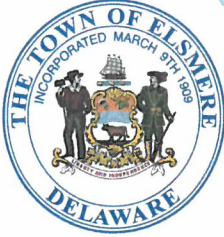
23-10T



New Castle County Delaware GIS: <https://gis.nccde.org>

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





# The Town of Elsmere

11 Poplar Avenue, Elsmere, Delaware 19805

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

EXHIBIT

tabbles

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## Witness List

Mayor

Eric Thompson

1<sup>st</sup> District Councilwoman  
President Pro-Tempore

Marianne Skipski

2<sup>nd</sup> District Councilwoman  
Secretary of Council

Sally Jensen

3<sup>rd</sup> District Councilwoman

Mary Steppi

4<sup>th</sup> District Councilman

Charles McKewen

5<sup>th</sup> District Councilwoman

Joann I. Personti

6<sup>th</sup> District Councilwoman

Dawn DiBiaso

Town Treasurer

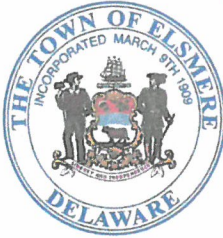
Paul Chalfant

City Solicitor

James McMackin

The following is a potential list of witnesses that may be called to testify during your petition hearing.

1. Code Officer Scott Allen
2. Code Officer Nicole Facciolo
3. Administrative Assistant Denise Lardani



# The Town of Elsmere

11 Poplar Avenue, Elsmere, Delaware 19805

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

EXHIBIT

23-10 V

## MEMORANDUM

Mayor

Eric Thompson

1<sup>st</sup> District Councilwoman  
President Pro-Tempore

Marianne Skipski

2<sup>nd</sup> District Councilwoman  
Secretary of Council

Sally Jensen

3<sup>rd</sup> District Councilwoman

Mary Steppi

4<sup>th</sup> District Councilman

Charles McKewen

5<sup>th</sup> District Councilwoman

Joann I. Personti

6<sup>th</sup> District Councilwoman

Dawn DiBiaso

Town Treasurer

Paul Chalfant

City Solicitor

James McMackin

To: Chairman James Personti  
Town of Elsmere Board of Adjustment

From: Chairman John Jaremchuk  
Town of Elsmere Planning Commission

Re.: Petition 23-10

Date: August 1, 2023

Dear Chairman Personti,

At the August 1, 2023 meeting of the Town of Elsmere's Planning Commission, the Commission reviewed the request for Petition 23-10 regarding Tax Parcel Number 1900-400-537. In this request, the applicant is requesting a special exception use per Town of Elsmere Code Chapter 225-28B and a variance from Chapter 225-19 for the operation of a day camp/church center in the 3-story commercial building, also known as 922 New Road.

After hearing testimony and having their questions answered, the commissioners in attendance unanimously voted to recommend **approval** of the petition to the Board of Adjustment.

Sincerely,

John Jaremchuk, Chairman  
Town of Elsmere Planning Commission