

The Town of Elsmere

11 Poplar Avenue, Elsmere, Delaware 19805

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

EXHIBIT
tabbles
24-07 A

Application for Hearing

Board of Adjustment

Planning Commission

WVOICE# 1976

RECEIVED
MAY 15 2024
By DMZ

Petition # 24-07 Filing Fee: 50 Date Received 5/15/24 Received by: DMZ

Subject Property: 403 S. Cleveland Avenue Wilmington DE 19805

Property is:

Residential

Commercial

Tax Parcel # 19-002.00-099 Zoning District: 19 R1 - One Family Dwelling

Applicant name:

Premiere Homes LLC

Address: 1801 Oak Street

Telephone # (302) 388-8647 / (302) 218-1771

City: Wilmington

State: DE

Zip Code: 19805

Application for Zoning Variance Related to: _____

- Front yard setback
- Rear yard setback
- Side yard setback
- Lot Area
- Rezoning

- Lot Coverage
- Fencing
- Parking requirements
- Signage

Current Zoning: 19 R1

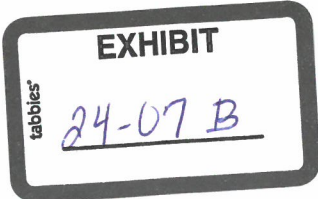
New Zoning Request: _____

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: _____

State reasons for this request: To get the initial approval to build one single Family dwelling, prior to purchasing the lot.

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: King 4 Life LLC and GMS Improvements LLC

Address: 1002 Oxer Circle Telephone # _____

City: Newark State: DE Zip Code: 19702

Please submit the following with this petition:

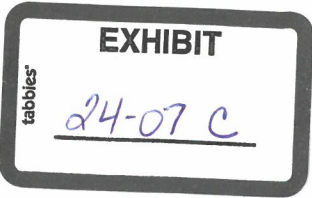
- A copy of a plot plan showing the following: location of the property; a diagram showing the layout, size, and location of existing structures on the property.
- A copy of any deed restrictions on the property.
NOTE: THE BOARD OF ADJUSTMENT OR PLANNING COMMISSION CANNOT APPROVE ANY APPLICATION PROHIBITED 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: 5/10/24

Legal Owner's Signature: _____ Date: _____



Site Analysis
Petition 24-07

Property Owner: King 4 Life, LLC
Zoning District: R1 - Residential
Address: 403 S. Cleveland Ave
Primary Use: R1 - Residential
Parcel No.: 19-00200-099

LOT COVERAGE CALCULATIONS

<u>Lot Area in Sq. Ft.:</u>	14,331	Sq. Ft.
<u>Allowable Lot Coverage:</u>	4,299	Sq. Ft. (30%)
<u>Total Lot Coverage Proposed:</u>		Sq. Ft.
❖ Residence =	1,350	Sq. Ft.
❖ Front Porch =	125	Sq. Ft.
❖ Driveway =	324	Sq. Ft.

Proposed Addition: N/A Sq. Ft.

Proposed Lot Coverage Total: 1799 Sq. Ft. (12.5%)

Conclusion: The applicant seeks to construct a 1350 sq. foot Single family dwelling.

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

Existing Setbacks: Front: N/A Rear: N/A
Side: Both Sides:

Proposed Setbacks: Front: 27 +/- Rear: N/A
Side: 24 +/- Both Sides: 118 +/-

Conclusion: The proposed setbacks are compliant with the Town of Elsmere Code.



STATEMENT OF FACT

The applicant seeks to construct a Single-Family Dwelling compliant with Code(s) of the Town of Elsmere.

REQUEST BY THE APPLICANT

The applicant seeks to construct a Single-Family Dwelling.

ISSUE(S)

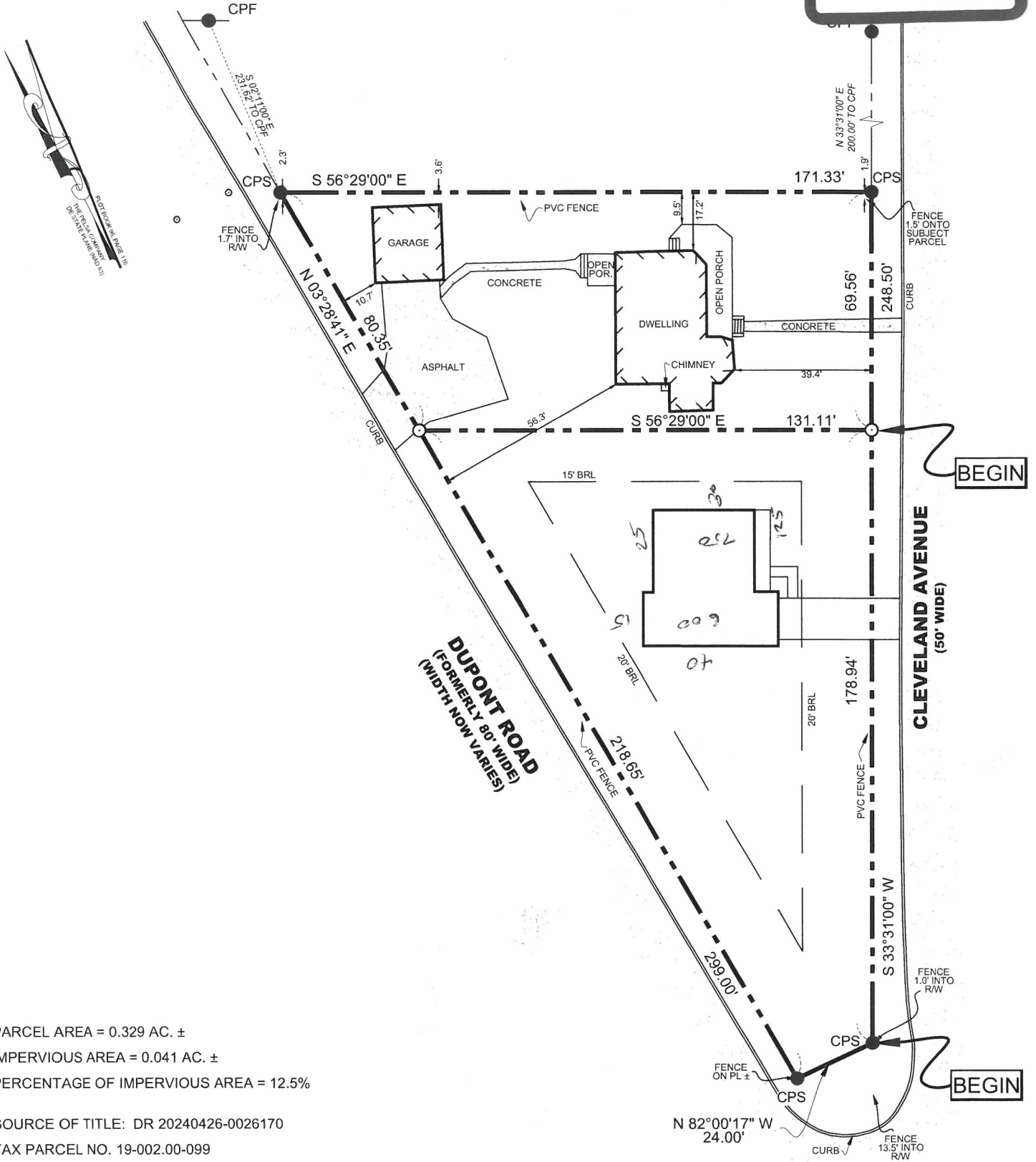
None

GRANTING OF THE PETITION

Section 225-9 of the Code of the Town of Elsmere requires that the proposed dwelling be reviewed by the Planning Commission of the Town of Elsmere to determine that it meets the harmonious development intent.

EXHIBIT

tabbies 24-07 E



PARCEL AREA = 0.329 AC. ±
 IMPERVIOUS AREA = 0.041 AC. ±
 PERCENTAGE OF IMPERVIOUS AREA = 12.5%

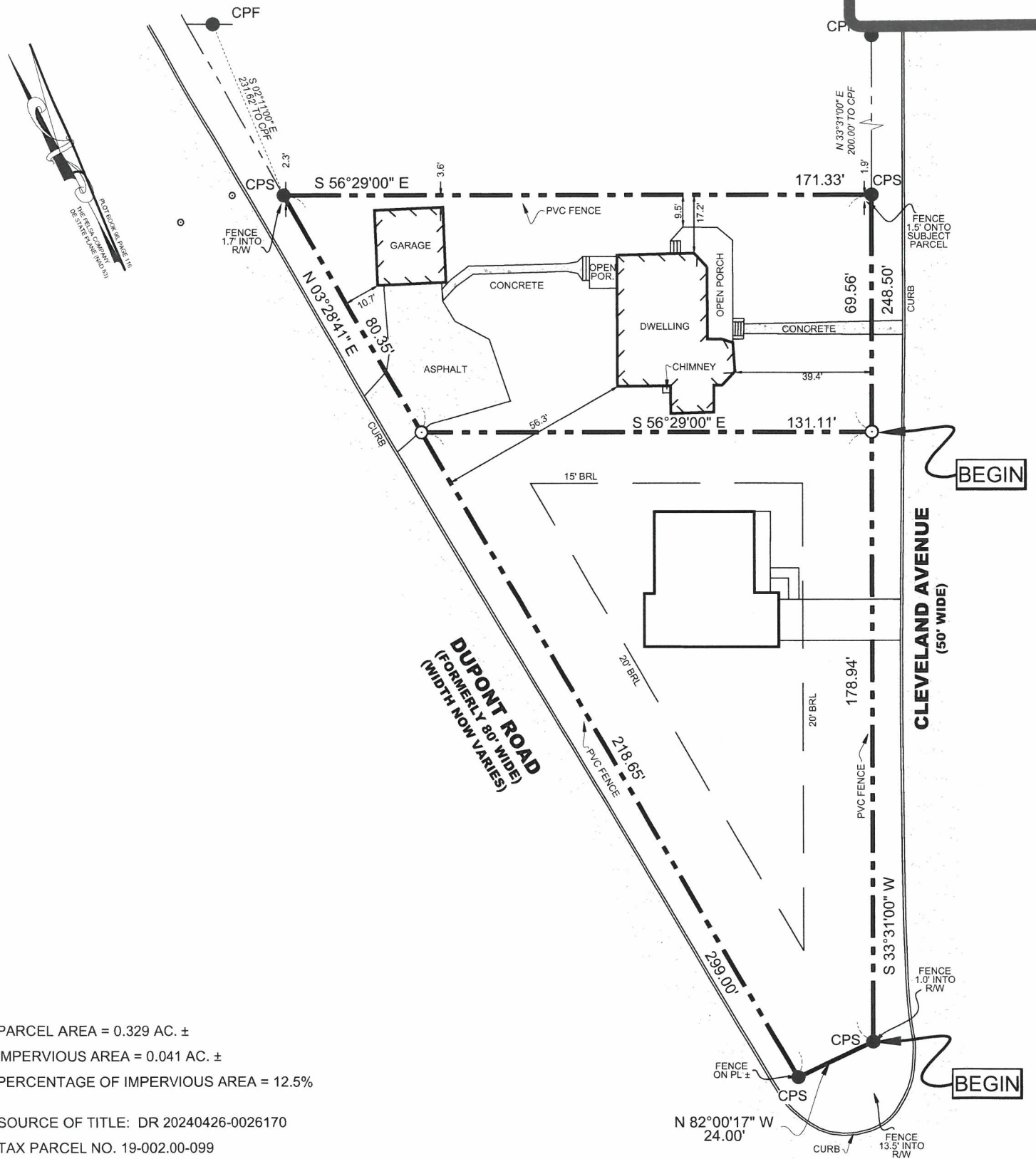
SOURCE OF TITLE: DR 20240426-0026170
 TAX PARCEL NO. 19-002.00-099
 SOURCE OF BEARING SYSTEM: INSTR. # 20240321-0017754

Plot Plan

for
 King 4 Life LLC & GMS Improvements LLC
 403 S. Cleveland Avenue

THIS IS A PLOT PLAN ONLY AND **NOT** A BOUNDARY SURVEY PLAN. THIS PLAN IS SUBJECT TO THE FOLLOWING CONDITIONS :

1. THIS PLAN IS NOT TO BE USED IN CONNECTION WITH THE SALE, TRANSFER OR REFINANCE OF THIS PROPERTY.



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EXHIBIT
24-07 G

BEGIN

CLEVELAND AVENUE
(50' WIDE)

BEGIN

S 56°29'00" E 131.11'

56.3'

15' BRL

20' BRL

20' BRL

178.94'

218.65'

299.00'

S 33°31'00" W

N 82°00'17" W
24.00'

DUPONT ROAD
(FORMERLY 80' WIDE)
(WIDTH NOW VARIES)

FENCE
1.0' INTO
R/W

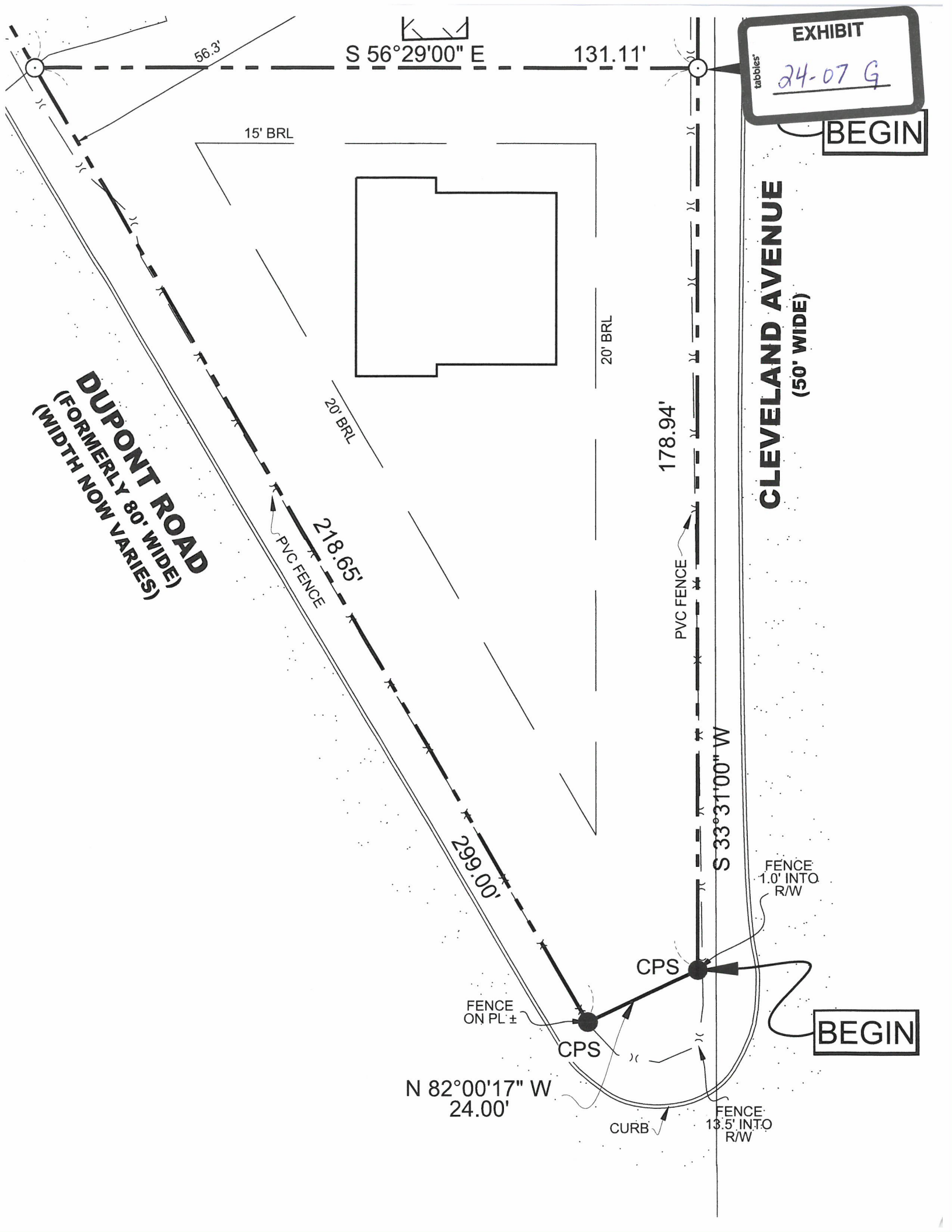
FENCE
13.5' INTO
R/W

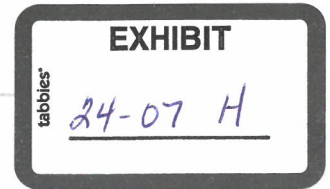
CURB

FENCE
ON PL ±

CPS

CPS





Parcel # 1900200099

Property Address: 403 S CLEVELAND AVE
 WILMINGTON, DE 19805-
 Subdivision: 401-403 S. CLEVELAND AVENUE
 Owner: KING 4 LIFE LLC & GMS IMPROVEMENTS LLC
 1002 OXER CIRCLE
 Owner Address:
 NEWARK, DE 19702
 Municipal Info: Incorporated in ELSMERE PROPERTY TAX AREA

Lot #:	Property Class: RESIDENTIAL
Location:	Lot Size: 0.33
Map Grid: 09603560	Lot Depth: 125
Block:	Lot Frontage: 50
Census Tract: 123	Street Finish:
Street Type: ARTERIAL	
Water: PUBLIC	
Microfilm #: 202403210017754	

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
- SEWER DISTRICT NORTHERN-ASMT
- PLANNING 8 - LOWER CHRISTINA
- TRAFFIC ZONE T085 (YR2022)

Zoning

- 19R1 - ONE FAMILY DWELLING

Deed History

Grantee(s)	Deed	Multi?	Sale Date	Sale Amount
FORMAN CARRIE W AND MILDRED	0 0	Y	Not Available	\$0.00
FORMAN ROBERT J IV	WR105510	N	9/28/1993	\$0.00
FORMAN ROBERT J III CUSTODIAN	2076 38	Y	3/20/1996	\$10.00
KING 4 LIFE LLC & GMS IMPROVEMENTS LLC	20220315 0030034	Y	1/20/2022	\$130,000.00
	20240426 0026170	N	4/25/2024	\$10.00

Tax/Assessment Info

Assessment

Land: 8900
 Structure: 0
 Homesite: 0
 Total: 8900
 County Taxable: 8900
 School Taxable: 8900

Tax Bills as of 5/22/2024 3:01:20 AM

Tax Year	County			School		
	Principal Due	Penalty Due	Amt Paid	Principal Due	Penalty Due	Amt Paid
2010A	\$0.00	\$0.00	\$38.67	\$0.00	\$0.00	\$209.33
2011A	\$0.00	\$0.00	\$35.63	\$0.00	\$0.00	\$187.82
2012A	\$0.00	\$0.00	\$30.60	\$0.00	\$0.00	\$158.60
2013A	\$0.00	\$0.00	\$61.64	\$0.00	\$0.00	\$343.04
2014A	\$0.00	\$0.00	\$58.17	\$0.00	\$0.00	\$329.46
2015A	\$0.00	\$0.00	\$54.45	\$0.00	\$0.00	\$343.15
2016A	\$0.00	\$0.00	\$50.77	\$0.00	\$0.00	\$348.36
2017A	\$0.00	\$0.00	\$47.33	\$0.00	\$0.00	\$343.43
2018A	\$0.00	\$0.00	\$47.18	\$0.00	\$0.00	\$313.63
2019A	\$0.00	\$0.00	\$39.86	\$0.00	\$0.00	\$288.83
2020A	\$0.00	\$0.00	\$33.79	\$0.00	\$0.00	\$262.43
2021A	\$0.00	\$0.00	\$30.19	\$0.00	\$0.00	\$237.21
2022A	\$34.46	\$8.73	\$0.00	\$220.01	\$52.80	\$0.00
2023A	\$34.31	\$4.44	\$0.00	\$220.01	\$26.40	\$0.00

Tax Payments as of 5/22/2024 3:01:20 AM

Date Paid	Amt Paid
9/17/2012	\$660.65
4/5/2018	\$6.18
1/28/2022	\$423.38

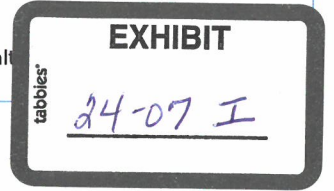
1/28/2022

County Balance Due: \$81.94

School Balance Due: \$519.22

These amounts are valid through the last day of the month. For accounts with delinquent balances, statutory penalties apply starting on the first day of next month.

\$2,803.36



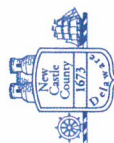


403 S Cleveland Ave 19-2-099

Author:

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

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



EXHIBIT

tabbles

24-07J

Date

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