

**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 t 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 Tow 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: 1-Aug-2023

Petition Number: 23-12

Date of the Original Action: 30-Jul-2023

Tax Parcel Number: 1900500110

Subject Property Address: 108 Western Ave, Elsmere DE 19805

Property Owner's Name: Matthew Kurth

Phone Number: 302-932-8353

Property Owners Address: SAME

Applicant's Name: SAME

Applicant's Address: SAME

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

Automatic denial of permit due to legal non-conformance coverage status.

Reason for the Appeal:

The primary purpose of the request is to replace a garage which was removed by the prior owner due to its condition; the pad still exists but is too small to fit the vehicle I want to store.

Relief sought:

I request that the automatic denial be overridden and that I be granted permission to go forward with my request to the appropriate town bodies to review the request.

Applicant's Signature: 

Date: 1-AUG-2023



The Town of Elsmere

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

EXHIBIT

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23-12 B

July 31, 2023

Mayor

Eric Thompson

1st District Councilwoman
President Pro-Tempore

Marianne Skipski

2nd District Councilwoman
Secretary of Council
Sally Jensen

3rd District Councilwoman

Mary Steppi

4th District Councilman

Charles McKewen

5th District Councilwoman

Joann I. Personti

6th District Councilwoman

Dawn DiBiaso

Town Treasurer

Paul Chalfant

City Solicitor

James McMackin

Matthew Kurth
108 Western Avenue
Elsmere, DE 19805

Dear Mr. Kurth,

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

1. Lot coverage (current lot is at 37%, allowable is 30%)

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

Site Analysis
Petition 23-12

Property Owner: Matthew Kurth
Zoning District: R-1 Residential
Address: 108 Western Avenue
Primary Use: R-1 Residential
Parcel No.: 1900-500-110

LOT COVERAGE CALCULATIONS

Lot Area in Sq. Ft.: 7500 Sq. Ft.
Allowable Lot Coverage: 2250 Sq. Ft. (30 %)
Total Lot Coverage Currently: 2800 Sq. Ft. (37%)

❖ Residence =	1418 Sq. Ft.
❖ Driveway =	880 Sq. Ft.
❖ Impervious Pave =	502 Sq. Ft.

Proposed Addition: 288 Sq. Ft. (New Garage)
 108 New Impervious Coverage

Proposed Lot Coverage Total: 396 Sq. Ft. (37%)

Conclusion:

The applicant seeks to add 396 sq. ft. of additional lot coverage.

<u>Required Setbacks:</u>	Front: 20ft Side: 5ft	Rear: 30ft Both Sides: 10ft
<u>Existing Setbacks:</u>	Front: 11.7ft Side: 0.7ft	Rear: 1.5 +/-ft Both Sides: 9.9ft
<u>Proposed Setbacks:</u>	Front: 11.7ft Side: 3ft	Rear: 5ft Both Sides: 12.2ft

Conclusion:

All existing setbacks are legal non-conforming. The proposed side yard setback is non-conforming.

STATEMENT OF FACT

The subject parcel is existing legal non-conforming regarding:
Lot coverage. The lot is currently at 37%. The maximum allowable is 30%.
Front, rear, and side yard setbacks. Front is 11.7ft (20 required), rear is 1.5ft (5 required for accessory buildings), one side is 0.7ft (5 required), both sides are 9.9ft (10 is required).

REQUEST BY THE APPLICANT

To install a new garage in place where an old one sat on top of an existing concrete pad. The new proposed garage will be larger in size, creating new impervious coverage. The applicant also seeks to install new impervious coverage to connect the existing driveway to the proposed garage and a new small strip of concrete sidewalk.

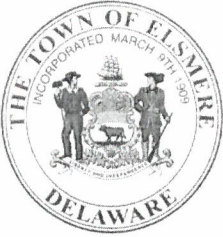
ISSUE(S)

1. The subject parcel is legal non-conforming. The Code of the Town of Elsmere Chapter 225-31C prohibits the expansion of a non-conforming use.
2. The subject parcel's lot coverage would increase from 37% to 43%.
3. The subject parcel's side yard setback on one side would slightly improve from 0.7 to 3ft, but still be legal non-conforming.

GRANTING OF THE PETITION

Should the Planning Commission and Board of Adjustment of the Town of Elsmere grant Petition 23-12, the following would need to occur:

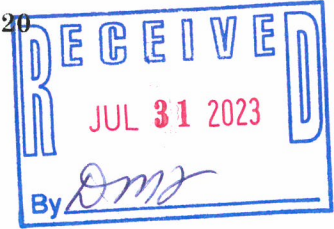
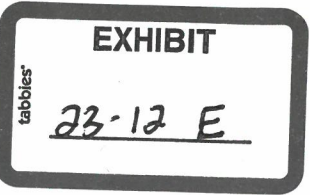
1. The Planning Commission of the Town of Elsmere would need to determine that the proposed garage meets the harmonious development intent of the Code of the Town of Elsmere Chapter 225-9.
2. The Board of Adjustment of the Town of Elsmere would need to grant a variance from the Code of the Town of Elsmere Chapter 225, Attachment 3 to allow for 43% lot coverage in lieu of the required 30%.
3. The Board of Adjustment of the Town of Elsmere would need to grant a variance from the Code of the Town of Elsmere Chapter 225, Attachment 3 to allow for a side yard setback of 3-feet in lieu of the required 5-foot.
4. The applicant shall obtain a permit from the Town of Elsmere Code Enforcement Department within 1 year of any approval.



The Town of Elsmere

11 Poplar Avenue, Elsmere, Delaware 19805

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



Application for Hearing

☒ Board of Adjustment

☒ Planning Commission

Petition # 23-11 Filing Fee: _____ Date Received 1/31/23 Received by: Dmr

Subject Property: 108 Western Ave

Property is:

☒ Residential

☐ Commercial

Tax Parcel # 1900500110 Zoning District: 2

Applicant name:

Matthew Kurth

Address: 108 Western Ave Telephone # 302-932-8353

City: Wilmington State: DE Zip Code: 19805

Application for Zoning Variance Related to: Garage / Walkway

☐ Front yard setback

☒ Lot Coverage

☒ Rear yard setback

☐ Fencing

☒ Side yard setback

☐ Parking requirements

☐ Lot Area

☐ Signage

☐ Rezoning

Current Zoning: 19R1 New Zoning Request: _____

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: I want to replace the garage that was
previously on the property but have it be closer to code conformance.

State reasons for this request: The property is already over coverage limit as the
pad for the old garage is still present. The new garage is slightly larger
as the antique vehicle to be stored there is larger than average (1965 Buick
Wildcat -- length is 218"). The desired placement is to not be up against
the property line and also avoid an awkward dogleg in the driveway.

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:

SAME AS ABOVE

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: 7/28/2023

Legal Owner's Signature: _____ Date: _____

BUILDING SUBCODE TECHNICAL SECTION

A. IDENTIFICATION--APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE.

Block 100 Lot 131

Work Site Location 108 Western Ave, Elsmere

Owner in Fee Matthew Kurth & Larissa Ransom

Address 108 Western Ave, Wilmington DE 19805

Tele 302-932-8353

Contractor

Address

Tele

Lic. No. or Bldgs. Reg No.

Federal Emp. No.

JOB SUMMARY (Office Use Only)		PLAN REVIEW		Date	Initial	INSPECTIONS		Dates (Month/Day)	
						Type	Failure	Failure	Approval
<input type="checkbox"/>	No Plans Required					Footings			
<input type="checkbox"/>	All					Foundation			
<input type="checkbox"/>	Footings					Slab			
<input type="checkbox"/>	Foundation					Frame			
<input type="checkbox"/>	Other					Barrier-Free			
Joint Plan Review Required:						Insulation			
<input type="checkbox"/>	Elec.	<input type="checkbox"/>	Plumb.	<input type="checkbox"/>	Fire	Finishes			
SUBCODE APPROVAL						Energy			
<input type="checkbox"/>	CO	<input type="checkbox"/>	CCO	<input type="checkbox"/>	CA	Mechanical			
Date						TCO			
Approved by:						Other			
						Final			
						Barrier-Free			

B. BUILDING CHARACTERISTICS

Use Group	Present	Proposed
Constr. Class	Present	Proposed
No. of Stories		
Height of Structure		
Area - Largest Floor		
New Bldg. Area/All Floors		
Volume of New Structure		
Total Land Area Disturbed		

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent of) owner of record and am authorized to make this application.

Signature: *[Signature]*

Date Received
Date Issued
Control #
Permit #

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK

1. Replace existing pad from prior garage (removed in 2018) with a new somewhat larger garage.
2. Add a section of driveway to connect the existing driveway to the new garage (this section existed in the past but was removed circa 2012).
3. Add a walkway to connect the existing walkway at the front of the house to the driveway.

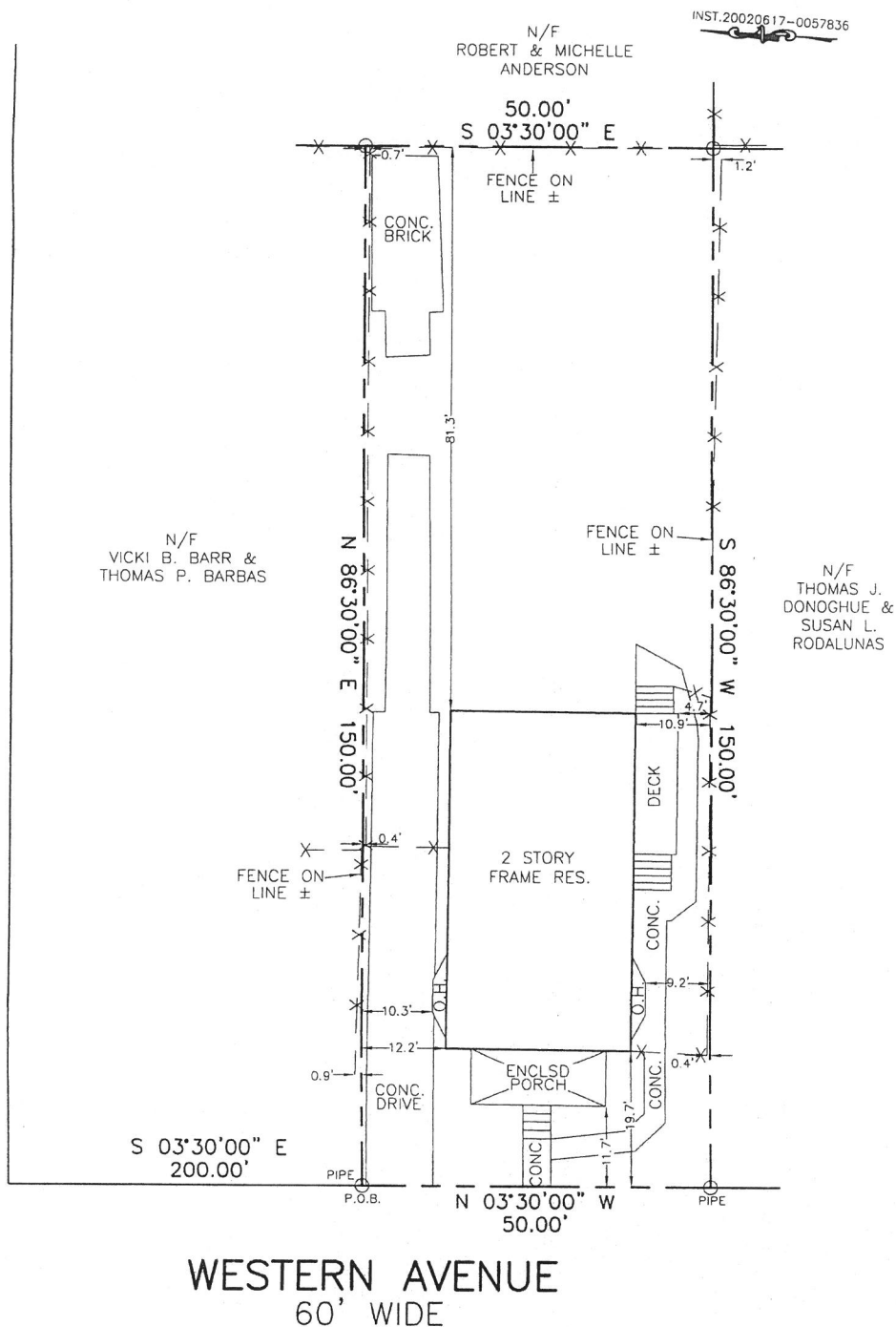
DATE: *Legal Non-Conforming - Lot cov & setbacks*

TYPE OF WORK

- ☒ New Building
☐ Addition
☐ Alteration
☐ Demolition
- ☐ Roofing
☐ Siding
☐ Fence
☐ Sign
☐ Pool
☐ Asbestos Abatement
☐ Lead Haz Abatement
☐ Other

FEE (Office Use Only)	
Administrative Surcharge	\$
Minimum Fee	\$
Fee	\$
TOTAL FEE	\$

23-12 H

WILMINGTON AVENUE
VARYING WIDTHS

I HEREBY DECLARE THAT THE IMPROVEMENTS SHOWN HEREON HAVE BEEN LOCATED. THIS PLAN IS INTENDED FOR THE USE OF THE PARTIES INVOLVED WITH THIS LAND TRANSACTION AND SHALL NOT BE REPRODUCED OR USED FOR ANY OTHER PURPOSE, INCLUDING FUTURE IMPROVEMENTS AND DETERMINING PROPERTY LINES. TREES, LANDSCAPING OR OTHER FEATURES HAVE NOT BEEN LOCATED UNLESS SHOWN HEREON. PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS AND EASEMENTS OF RECORD. THE ZONING CLASSIFICATION SHOWN HEREON REPRESENTS CURRENT ZONING AS OF THE DATE OF THIS PLAN. THE MINIMUM REQUIREMENTS ARE FROM THE ZONING CODE. ANY RESTRICTION LINES SHOWN ABOVE ARE FROM THE RECORD PLAN OR DEED RESTRICTIONS PROVIDED TO A.E.S. SURVEYORS. ANY VARIANCES, AGREEMENTS OR PRIOR ZONING ARE NOT KNOWN UNLESS SHOWN HEREON. IN ACCORDANCE TO THE DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS REGULATION 12.7, A WAIVER NOT TO SET CORNERS HAS BEEN OBTAINED IF THIS DRAWING DOES NOT CONTAIN AN ORIGINAL RAISED IMPRESSION SEAL IT IS NOT IN COMPLIANCE WITH REGULATIONS AND CAN ONLY BE USED FOR REVIEW PURPOSES.

PROPERTY TO BE CONVEYED TO:
MATTHEW WILLIAM KURTH & LARISSA JEANNE RANBOM

MORTGAGE SURVEY PLAN
108 WESTERN AVENUE

ELSMERE
TOWN OF ELSMERE
NEW CASTLE COUNTY - DELAWARE
TAX PARCEL #19 005.00 110

ZONED: R1 (BUILT 1936)

SETBACKS:

FRONT-20'

REAR-30'

SIDE-5'

A.E.S. SURVEYORS3913 OLD CAPITOL TRAIL
WILMINGTON, DE. 19808

PHONE: 302-993-1059

FAX: 302-993-1067

EMAIL: OFFICE@AESURVEYORS.COM

SCALE: 1"=20'

DATE: 8/6/18

DEED REF: 20180302-0010206

PLAT REF: MF#215

JOB # 20182099

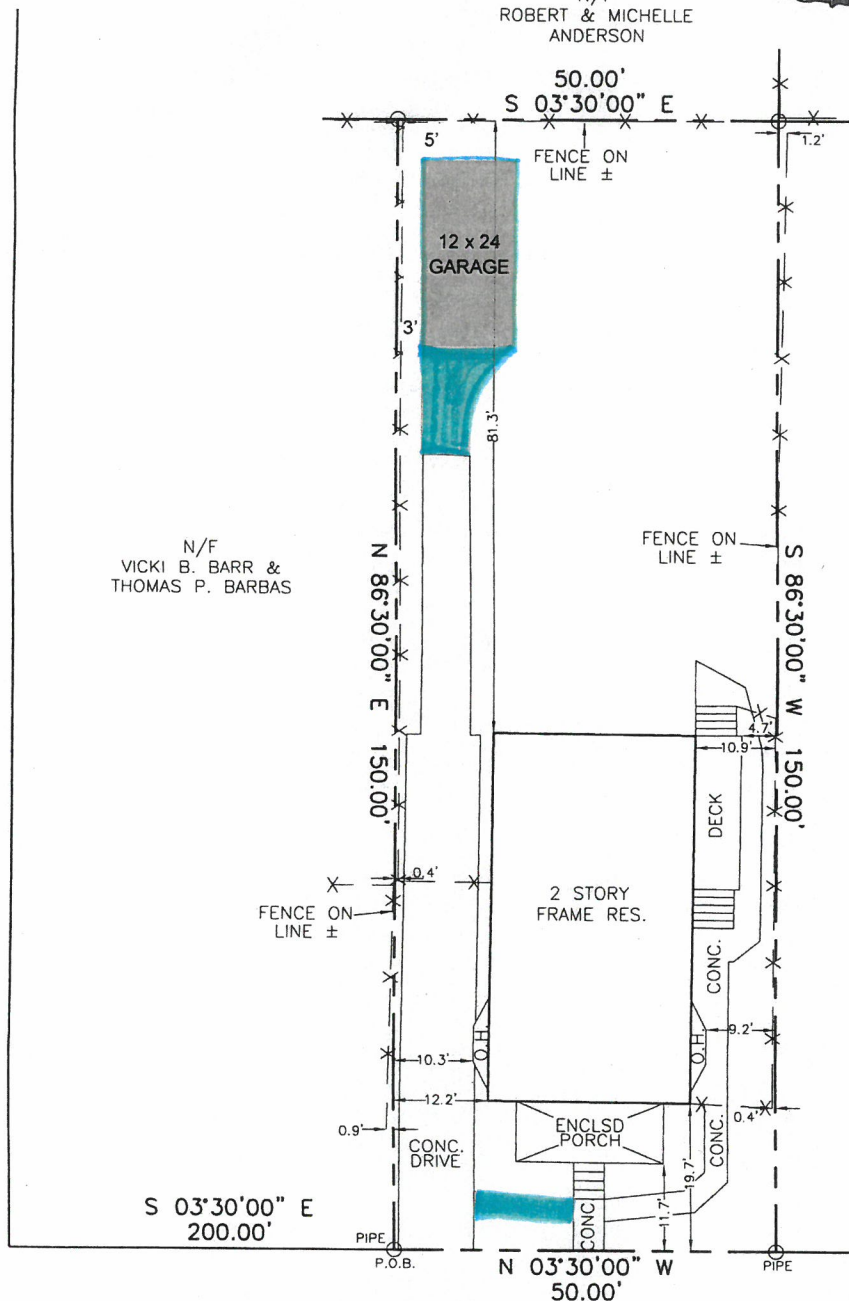
CLASS S SURVEY

EXHIBIT

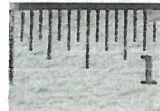
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23-12 I

INST. 20020617-0057836

N/F
ROBERT & MICHELLE
ANDERSONWILMINGTON AVENUE
VARYING WIDTHSN/F
VICKI B. BARR &
THOMAS P. BARBASN/F
THOMAS J.
DONOGHUE &
SUSAN L.
RODALUNASWESTERN AVENUE
60' WIDE

Scale Reference



I HEREBY DECLARE THAT THE IMPROVEMENTS SHOWN HEREON HAVE BEEN LOCATED. THIS PLAN IS INTENDED FOR THE USE OF THE PARTIES INVOLVED WITH THIS LAND TRANSACTION AND SHALL NOT BE REPRODUCED OR USED FOR ANY OTHER PURPOSE, INCLUDING FUTURE IMPROVEMENTS AND DETERMINING PROPERTY LINES. TREES, LANDSCAPING OR OTHER FEATURES HAVE NOT BEEN LOCATED UNLESS SHOWN HEREON. PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS AND EASEMENTS OF RECORD. THE ZONING CLASSIFICATION SHOWN HEREON REPRESENTS CURRENT ZONING AS OF THE DATE OF THIS PLAN. THE MINIMUM REQUIREMENTS ARE FROM THE ZONING CODE. ANY RESTRICTION LINES SHOWN ABOVE ARE FROM THE RECORD PLAN OR DEED RESTRICTIONS PROVIDED TO A.E.S. SURVEYORS. ANY VARIANCES, AGREEMENTS OR PRIOR ZONING ARE NOT KNOWN UNLESS SHOWN HEREON. IN ACCORDANCE TO THE DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS REGULATION 12.7; A WAIVER NOT TO SET CORNERS HAS BEEN OBTAINED IF THIS DRAWING DOES NOT CONTAIN AN ORIGINAL RAISED IMPRESSION SEAL IT IS NOT IN COMPLIANCE WITH REGULATIONS AND CAN ONLY BE USED FOR REVIEW PURPOSES.

PROPERTY TO BE CONVEYED TO:
MATTHEW WILLIAM KURTH & LARISSA JEANNE RANBOM**MORTGAGE SURVEY PLAN**
108 WESTERN AVENUEELSMERE
TOWN OF ELSMERE
NEW CASTLE COUNTY - DELAWARE
TAX PARCEL # 19 005.00 110

ZONED: R1 (BUILT 1936)

SETBACKS:

FRONT - 20'

REAR - 30'

SIDE - 5'

A.E.S. SURVEYORS

3913 OLD CAPITOL TRAIL

WILMINGTON, DE. 19808

PHONE: 302-993-1059

FAX: 302-993-1067

EMAIL: OFFICE@AESURVEYORS.COM

SCALE: 1"=20'

DATE: 8/6/18

DEED REF: 20180302-0010206

PLAT REF: MF#215

JOB # 20182099

CLASS S SURVEY

EXHIBIT

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23-12 J





EXHIBIT
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EXHIBIT
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23-12 N

108 Western Ave





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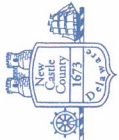


Date: 8/7/2023



Petition 23-12 - 108 Western Avenue

Author:



Parcel # 1900500110

Property Address: 108 WESTERN AVE
WILMINGTON, DE 19805-

Subdivision: ELSMERE

Owner: KURTH MATTHEW WILLIAM & RANBOM LARISSA JEANNE
108 WESTERN AVENUE

Owner Address:
WILMINGTON, DE 19805

Municipal Info: Incorporated in ELSMERE PROPERTY TAX AREA

EXHIBIT

tabbles

23-12 P

Lot #: 131
Location:
Map Grid: 09403560
Block:
Census Tract: 124.00
Street Type: FEEDER
Water: PUBLIC
Microfilm #: 000215

Property Class: RESIDENTIAL
Lot Size: 0.17
Lot Depth: 150
Lot Frontage: 50
Street Finish:

District & Zoning Info**Districts**

- **FIRE/RESCUE - ELSMERE**
- **RED CLAY SCHOOL DIST-TRES**
- DE SEN 07-SPIROS MANTZAVINOS
- 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
- TRAFFIC ZONE T093 (YR2022)
- SEWER DISTRICT NORTHERN-ASMT
- PLANNING 8 - LOWER CHRISTINA

Zoning

- 19R1 - ONE FAMILY DWELLING

Deed History

Grantee(s)	Deed	Multi?	Sale Date	Sale Amount
CAHALL WILLIAM E & SANDRA M	Z83 893	N	Not Available	\$15,200.00
CAHALL WILLIAM E	1363 116	N	8/1/1970	\$15,650.00
RASH LEILANI D	20140327 0012276	N	7/7/1992	\$10.00
HADLEY STEPHEN B JR & RYAN GEOFFREY	20180302 0010206	N	3/21/2014	\$10.00
KURTH MATTHEW WILLIAM & RANBOM LARISSA JEANNE	20180904 0044839	N	2/28/2018	\$123,000.00
		N	8/24/2018	\$10.00

Tax/Assessment Info**Assessment**

Land: 7900
Structure: 44400
Homesite: 0
Total: 52300
County Taxable: 52300
School Taxable: 52300

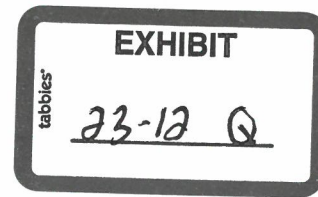
Tax Bills as of 8/7/2023 3:01:37 AM

Tax Year	County			School		
	Principal Due	Penalty Due	Amt Paid	Principal Due	Penalty Due	Amt Paid
2010A	\$0.00	\$0.00	\$186.63	\$0.00	\$0.00	\$1,011.19
2011A	\$0.00	\$0.00	\$179.28	\$0.00	\$0.00	\$942.97
2012A	\$0.00	\$0.00	\$179.78	\$0.00	\$0.00	\$931.99
2013A	\$0.00	\$0.00	\$178.75	\$0.00	\$0.00	\$988.99
2014A	\$0.00	\$0.00	\$179.43	\$0.00	\$0.00	\$543.29
2015A	\$0.00	\$0.00	\$178.79	\$0.00	\$0.00	\$618.70
2016A	\$0.00	\$0.00	\$178.35	\$0.00	\$0.00	\$719.79
2017A	\$0.00	\$0.00	\$179.28	\$0.00	\$0.00	\$894.06
2018A	\$0.00	\$0.00	\$191.99	\$0.00	\$0.00	\$1,287.10
2019A	\$0.00	\$0.00	\$177.78	\$0.00	\$0.00	\$1,296.51
2020A	\$0.00	\$0.00	\$165.62	\$0.00	\$0.00	\$1,296.51
2021A	\$0.00	\$0.00	\$162.66	\$0.00	\$0.00	\$1,290.50
2022A	\$0.00	\$0.00	\$202.46	\$0.00	\$0.00	\$1,292.85
2023A	\$201.58	\$0.00	\$0.00	\$1,292.85	\$0.00	\$0.00

Tax Payments as of 8/7/2023 3:01:37 AM

Date Paid	Amt Paid
10/7/2010	\$1,130.02
11/10/2010	\$67.80

9/29/2011
 9/11/2012
 9/27/2013
 9/25/2014
 9/23/2015
 9/20/2016
 9/13/2017
 8/29/2018
 8/29/2018
 9/26/2019
 9/24/2020
 9/28/2021
 9/27/2022



\$1,122.25
 \$1,111.77
 \$1,167.74
 \$722.72
 \$797.49
 \$898.14
 \$1,073.34
 \$191.99
 \$1,287.10
 \$1,474.29
 \$1,462.13
 \$1,453.16
 \$1,495.31

County Balance Due: \$201.58

School Balance Due: \$1,292.85

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 8/7/2023 3:01:06 AM

Tax Year	Principal Due	Penalty Due	Date Paid	Amount Paid
2007S1	\$0.00	\$0.00	2/9/2007	\$269.58
2008S1	\$0.00	\$0.00	2/22/2008	\$288.17
2009S1	\$0.00	\$0.00	2/18/2009	\$213.80
2010S1	\$0.00	\$0.00	6/25/2010	\$238.89
2011S1	\$0.00	\$0.00	2/23/2011	\$212.70
2012S1	\$0.00	\$0.00	2/24/2012	\$220.99
2013S1	\$0.00	\$0.00	2/22/2013	\$232.04
2014S1	\$0.00	\$0.00	3/5/2014	\$206.65
2015S1	\$0.00	\$0.00	2/19/2015	\$160.73
2016S1	\$0.00	\$0.00	2/11/2016	\$126.29
2017S1	\$0.00	\$0.00	2/13/2017	\$126.29
2018S1	\$0.00	\$0.00	1/31/2018	\$126.29
2019S1	\$0.00	\$0.00	2/20/2019	\$56.00
2019S5	\$0.00	\$0.00	4/16/2020	\$162.59
2020S1	\$0.00	\$0.00	3/27/2020	\$231.71
2021S1	\$0.00	\$0.00	2/9/2021	\$218.59
2022S1	\$0.00	\$0.00	2/11/2022	\$269.31
2023S1	\$0.00	\$0.00	2/2/2023	\$256.45

Balance Due: \$0.00

These amounts do not reflect statutory penalty, which was imposed on the first of the month. To obtain the exact amount necessary to pay the account in full, please call New Castle County's Treasury Division at (302) 395-5340.

Residence Characteristics

Residence 0

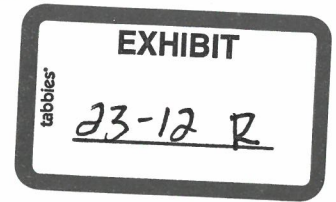
Building Design: CAPE COD	Residence Class: SFD PLATTED LOT
Grade: AVERAGE	Condition: GOOD
Year Built: 1936	# Stories: 1.5
Total Area (sq. ft.): 2275	Main Floor Area: 1274
# Rooms: 7	# Bedrooms: 3
# 1/2 Baths: 0	# Full Baths: 2
# Fam. Rooms: 0	# Fixtures: 8
Roof Type: GABLE	Roof Material: ASPHALT
Exterior Wall: ALUMINIUM OR VINYL	Interior Wall Finish: DRYWALL
Floor Finish: WOOD	Foundation: CONTINUOUS
Garage Capacity: 0	Basement %: 100%
Basement % Finished:	Basement Finish Type:
Attic % Finished:	
Unfinished %:	Unfinished Area: 0
Heat Type: HOT AIR	Air Conditioning:
Remodel Year: 83	



The Town of Elsmere

11 Poplar Avenue, Elsmere, Delaware 19805

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



Witness List

Mayor

Eric Thompson

1st District Councilwoman
President Pro-Tempore

Marianne Skipski

2nd District Councilwoman
Secretary of Council

Sally Jensen

3rd District Councilwoman

Mary Steppi

4th District Councilman

Charles McKewen

5th District Councilwoman

Joann I. Personti

6th 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
4. Town Manager Steve Martin