



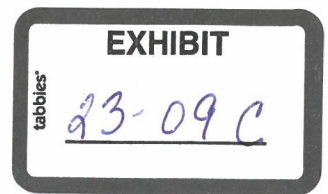
EXHIBIT
tabbles
23-09 A

RECEIVED
MAY 19 2023
By DMJ

TOWN OF ELSMERE

MINOR SUBDIVISION APPLICATION

Definition of a Minor Subdivision: All division of land into five (5) or fewer residential lots upon which building can occur or the adjustment of property lines to permit the expansion of an existing structure shall be approved and reviewed as a minor subdivision under the procedures and regulations below. Subdivisions of five (5) lots or fewer, which involve any new street or road, shall be reviewed and approved as major subdivisions. All division of land into commercial or industrial lots where no new streets or other public improvements are involved shall be reviewed and approved as minor subdivisions.	
Petition Number: <u>23-09</u>	Date Petition was Filed: <u>5-19-2023</u>
Subject Properties Address: <u>905 New Road</u>	Tax Parcel Number: <u>19-004.00-063</u>
Applicants Name: <u>Paoli Services</u>	Property Owners Name: <u>Corpus Christi Church, Inc.</u>
Applicants Address: <u>400 B and O Lane</u> <u>Wilmington, DE 19804</u>	Property Owners Address: <u>905 New Road</u> <u>Wilmington, DE 19801</u>
Applicants Phone Number: <u>302-998-7031</u>	Phone Number: <u>302-994-2922</u>
Applicant Relationship to the Owner: <u>equitable owner</u>	Relationship to the Owner: <u>Owner</u>
Reason for the requested Subdivision: <u>sale of gym portion of existing church property</u>	



STATEMENT OF FACT

1. The subject parcel is legal non-conforming in regard to lot coverage. A max lot coverage of 30% is allowed in the R-1 zoning district and the lot is 67% covered.
2. The subject parcel is legal non-conforming in regard to the building setbacks, there are multiple buildings on the subject parcel and as demonstrated on the “subdivision” plans a few buildings encroach into the required setbacks.
3. The existing parcel is legal non-conforming in regard to parking and parking buffers as demonstrated on the “subdivision” plans.

REQUEST BY THE APPLICANT

The applicant seeks to subdivide Parcel 19-00400-063 into two separate tax parcels.

ISSUE(S)

None

GRANTING OF THE PETITION

Should the Planning Commission and the Board of Adjustment of the Town of Elsmere grant Petition 23-09, the following would need to occur:

1. The Planning Commission of the Town of Elsmere shall review the application and subdivision for compliance with the Town of Elsmere Code 225-9 and ensure it meets harmonious development intent.
2. The Planning Commission of the Town of Elsmere shall review the subdivision as per Town of Elsmere Code 196-22 B (4).
3. The Board of Adjustment of the Town of Elsmere shall grant a variance from the Town of Code 225-10 E. (d)[3] for proposed Parcel “B” to allow for 88 parking spaces in lieu of the required 123 parking spaces.
4. The Council of the Town of Elsmere shall review the proposed subdivision as per Town of Elsmere Code 196-22 B. and make a determination.



May 19, 2023

C 2932-1

Ms. Diana Reed
Town Clerk
Town of Elsmere
11 Poplar Avenue
Elsmere, DE 19805

Dear Ms. Reed:

**SUBJECT: CORPUS CHRISTI CHURCH
NEW ROAD, ELSMERE, DELAWARE**

Enclosed for your review and approval are the following plans and supplemental information for the Minor Subdivision of the subject site:

1. One (1) mylar and twenty-five (25) prints of the Minor Subdivision Plan.
2. A completed Town of Elsmere Minor Subdivision Application.
3. A check in the amount of \$911.00 for the required review fee.

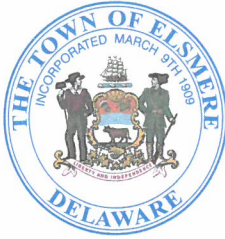
If you should have any questions or comments, please contact our office.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Ted C. Williams".

Ted C. Williams, P.E., FACEC
President

Enclosure



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

EXHIBIT

tabbies

23-09E

May 23, 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

Mr. Neil Carlson
Vandemark & Lynch, Inc.
P.O. BOX 2047
Wilmington, Delaware 19899

Re: Petition 23-09 Minor Subdivision Application

Dear Mr. Carlson,

Mr. Ted Williams from Landmark Science and Engineering has applied for a Minor Subdivision Application to subdivide parcel 1900-400-063, otherwise known as 905 New Rd (Corpus Christi Church). Mr. Williams has submitted this application on behalf of Dominick Paoli who is a potential buyer of the proposed lot. Mr. Paoli has obtained signature from Rev. Michael Darcy who is the authorized representative of this property and is aware that this application has been submitted.

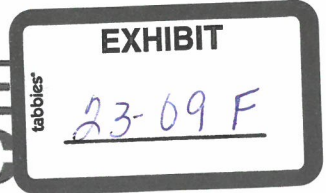
The Building Committee and Town Engineer are required, by the Code of the Town of Elsmere, to submit written comments to the Town Manager concerning the plans. These comments must be received no later than fifteen (15) business days from the date of this letter. Please review the enclosed documents and provide your written comments by June 13, 2023.

Thank you for your attention to this matter.

Sincerely,

Steve Martin
Town Manager

Cc: Mayor and Council
Building Committee




May 30, 2023

4305 MILLER ROAD
WILMINGTON, DE 19802-1901
(302) 764-7635 FAX (302) 764-4170
www.vdleng.com

V&L Project No. 25200.12

MEMORANDUM

TO: Steve Martin
Acting Town Manager – Town of Elsmere

FROM: Neil Carlson, P.E. 

RE: **Corpus Christi Church
Minor Subdivision Plan
TP# 19-004.00-063**

As requested, we have reviewed the Minor Subdivision Plan submitted for the referenced property. The plan consists of one (1) sheet prepared by Landmark Engineering, Inc., dated January 13, 2023, last revised May 16, 2023. The plan was received in our office on May 24, 2023.

The purpose of the plan is to subdivide the existing 5.12+/- acre parcel, which is bisected by New Road. The subdivision would create two parcels, one on each side of New Road. The property is zoned R1 Residential. No construction is proposed.

We offer the following comments:

Subdivision and Land Development Ordinance:

1. The zoning district boundaries, and the names of all owners of property fronting on Kirkwood Highway, New Road, Gamble Ave, Rigdon Road, and Sanders Road should be added to the plans. (§196-22.A(1)(c)[7])
2. Topographical information should be added to the plans. (§196-22.A(1)(c)[12])
3. The size and location of existing water mains should be added to the plans. (§196-22.A(1)(c)[15])
4. The size and location of existing sanitary sewers should be added to the plans. (§196-22.A(1)(c)[16])

Zoning Ordinance:

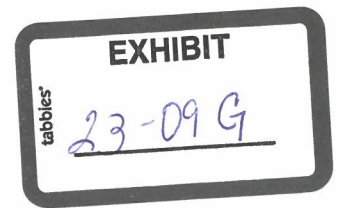
5. The applicant and Town should discuss the intended use of Parcel B, to verify that it is permitted in the R1 District. (§225-16).
6. The Town should review the amount of parking on both parcels, to verify that the required parking for each lot will be available after subdivision. We suggest that a chart

Memorandum to Steve Martin, Acting Town Manager

RE: **Corpus Christi Church - Minor Subdivision**

May 30, 2023

Page 2 of 2



listing the square footages of the various uses on both parcels, along with the amount of parking required and provided, be added to the plans. (§225-10.D(1)).

7. The Zoning requirements (front/side/rear setbacks, lot cover, etc.), and any existing non-conformities on each lot, should be listed on the plans. (§225-15).

If you have any questions, or require clarification regarding any of these comments, please call.

cc: Scott Allen, Code Enforcement Officer

EXHIBIT

tabbies

23-09 H



Building Inspection Underwriters, Inc.

May 31, 2023

Mr. Steve Martin, Town Manager
The Town of Elsmere
11 Poplar Ave.
Elsmere, DE 19805

Re: Minor Subdivision - Corpus Christi Gymnasium

Dear Mr. Martin,

The plans for the proposed subdivision at the above referenced addresses have been reviewed in accordance with the municipal code by the Building Committee. The applicants request is to subdivide 1900400063 into two separate parcels, which are currently divided by New Rd. We offer the following comments:

We are in agreement with the comments issued on 05/30/2023 by Mr. Carlson's office. The site plan shall indicate the following:

1. Lot coverage percentages, impervious/pervious
2. Indicate all setbacks.
3. Indicate any proposed change of existing use of the existing facilities.

Please do not hesitate to contact me with any questions or concerns.

Respectfully,

Kyle N. Bendler
Building Committee

Scott Allen

tabbies
EXHIBIT
23-09 I

From: Scott Allen
Sent: Thursday, June 1, 2023 3:51 PM
To: 'tedw@landmark-se.com'
Cc: Denise Lardani; Nicole Facciolo
Subject: Corpus Christi Proposed Subdivision
Attachments: Vandemark&Lynch Comments 05-31-2023.pdf; BIU Comments 05-31-2023.pdf

Good afternoon Mr. Williams,

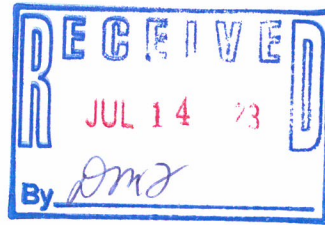
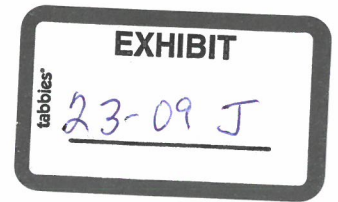
On behalf of the Town Manager, I am forwarding the comments we received back from our engineer and our building official concerning the subdivision at Corpus Christi. I have attached both items to this email for your review.

According to our Code, at this point, you may amend or revise the subdivision plans per their comments. Once the concerns from the engineer and building official are eliminated, we can get working on placing you on the Planning Commission agenda for Wednesday, July 5th.

In order to have you on that agenda, we would need any revised plans back over to us **no later than next Friday, June 16th** in order to meet FOIA deadline for the agenda.

Scott Allen
Code Enforcement Officer
Town of Elsmere
11 Poplar Avenue
Elsmere, DE 19805
Phone: (302) 998-2215

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July 14, 2023

C 2932-1

Mr. Scott Allen
Code Enforcement Officer
Town of Elsmere
11 Poplar Avenue
Elsmere, DE 19805

Dear Mr. Allen:

SUBJECT: CORPUS CHRISTI CHURCH
MINOR SUBDIVISION PLAN

Enclosed for your review are twenty-five (25) copies of the Minor Subdivision Plan for subject site.

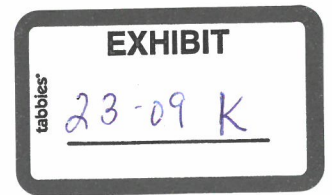
The Plan has been revised to address the review comments as follows:

Town Engineer

- 1. The zoning district boundaries and all of the adjacent property owners have been added to the plan.
2. Topographic information has been added to the plans.
3. Existing utilities have been shown based upon available information found in the field.
4. The intended use of proposed Parcel B is to remain as a gym. The Town approved a Board of Adjustment application confirming that the gym can be operated as a commercial gym on April 27, 2021.
5. Parking has been shown for each parcel.
6. Zoning requirements have been provided on the Plan.

Building Committee

- 1. Lot coverage percentages, impervious/pervious have been provided for the created Parcels.
2. Setbacks have been shown on the Plan.



C 2932-1
Mr. Scott Allen
July 14, 2023
Page Two

3. No change in use of the existing facilities.

We trust the above addresses the comments and request that the Plan be placed on the next available agenda for the Planning Commission meeting.

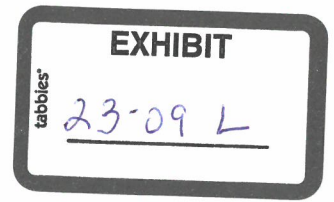
Please contact our office if you have any questions or comments.

Very truly yours,

A handwritten signature in blue ink, appearing to read "T.C. Williams".

Ted C. Williams, P.E., FACEC
President

Enclosure



May 20, 2024

C 2932-1

Mr. Scott Allen
Town of Elsmere
11 Poplar Avenue
Elsmere, DE 19805

Dear Mr. Allen:

**SUBJECT: CORPUS CHRISTI CHURCH
MINOR SUBDIVISION PLAN**

Enclosed for your review are two (2) signed and sealed mylars and two (2) signed and sealed prints of the Minor Subdivision Plan for subject site.

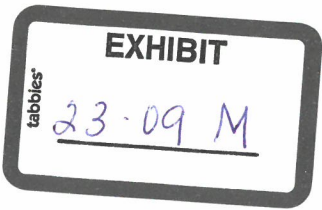
The Plan has been revised to address the review comments as follows:

Town Engineer

1. The zoning district boundaries and all of the adjacent property owners have been added to the plan.
2. Topographic information has been added to the plans.
3. Existing utilities have been shown based upon available information found in the field.
4. The intended use of proposed Parcel B is to remain as a gym. The Town approved a Board of Adjustment application confirming that the gym can be operated as a commercial gym on April 27, 2021.
5. Parking has been shown for each parcel.
6. Zoning requirements have been provided on the Plan.

Building Committee

1. Lot coverage percentages, impervious/pervious have been provided for the created Parcels.
2. Setbacks have been shown on the Plan.



C 2932-1
Mr. Scott Allen
May20, 2024
Page Two

3. No change in use of the existing facilities.

We trust the above addresses the comments and request that the Plan be placed on the next available agenda for the Planning Commission meeting.

Please contact our office if you have any questions or comments.

Very truly yours,

A handwritten signature in blue ink, appearing to read "T.C. Williams".

Ted C. Williams, P.E., FACEC
President

Enclosure

Ted C. Williams

From: Facciolo, James G. (FireMarshal) <James.Facciolo@delaware.gov>
Sent: Monday, May 20, 2024 8:19 AM
To: Ted C. Williams
Subject: RE: Corpus Christi Church

Importance: High

Good Morning Ted,

Let this email serve as a "No Objection" to the subdivide of the parcel listed.

No further action is needed by this Agency.

Thanks

-Jim

James Facciolo, FPS III, CFI II
Assistant Chief of Technical Services
State Fire Marshal's office
New Castle County Division
Office direct : 302.327.8488
State cell : 302.612.7156

www.statefiremarshal.delaware.gov
<https://statefiremarshal.delaware.gov/regulations-appeals-alternatives/>

From: Ted C. Williams <tedw@landmark-se.com>
Sent: Monday, May 20, 2024 7:59 AM
To: Facciolo, James G. (FireMarshal) <James.Facciolo@delaware.gov>
Subject: Corpus Christi Church

We are subdividing the Corpus Christi Church property so that the Church and Gym are on two separate tax parcels (See attached).

There is not new development.

The Town of Elsmere has requested that we obtain an email from your office stating that you have no issues with the subdivision.

Can we get this email from you by 10 this morning.

My apologies for pushing for this sop quickly.

Ted C. Williams, PE, FACEC

President

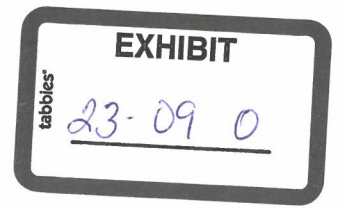


Landmark Science & Engineering

Delaware | Maryland

200 Continental Drive, Suite 400, Newark, DE 19713

Direct 302.444.0796
Office 302.323.9377 x121
Mobile 302.562.0029
tedw@landmark-se.com
www.landmark-se.com
[Linked In](#) | [Facebook](#) | [Blog](#)



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tabbies
EXHIBIT
23-09 P

May 22, 2024

4305 MILLER ROAD
WILMINGTON, DE 19802-1901
(302) 764-7635 FAX (302) 764-4170
www.vdleng.com

V&L Project No. 25200.12

MEMORANDUM

TO: Steve Martin
Town Manager – Town of Elsmere

FROM: Neil Carlson, P.E.

RE: **Corpus Christi Church
Minor Subdivision Plan
TP# 19-004.00-063**

As requested, we have reviewed a revised Minor Subdivision Plan submitted for the referenced property. The plan consists of one (1) sheet prepared by Landmark Engineering, Inc., dated January 13, 2023, last revised July 14, 2023. The plan was received in our office on May 21, 2024.

The purpose of the plan is to subdivide the existing 5.12+/- acre parcel, which is bisected by New Road. The subdivision would create two parcels, one on each side of New Road. The property is zoned R1 Residential. No construction is proposed.

The comments offered in our letter of May 30, 2023 have been resolved, and, given that the issues listed in the Granting of the Petition Section of the attached Petition 23-09 Site Analysis have been resolved, and the Town is satisfied that the proposed use of Lot B is permitted in the R1 District, we have no issues with the Town Manager’s Office issuing recommendation for approval to the Planning Commission and Town Council, per Section 196.22.B(3).

Listed below are the comments from our May 30, 2023 review letter, followed by a response in bold face type indicating how the issue has been addressed.:

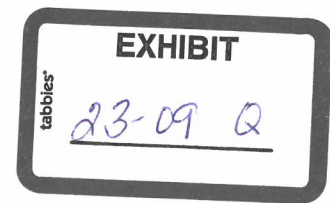
Subdivision and Land Development Ordinance:

1. The zoning district boundaries, and the names of all owners of property fronting on Kirkwood Highway, New Road, Gamble Ave, Rigdon Road, and Sanders Road should be added to the plans. (§196-22.A(1)(c)[7])

Response: The current submission includes the owner names and Zoning District of all adjoining properties. This item is resolved.

2. Topographical information should be added to the plans. (§196-22.A(1)(c)[12])

Response: Existing topography has been shown on the plans. This item is resolved.



3. The size and location of existing water mains should be added to the plans. (§196-22.A(1)(c)[15])

Response: The location of the existing water main along New Road has been added to the plans. This item is resolved.

4. The size and location of existing sanitary sewers should be added to the plans. (§196-22.A(1)(c)[16])

Response: The location of the existing sewer main along New Road has been added to the plans. This item is resolved.

Zoning Ordinance:

5. The applicant and Town should discuss the intended use of Parcel B, to verify that it is permitted in the R1 District. (§225-16).

Response: Given that the Town is satisfied that the proposed use of Lot B is permitted in the R1 District, this item is resolved.

6. The Town should review the amount of parking on both parcels, to verify that the required parking for each lot will be available after subdivision. We suggest that a chart listing the square footages of the various uses on both parcels, along with the amount of parking required and provided, be added to the plans. (§225-10.D(1)).

Response: A parking chart has been added to the plans. Given that a variance from the parking requirements of Section 225.10.E(d){3} is granted for Parcel B, this item is resolved.

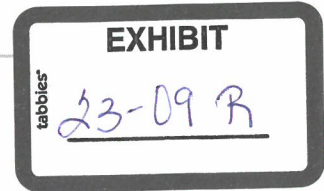
7. The Zoning requirements (front/side/rear setbacks, lot cover, etc.), and any existing non-conformities on each lot, should be listed on the plans. (§225-15).

Response: The Zoning requirements are shown on the plans, and the Statement of Fact in the Town's Site Analysis of Petition 23-09 confirms the existing legal non-conforming status of the lot coverage, setbacks, and parking buffers. This item is resolved.

If you have any questions, or require clarification regarding any of these comments, please call.

cc: Scott Allen, Code Enforcement Officer

Parcel # 1900400063



Property Address: 901 NEW RD
 WILMINGTON, DE 19805-
 Subdivision: VILONE VILLAGE
 Owner: CORPUS CHRISTI CHURCH INC
 901 E. NEWPORT PIKE
 Owner Address:
 WILMINGTON, DE 19804
 Municipal Info: Incorporated in ELSMERE PROPERTY TAX AREA

Lot #: REMLNDS	Property Class: EXEMPT RESIDENTIAL
Location:	Lot Size: 5.13
Map Grid: 09603560	Lot Depth: 0
Block:	Lot Frontage: 0
Census Tract: 123.00	Street Finish: SIDEWALK
Street Type: ARTERIAL	
Water: PUBLIC	
Microfilm #: 000579	

District & Zoning Info

Districts

- **FIRE/RESCUE - ELSMERE**
- **RED CLAY SCHOOL DIST-TRES**
- TRAFFIC ZONE T089 (YR2022)
- DE SEN 07-SPIROS MANTZAVINOS
- COUNCIL 1 - BRANDON T TOOLE
- DE REP 13-DESHANNA U NEAL
- NORTH OF C&D CANAL
- VILONE VILLAGE - Civic Organization - no contact information available
- ADD REQ PER SEC 10.3.4.4 DSSR
- SEWER DISTRICT NORTHERN-ASMT
- PLANNING 8 - LOWER CHRISTINA

Zoning

- 19R1 - ONE FAMILY DWELLING

Deed History

Grantee(s)	Deed	Multi?	Sale Date	Sale Amount
CORPUS CHRISTI ROM CATH CH	B49 138	N	Not Available	\$0.00
CORPUS CHRISTI CHURCH INC	20120629 0036249	N	6/28/2012	\$10.00

Tax/Assessment Info

Assessment

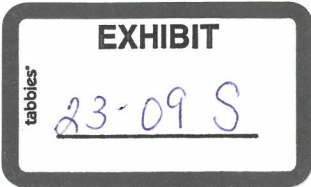
Land: 1452500
 Structure: 1427100
 Homesite: 0
 Total: 2879600
 County Taxable: 0
 School Taxable: 0

Exemptions

Description	Amount
RELIGIOUS	2879600

Sewer History as of 7/18/2023 3:01:39 AM

Tax Year	Principal Due	Penalty Due	Date Paid	Amount Paid
2007S1	\$0.00	\$0.00	2/13/2007	\$711.12
2007S2	\$0.00	\$0.00	5/30/2007	\$711.12
2007S3	\$0.00	\$0.00	8/16/2007	\$711.12
2007S4	\$0.00	\$0.00	11/26/2007	\$711.12
2008S1	\$0.00	\$0.00	2/20/2008	\$771.55
2008S2	\$0.00	\$0.00	5/29/2008	\$771.55
2008S3	\$0.00	\$0.00	8/20/2008	\$771.55
2008S4	\$0.00	\$0.00	12/5/2008	\$771.55
2009S1	\$0.00	\$0.00	3/5/2009	\$701.83
2009S2	\$0.00	\$0.00	5/28/2009	\$701.83
2009S3	\$0.00	\$0.00	8/6/2009	\$772.04
2009S4	\$0.00	\$0.00	3/9/2010	\$819.28
2010S1	\$0.00	\$0.00	3/9/2010	\$782.27
2010S2	\$0.00	\$0.00	5/25/2010	\$782.27
2010S3	\$0.00	\$0.00	8/12/2010	\$813.57
2010S4	\$0.00	\$0.00	11/23/2010	\$813.57
2011S1	\$0.00	\$0.00	2/24/2011	\$696.59
2011S2	\$0.00	\$0.00	5/24/2011	\$696.59



2011S3	\$0.00	\$0.00	8/30/2011	
2011S4	\$0.00	\$0.00	11/18/2011	
2012S1	\$0.00	\$0.00	2/17/2012	
2012S2	\$0.00	\$0.00	5/30/2012	
2012S3	\$0.00	\$0.00	9/4/2012	
2012S4	\$0.00	\$0.00	11/14/2012	
2013S1	\$0.00	\$0.00	2/28/2013	
2013S2	\$0.00	\$0.00	5/30/2013	\$656.33
2013S3	\$0.00	\$0.00	8/21/2013	\$889.75
2013S4	\$0.00	\$0.00	12/2/2013	\$889.75
2014S1	\$0.00	\$0.00	5/20/2014	\$933.62
2014S2	\$0.00	\$0.00	8/28/2014	\$886.83
2014S3	\$0.00	\$0.00	8/28/2014	\$872.53
2014S4	\$0.00	\$0.00	12/2/2014	\$872.53
2015S1	\$0.00	\$0.00	2/26/2015	\$998.82
2015S2	\$0.00	\$0.00	5/26/2015	\$998.82
2015S3	\$0.00	\$0.00	8/14/2015	\$998.82
2015S4	\$0.00	\$0.00	11/16/2015	\$998.82
2016S1	\$0.00	\$0.00	2/19/2016	\$918.45
2016S2	\$0.00	\$0.00	5/11/2016	\$918.45
2016S3	\$0.00	\$0.00	8/15/2016	\$918.45
2016S4	\$0.00	\$0.00	11/16/2016	\$918.45
2017S1	\$0.00	\$0.00	2/16/2017	\$832.35
2017S2	\$0.00	\$0.00	5/10/2017	\$832.35
2017S3	\$0.00	\$0.00	8/14/2017	\$832.35
2017S4	\$0.00	\$0.00	12/5/2017	\$832.35
2018S1	\$0.00	\$0.00	2/20/2018	\$815.13
2018S2	\$0.00	\$0.00	5/18/2018	\$815.13
2018S3	\$0.00	\$0.00	11/20/2018	\$968.82
2018S4	\$0.00	\$0.00	11/20/2018	\$912.94
2019S1	\$0.00	\$0.00	2/12/2019	\$861.51
2019S2	\$0.00	\$0.00	4/30/2019	\$861.51
2019S3	\$0.00	\$0.00	8/27/2019	\$861.51
2019S4	\$0.00	\$0.00	11/6/2019	\$861.51
2020S1	\$0.00	\$0.00	2/12/2020	\$855.08
2020S2	\$0.00	\$0.00	5/5/2020	\$855.08
2020S3	\$0.00	\$0.00	8/11/2020	\$855.08
2020S4	\$0.00	\$0.00	11/17/2020	\$855.08
2021S1	\$0.00	\$0.00	2/17/2021	\$745.78
2021S2	\$0.00	\$0.00	5/14/2021	\$745.78
2021S3	\$0.00	\$0.00	8/17/2021	\$1,627.03
2021S4	\$0.00	\$0.00	11/16/2021	\$1,627.03
2022S1	\$0.00	\$0.00	2/11/2022	\$1,543.45
2022S2	\$0.00	\$0.00	5/11/2022	\$1,543.45
2022S3	\$0.00	\$0.00	8/11/2022	\$1,543.45
2022S4	\$0.00	\$0.00	11/9/2022	\$1,543.45
2023S1	\$0.00	\$0.00	2/7/2023	\$1,273.43
2023S2	\$0.00	\$0.00	5/2/2023	\$1,273.43
2023S3	\$1,273.43	\$0.00	Not Available	\$0.00

Balance Due: \$1,273.43

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 #: 06

Occupancy: 395 # of Stories: 1 Year Built: 1963
 Struct Class: D Quality: C Condition: AV
 Floor Level: A Grnd Flr Area: 12059 Total Flr Area: 24118
 Ext Wall Type: 01 Wall Height: 30 Perimeter: 488
 AC %: 0 Heat %: 100 Rentable Units: 1
 Bsmt: 100 Bsmt Util: 2
 Year Renov: 0 Renov Rtnng: 0 Eff. Yr Built: 1963

Building #: 02

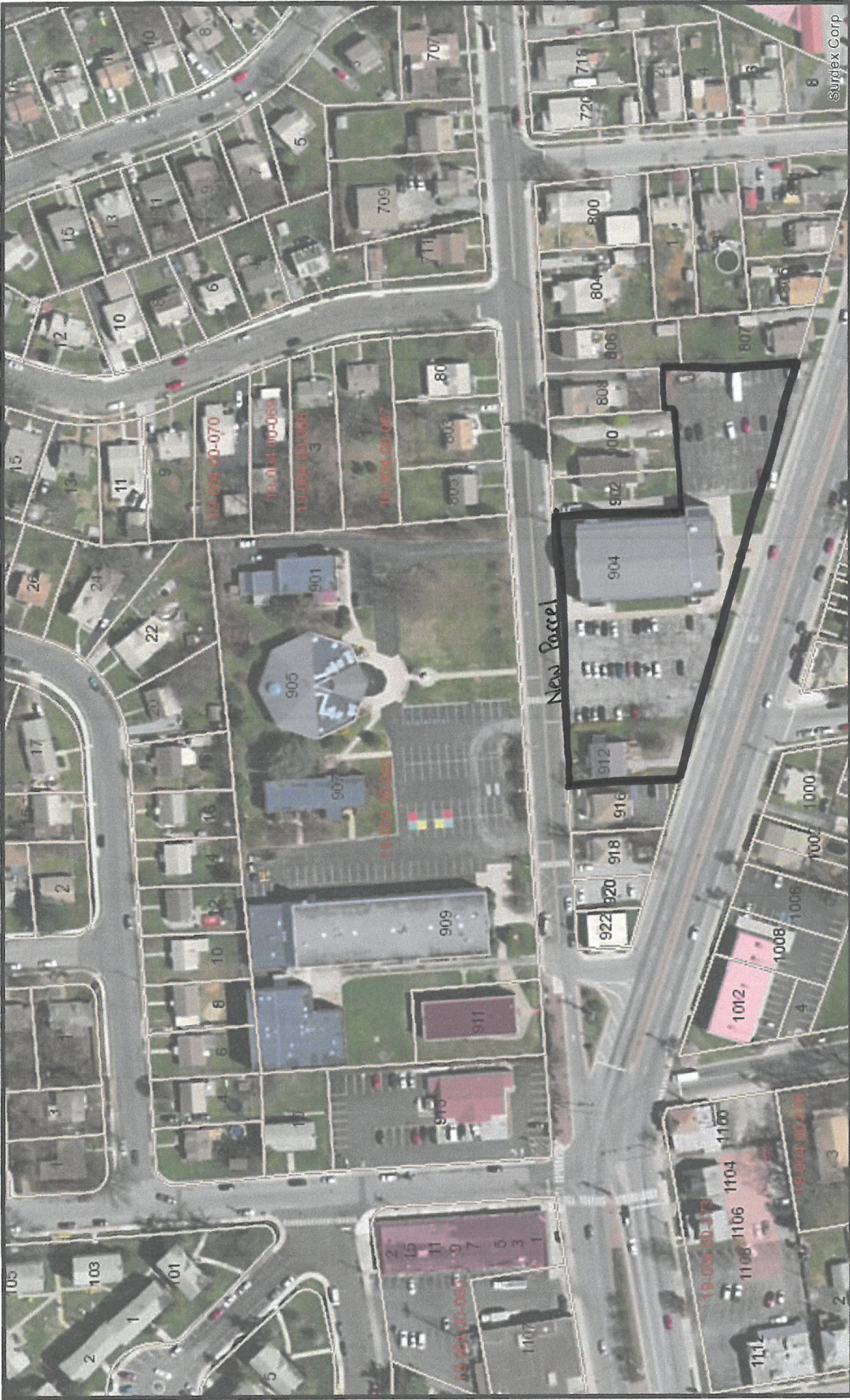
Occupancy: 363 # of Stories: 2 Year Built: 1951
 Struct Class: D Quality: C Condition: AV
 Floor Level: A Grnd Flr Area: 16230 Total Flr Area: 42630
 Ext Wall Type: 01 Wall Height: 12 Perimeter: 1330
 AC %: 100 Heat %: 100 Rentable Units: 1
 Bsmt: 82 Bsmt Util: 5
 Year Renov: 0 Renov Rtnng: Eff. Yr Built: 1951

Building #: 03

Occupancy: 310 # of Stories: 2 Year Built: 1951
 Struct Class: D Quality: C Condition: AV
 Floor Level: A Grnd Flr Area: 3504 Total Flr Area: 7008
 Ext Wall Type: 01 Wall Height: 12 Perimeter: 660
 AC %: 0 Heat %: 100 Rentable Units: 1
 Bsmt: 100 Bsmt Util: 1



Year Renov: 0	Renov Rtng:	Eff. Yr Built: 1951
Building #: 05		
Occupancy: 190	# of Stories: 2	Year Built: 1951
Struct Class: D	Quality: C	Condition: AV
Floor Level: A	Grnd Flr Area: 3068	Total Flr Area: 5288
Ext Wall Type: 01	Wall Height: 12	Perimeter: 652
AC %: 0	Heat %: 100	Rentable Units: 1
Bsmt: 77	Bsmt Util: 1	
Year Renov: 0	Renov Rtng:	Eff. Yr Built: 1951
Building #: 01		
Occupancy: 363	# of Stories: 2	Year Built: 1957
Struct Class: D	Quality: C	Condition: AV
Floor Level: A	Grnd Flr Area: 6915	Total Flr Area: 20745
Ext Wall Type: 01	Wall Height: 12	Perimeter: 1056
AC %: 100	Heat %: 100	Rentable Units: 1
Bsmt: 100	Bsmt Util: 5	
Year Renov: 0	Renov Rtng:	Eff. Yr Built: 1957
Building #: 04		
Occupancy: 370	# of Stories: 1	Year Built: 1992
Struct Class: D	Quality: C	Condition: AV
Floor Level: A	Grnd Flr Area: 8863	Total Flr Area: 8863
Ext Wall Type: 01	Wall Height: 20	Perimeter: 342
AC %: 100	Heat %: 100	Rentable Units: 1
Bsmt: 0	Bsmt Util: 0	
Year Renov: 0	Renov Rtng:	Eff. Yr Built: 1983

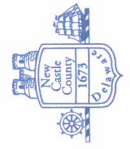


904 New Rd SubDiv - Corpus Christi Gym

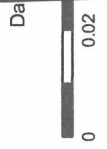
Author:

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

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



tabbies
 23-09 U



Site Analysis
Petition

✓ **Property Owner:**
✓ **Zoning District:** R-1
Address: 905 NEW ROAD **Primary Use:**
Parcel No.:

LOT COVERAGE CALCULATIONS

✓ **Lot Area in Sq. Ft.:** 223027 Sq. Ft. ✓
✓ **Allowable Lot Coverage:** 66908 Sq. Ft. (30%) ✓
Total Coverage: 149410 Sq. Ft. (%) 67% ✓
 BUILDINGS ✓
 ❖ ~~Residence~~ = 52272 Sq. Ft. ~~23%~~ ✓
 ❖ Front Porch = Sq. Ft.
 ❖ Garage = Sq. Ft.
PARKING ✓
 ❖ ~~Driveway~~ = Sq. Ft.
 ❖ Rear Patio = 97138 Sq. Ft. 43% ✓

Proposed Addition: 0 Sq. Ft.

Proposed Total: 149410 Sq. Ft. (%) 67% ✓

Conclusion: ✓ THERE ARE NO PROPOSED CHANGES TO THE EXISTING LOT COVERAGES ✓

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

Existing Setbacks: ✓ Front: (VARIES, ✓) Rear:
Side: (MULTIPLE ✓) Both Sides:
BUILDINGS ✓

Proposed Setbacks: ✓ Front: N/A ✓ Rear:
Side: N/A ✓ Both Sides: N/A ✓

Conclusion: ✓ THERE ARE NO PROPOSED CHANGES TO THE EXISTING SETBACKS ✓

STATEMENT OF FACT

- ① THE SUBJECT PARCEL IS LEGAL NON-CONFORMING IN REGARDS TO LOT COVERAGE, A MAX LOT COVERAGE OF 30% IS ALLOWED IN THE R-1 ZONING DISTRICT AND THE LOT IS 67% COVERED ✓
- ② THE SUBJECT PARCEL IS LEGAL NON-CONFORMING IN REGARDS TO BUILDING SETBACKS, THERE OVER ✓

REQUEST BY THE APPLICANT

TO SUB DIVIDE PARCEL 19004 0063 INTO TWO SEPARATE TAX PARCELS ✓

ISSUE(S)

GRANTING OF THE PETITION

- ① THE P.C. OF THE TOE SHALL REVIEW THE APPLICATION AND SUB DIVISION FOR COMPLIANCE WITH TOE CODE 225-9 AND ENSURE IT MEETS THE HARMONIOUS DEVELOPMENT INTENT ✓
- ② THE P.C. OF THE TOE SHALL REVIEW THE SUB DIVISION AS PER TOE CODE 196-22 B. (4) ✓
- ③ THE BOA OF THE TOE SHALL GRANT A VARIANCE FROM TOE CODE 225-10 E. (d) [3] FOR PROPOSED PARCEL "B" TO ALLOW FOR 88 PARKING SPACES IN LIEU OF THE REQUIRED 123 SPACES. ✓
- ④ THE COUNCIL OF THE TOE SHALL REVIEW AND APPROVE THE PROPOSE SUB DIVISION AS PER TOE CODE 196-22 B. AND MAKE A DETERMINATION