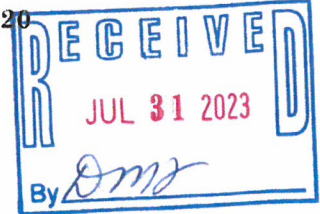
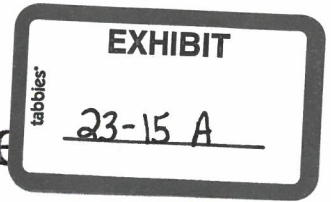




# The Town of Elsmere

11 Poplar Avenue, Elsmere, Delaware 19805

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



## Application for Hearing

- Board of Adjustment
- Planning Commission

Petition # 23-115 Filing Fee: \_\_\_\_\_ Date Received 7/31/23 Received by: DMJ

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

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

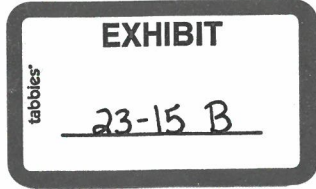
Current Zoning: 19R1 New Zoning Request: \_\_\_\_\_

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:

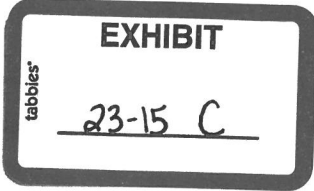
- A copy of a plot plan showing the following: location of the property; a diagram showing the layout, size, and location of existing structures on the property.
- A copy of any deed restrictions on the property.  
NOTE: THE BOARD OF ADJUSTMENT OR PLANNING COMMISSION CANNOT APPROVE ANY APPLICATION PROHIBITED 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: [Signature] Date: 7/28/2023

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



Site Analysis  
Petition 23-15

**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.

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

Existing Setbacks: Front: 11.7ft      Rear: 1.5 +/-ft  
Side: 0.7ft      Both Sides: 9.9ft

Proposed Setbacks: Front: 11.7ft      Rear: 5ft  
Side: 3ft      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)

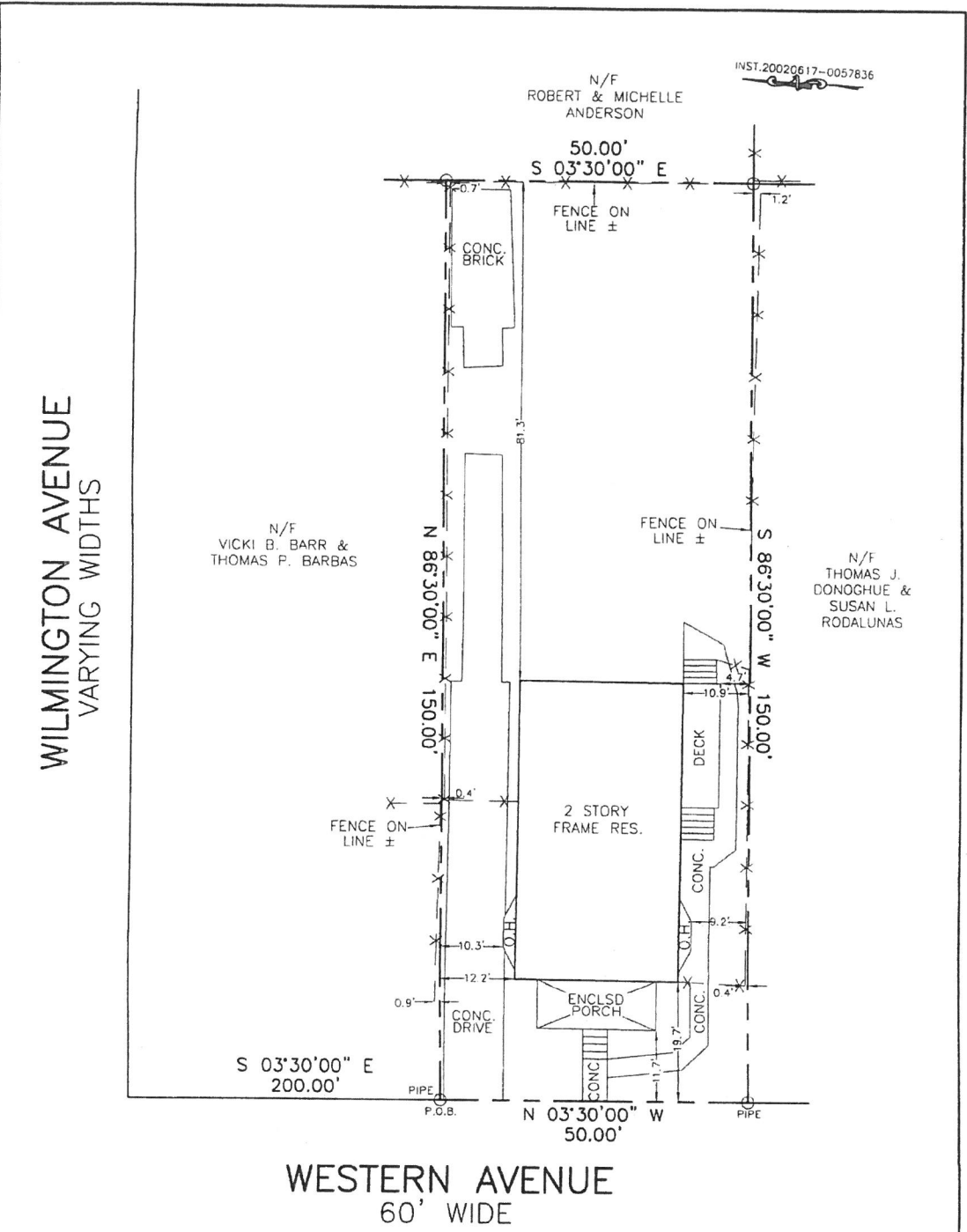
1. The subject parcel is legal non-conforming. The Code of the Town of Elsmere Chapter 225-31C prohibits the expansion of a non-conforming use.
2. The subject parcel's lot coverage would increase from 37% to 43%.
3. The subject parcel's side yard setback on one side would slightly improve from 0.7 to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

**EXHIBIT**  
 23-15 E



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		ZONED: R1 (BUILT 1936) SETBACKS: FRONT- 20' REAR- 30' SIDE- 5'	
<b>MORTGAGE SURVEY PLAN</b> 108 WESTERN AVENUE  ELSMERE TOWN OF ELSMERE NEW CASTLE COUNTY - DELAWARE TAX PARCEL # 19 005.00 110		<b>A.E.S. SURVEYORS</b> 3513 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**  
 23-15 F

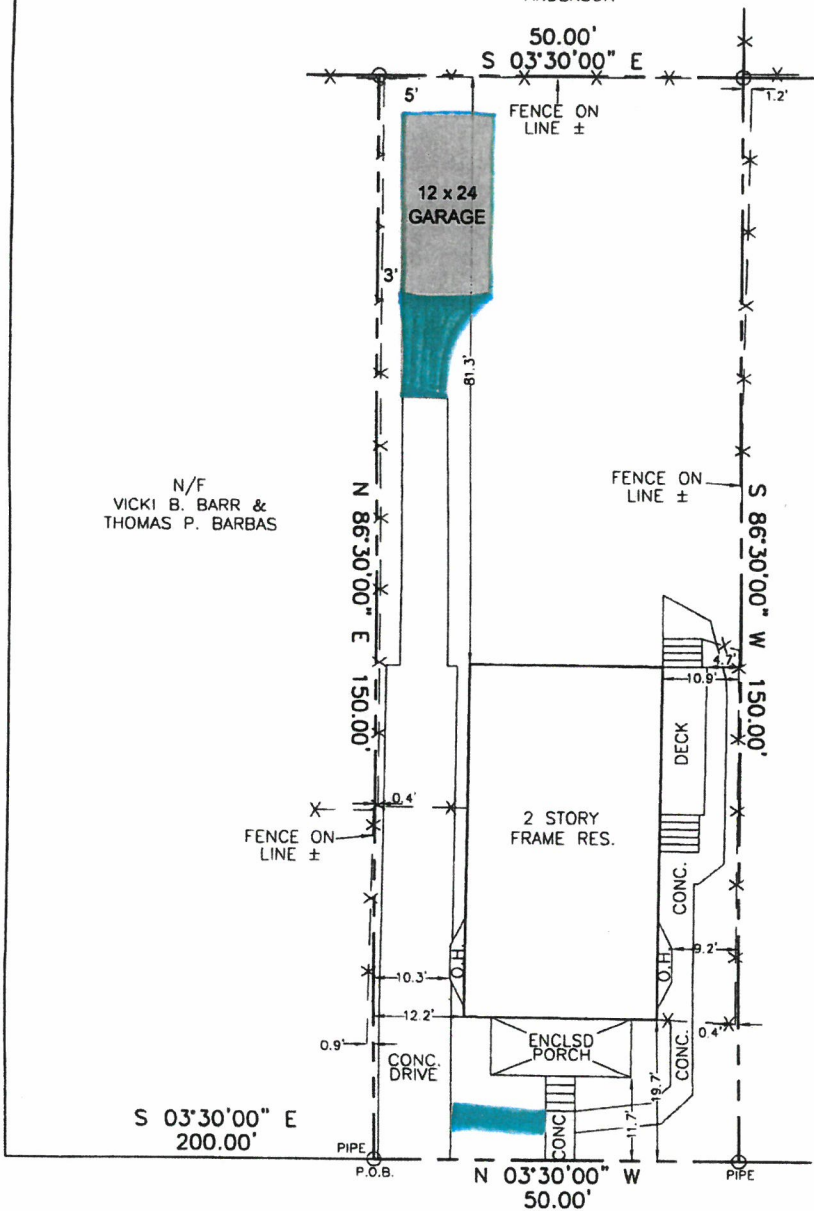
INST. 20020617-0057836

N/F  
 ROBERT & MICHELLE  
 ANDERSON

WILMINGTON AVENUE  
 VARYING WIDTHS

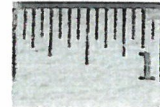
N/F  
 VICKI B. BARR &  
 THOMAS P. BARBAS

N/F  
 THOMAS J.  
 DONOGHUE &  
 SUSAN L.  
 RODALUNAS



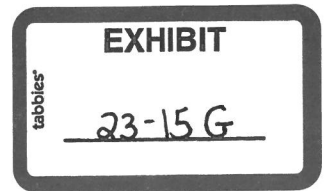
WESTERN AVENUE  
 60' WIDE

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		ZONED: R1 (BUILT 1936) SETBACKS: FRONT - 20' REAR - 30' SIDE - 5'
<b>MORTGAGE SURVEY PLAN</b> 108 WESTERN AVENUE		<b>A.E.S. SURVEYORS</b> 3913 OLD CAPITOL TRAIL WILMINGTON, DE. 19808 PHONE: 302-993-1059 FAX: 302-993-1067 EMAIL: OFFICE@AES SURVEYORS.COM
ELSMERE TOWN OF ELSMERE NEW CASTLE COUNTY - DELAWARE TAX PARCEL # 19 005.00 110		
DEED REF: 20180302-0010206	PLAT REF: MF#215	SCALE: 1"=20'      DATE: 8/6/18
		JOB # 20182099      CLASS S SURVEY



The following pages show several examples of other structures (mostly garages) on nearby properties. These are presented to show the replacement garage I am proposing not only replicates the preexisting layout on the lot, but is a common arrangement in the neighborhood to have them very near one or more property lines in the rear. Moving the garage significantly closer to the front of the lot (and the house) would actually be out of character for the area.

- 104 Western – Garage in back corner
- 106 Western – Pergola in back corner
- 110 Western – Shed in back corner
- 109 Northern – Shed in back corner





106 Ohio – Garage in back corner  
108 Ohio – Structures in back corner



- 113 Ohio – Garage in back corner
- 115 Ohio – Garage in back corner (with a large driveway)
- 117 Ohio – Garage in back corner



117 Western – Garage in back corner



201 Ohio – Garage in back corner



EXHIBIT

tabbies

23-15L





EXHIBIT  
23-15M



tabbies  
**EXHIBIT**  
23-15 N



EXHIBIT  
tabbles  
23-15 0

EXHIBIT

tabbles

23-15 P





# 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 Ranbom

Address 108 Western Ave, Wilmington DE 19805

Tele. 302-932-8353

Contractor \_\_\_\_\_

Address \_\_\_\_\_

Tele. \_\_\_\_\_

Fax \_\_\_\_\_

Lic. No. or Bldrs. Reg. No. \_\_\_\_\_

Federal Emp. No. \_\_\_\_\_

**JOB SUMMARY (Office Use Only)**

PLAN REVIEW	Date	Initial	INSPECTIONS	Dates (Month/Day)	Failure	Approval	Initial
<input type="checkbox"/> No Plans Required			Type:				
<input type="checkbox"/> All			Footing				
<input type="checkbox"/> Footing			Foundation				
<input type="checkbox"/> Foundation			Slab				
<input type="checkbox"/> Frame			Frame				
<input type="checkbox"/> Other			Barrier-Free				
Joint Plan Review Required:			Insulation				
<input type="checkbox"/> Elec. <input type="checkbox"/> Plumb. <input type="checkbox"/> Fire <input type="checkbox"/> Elevator			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 \_\_\_\_\_ Ft.  
 Area --- Largest Floor \_\_\_\_\_ Sq. Ft.  
 New Bldg. Area/All Floors \_\_\_\_\_ Sq. Ft.  
 Volume of New Structure \_\_\_\_\_ Cu. Ft.  
 Total Land Area Disturbed \_\_\_\_\_ Sq. Ft.

**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: \_\_\_\_\_

Est. Cost of Bldg. Work:  
 1. New Bldg. \$ \_\_\_\_\_  
 2. Alteration \$ \_\_\_\_\_  
 3. Total (1 + 2) \$ 0.00

Date Received \_\_\_\_\_  
 Date Issued \_\_\_\_\_  
 Control # \_\_\_\_\_  
 Permit # \_\_\_\_\_



**EXHIBIT**

23-15 Q

Tables

**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.

**DENYED BY THE TOWN MANAGER**  
*Legal Non-Conforming - Lot cov & setbacks*  
 DATE: \_\_\_\_\_

**TYPE OF WORK**

- New Building  
 Addition  
 Alteration  
 Roofing  
 Siding  
 Fence \_\_\_\_\_ Height (exceeds 6')  
 Sign \_\_\_\_\_ Sq. Ft.  
 Pool  
 Asbestos Abatement  
 Lead Haz. Abatement  
 Other \_\_\_\_\_  
 Demolition

**FEE (Office Use Only)**

\$ \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Administrative Surcharge \$ \_\_\_\_\_  
 Minimum Fee \$ \_\_\_\_\_  
 Fee \$ \_\_\_\_\_  
**TOTAL FEE \$ \_\_\_\_\_**

1 White = Inspector Copy  
 3 Pink = Office Copy  
 2 Green = Office Copy



tabbies®  
**EXHIBIT**  
23-15 R

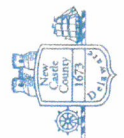


Date: 8/7/2023



# Petition 23-12 - 108 Western Avenue

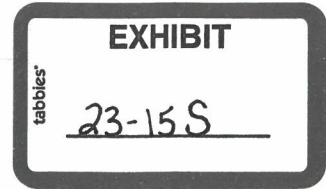
Author:



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

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

**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

Lot #: 131	Property Class: RESIDENTIAL
Location:	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
- 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
			8/24/2018	\$10.00

**Tax/Assessment Info**

Assessment

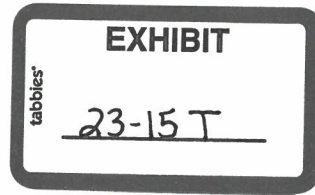
Land: 7900  
 Structure: 44400  
 Homesite: 0  
 Total: 52300  
 County Taxable: 52300  
 School Taxable: 52300

**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

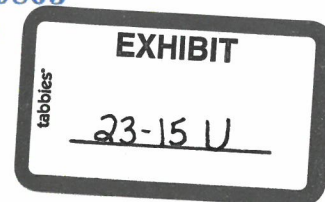
Building Design: CAPE COD	Residence Class: SFD PLATTED LOT
Grade: AVERAGE	Condition: GOOD
Year Built: 1936	# Stories: 1.5
Total Area (sq. ft.): 2275	Main Floor Area: 1274
# Rooms: 7	# Bedrooms: 3
# 1/2 Baths: 0	# Full Baths: 2
# Fam. Rooms: 0	# Fixtures: 8
Roof Type: GABLE	Roof Material: ASPHALT
Exterior 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

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
4. Town Manager Steve Martin