

# The Town of Elsmere

11 Poplar Avenue, Elsmere, Delaware 19805

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

EXHIBIT  
tabbies  
24-08 A

## Application for Hearing

50.00

- Board of Adjustment
- Planning Commission

Petition # 24-08 Filing Fee: \_\_\_\_\_ Date Received 4/24/2024 Received by: DML

Subject Property: 1234 Maple Ave Elsmere DE 19805

Property is:  Residential  Commercial

Tax Parcel # 19-8-130 Zoning District: R2

Applicant name: Denise Purnell Cuff

Address: 1234 Maple Ave Telephone # 302-383-3789

City: Elsmere State: DE Zip Code: 19805

Application for Zoning Variance Related to: \_\_\_\_\_

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

Current Zoning: R2 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: \_\_\_\_\_

VARIANCE HARDSHIP WORKSHEET

Town of Elsmere Petition Number: 24-05

Property Owners Name: Denise Purnell Giff

Person(s) Representing the Property Owner: \_\_\_\_\_

Additional page(s) attached

**Applicants, please be aware that the following are the prerequisites to the granting of a variance:**

A variance may be granted when it will not be contrary to the public interest where, owing (due) to special conditions, a literal enforcement of the provisions of the Code of The Town of Elsmere will result in unnecessary and undue hardship.

The term "undue hardship" has a specific legal definition in this context and essentially means that without the requested variance, the applicant will have no reasonable use of the subject property under existing development regulations.

Personal medical reasons shall not be considered as grounds for establishing undue hardship sufficient to qualify an applicant for a variance.

Economic reasons may be considered only in instances where a landowner cannot yield a reasonable use and/or reasonable return under the existing land development regulations. You have the right to consult a private attorney for assistance.

In order to recommend the approval of or authorize any variance from the terms of the code, the Planning Commission or Board of Adjustment must find all of the following factors to exist:

- (1) That special conditions and circumstances exist which are not applicable to other lands, structures or buildings in the applicable zoning classification.

Please explain how this applies:

one of the home owners is disabled. The current state of the yard does not allow for safe, stable + confident eyes.

- (2) That the special conditions and circumstances do not result from the actions of the applicant.

Please explain how this applies:

Currently the yard acts as a barrier to access for my disabled spouse. It hinders his access to the outside and access to treatment.

- (3) That granting the variance requested will not confer on the applicant any special privilege that is denied by the provisions of the code to other lands, buildings or structures in the identical zoning classification.

Please explain how this applies:

No special privilege is being applied to us the  
homeowners! we are paying for the modifications!

- (4) That literal enforcement of the provisions of the code would deprive the applicant of rights commonly enjoyed by other properties in the identical zoning classification under the provisions of the code and will constitute unnecessary and undue hardship on the applicant.

Please explain how this applies:

Most of the homes/our neighbors have paved concrete-  
or asphalt rear yards. Most residence can safely leave their  
homes. My disabled husband is now challenged to leave safely  
due to the current steps.

- (5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure:

Please explain how this applies:

In order to address his current ability a car  
would have to get as close as possible to the rear door.  
This request to pave is the minimum variance.

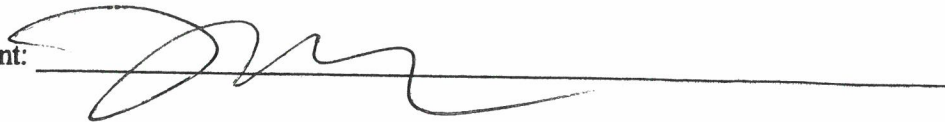
- (6) That the granting of the variance will be in harmony with the general intent and purpose of the code and that such use variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Please explain how this applies:

This variance takes place will be in harmony  
with my neighbors. And will act as a motivator  
to get my spare safely to chemo treatment.

I understand that all of the above conditions apply to the consideration of a variance and that each of these conditions have been discussed with me by the below-signed Code Enforcement Department representative. I am fully aware that it is solely my responsibility to prove that my petition meets all of the aforementioned criteria.

Signature of applicant:



Date:

Signature Code Department Representative:

Denise Lardari

Date:

4/24/2024

**BUILDING  
SUBCODE  
TECHNICAL SECTION**

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

Block \_\_\_\_\_ Lot \_\_\_\_\_  
 Work Site Location \_\_\_\_\_  
 1234 Maple Ave Elsmere  
 Owner in Fee Denise R. Ruppel  
 Address \_\_\_\_\_  
 Tele. \_\_\_\_\_  
 Contractor Marshall Landscaping  
 Address 1402 Newport Gap Pike Wilmington DE 19808  
 Tele. 302-454-7838  
 Lic. No. or Bldgs. Reg No. \_\_\_\_\_  
 Federal Emp. No. 87-3219731

Date Received 4/18/2024  
 Date Issued \_\_\_\_\_  
 Control # 17-8-130  
 Permit # 2400243

**D. TECHNICAL SITE DATA**

DESCRIPTION OF WORK  
 Please see attached quote  
 will be removing fence  
 and installing 40x16'  
 asphalt area where high-  
 lighted on survey.

**JOB SUMMARY (Office Use Only)**

PLAN REVIEW	Date	Initial	INSPECTIONS	Failure	Approval	Initial
<input type="checkbox"/> No Plans Required	_____	_____	Type: _____	_____	_____	_____
<input type="checkbox"/> All	_____	_____	Footings	_____	_____	_____
<input type="checkbox"/> Footings	_____	_____	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.

Est. Cost of Bldg. Work:  
 1. New Bldg. \$ \_\_\_\_\_  
 2. Alteration \$ \_\_\_\_\_  
 3. Total (1+2) \$ 0.00 2811.00

**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 \_\_\_\_\_

**TYPE OF WORK**

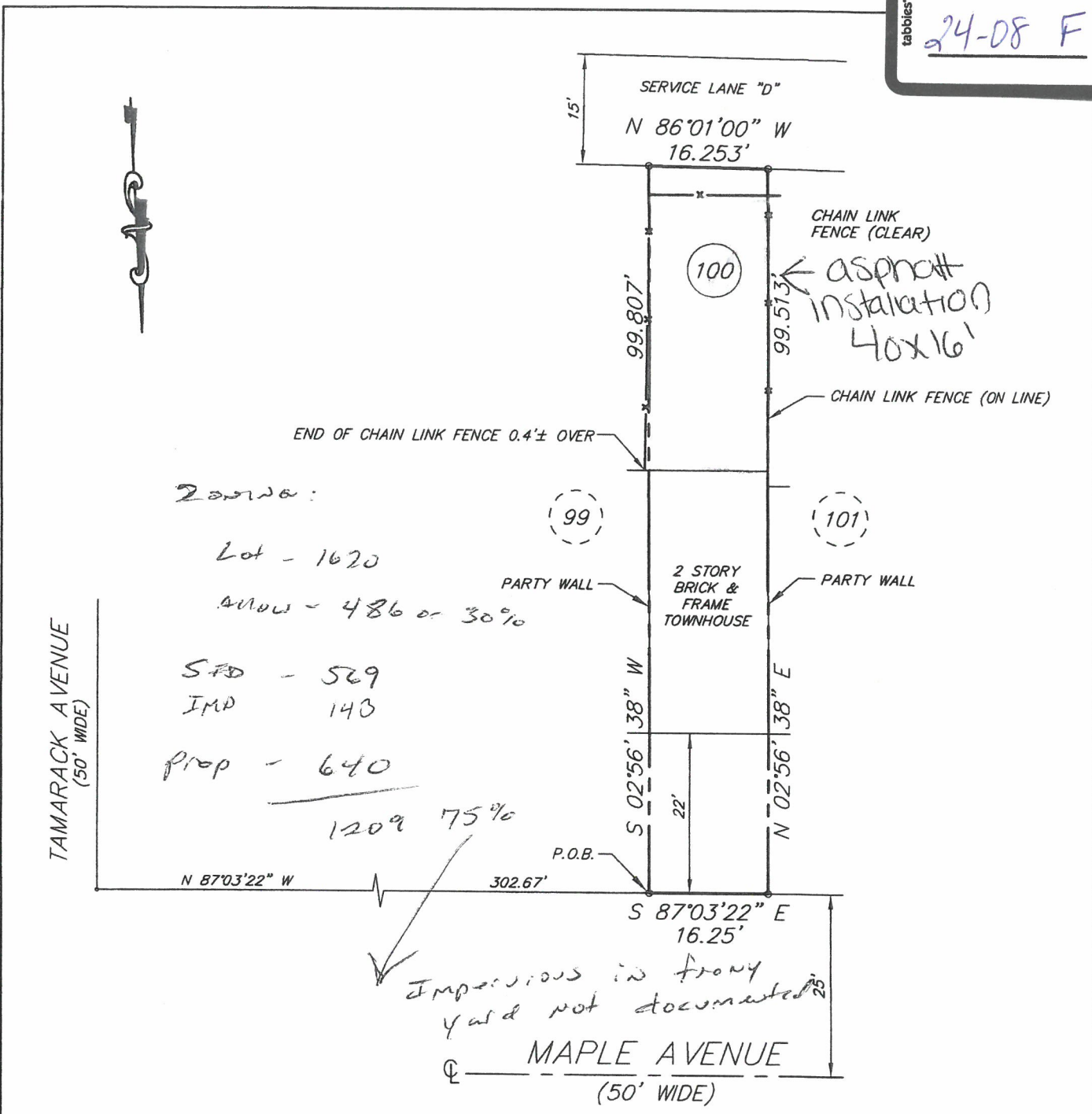
New Building  
 Addition  
 Alteration  
 Roofing  
 Siding  
 Fence \_\_\_\_\_ Height (exceeds 6')  
 Sign \_\_\_\_\_ Sq. Ft.  
 Pool  
 Asbestos Abatement  
 Lead Haz. Abatement  
 Other \_\_\_\_\_  
 Demolition

FEE (Office Use Only)  
 \$ \_\_\_\_\_

Administrative Surcharge \$ \_\_\_\_\_  
 Minimum Fee \$ \_\_\_\_\_  
 Fee \$ \_\_\_\_\_  
 TOTAL FEE \$ 100

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

**EXHIBIT**  
 24-08 E



THIS PLAN DOES NOT REPRESENT A PROPERTY SURVEY & SHOULD NOT BE USED FOR FURTHER IMPROVEMENTS. CORNERS HAVE NOT BEEN STAKED UNLESS NOTED. PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS & RESERVATIONS OF RECORD.

SURVEY CLASS: B

**MORTGAGE INSPECTION PLAN**

**DENISE R.C. PURNELL**  
 1234 MAPLE AVENUE  
 LOT 100  
 ELSMERE GARDENS  
 TOWN OF ELSMERE  
 NEW CASTLE COUNTY, DELAWARE

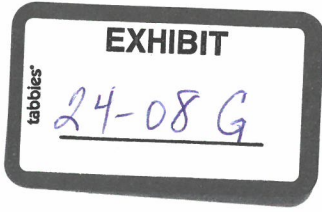
APPROVED BY

**EAST COAST SURVEY**

P.L.A.N.E.T. SURVEYING

P.O. BOX 265  
 YORKLYN, DE 19736  
 PHONE: 302/234-8100

PROJECT	TAX PARCEL #	DEED REF.	DATE	SCALE
529-6172	19-008.00-130	20011011 -0084256	9-11-04	1" = 20'



Site Analysis  
Petition 24-05

**Property Owner:** Denise Purnell Cuff  
**Zoning District:** R2  
**Address:** 1234 Maple Ave  
**Parcel No.:** 19-00800-130

LOT COVERAGE CALCULATIONS

**Lot Area in Sq. Ft.:** 1620 Sq. Ft.  
**Allowable Lot Coverage:** 486 Sq. Ft. or 30%  
**Total Lot Coverage Currently:** 714 or 44 %  
❖ Building = 569 Sq. Ft.  
❖ (Front/Rear) Porch = Sq. Ft.  
❖ Garage = Sq. Ft.  
❖ Impervious Pave = 145 Sq. Ft.  
❖ Rear Patio = Sq. Ft.

---

**Proposed Addition:** 640 Sq. Ft.  
**Proposed Lot Coverage Total:** 1354 Sq. Ft. or 84 %

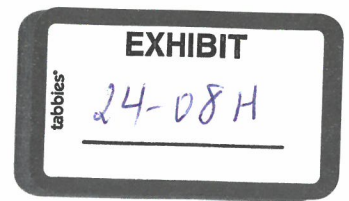
**Conclusion:** The applicant seeks to add 640 sq. feet of rear impervious paving for parking.

**Required Setbacks:** Front: 20 Rear: 30  
Side: 0 Both Sides: 0

**Existing Setbacks:** Front: 22 Rear: 60  
Side: 0 Both Sides: 0

**Proposed Setbacks:** Front: 22 Rear: 60  
Side: 0 Both Sides: 0

**Conclusion:** There are no proposed changes to the existing building setbacks.



### STATEMENT OF FACT

The subject parcel is currently legal non-conforming in regard to the following:

1. Lot coverage, the current lot coverage is 44% the allowable lot coverage for R2 zoning district is 30%.

### REQUEST BY THE APPLICANT

1. The applicant seeks to add 640 sq. feet of rear impervious parking area to accommodate a disabled individual.

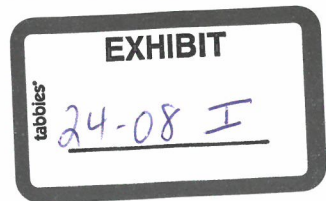
### ISSUE(S)

1. The subject parcel is legal non-conforming in regard to lot coverage, section 225 Attachment #3 limits lot coverage to 30% in the R-2 zoning district, the current lot coverage is 44% +/-.
2. The applicant seeks to add 640 sq. feet of additional impervious surface bringing the combined impervious coverage to 1354 sq. feet or 84%.

### GRANTING OF THE PETITION

1. The Planning Commission of the Town of Elsmere shall review the proposed development as per Town of Elsmere Code 225-9 and determine that it meets the harmonious development intent of the Town of Elsmere said Code.
2. The Board of Adjustment of the Town of Elsmere shall grant a variance from the Town of Elsmere Code 225 attachment #3 to allow for 84% lot coverage in lieu of the required 30%.
3. The applicant shall, within 1 year of approval, obtain permits from the Town of Elsmere Code Enforcement Department.





**BOARD OF ADJUSTMENT – TOWN OF ELSMERE**

IN RE: APPEAL FILED BY )  
DENISE CUFF )  
1234 MAPLE AVE )  
ELSMERE, DELAWARE )  
PARCEL NO. 19-00800-130 )  
PETITION NUMBER 24-06 )

*Filed in the Town of Elsmere Office of the  
Board of Adjustment on this 30 day of  
May, 2024*

**NOTICE OF DECISION OF THE BOARD OF ADJUSTMENT**

**Introduction**

The Town of Elsmere Board of Adjustment (herein after referred to as the “Board”) held a hearing on May 28, 2024 (herein after referred to as the “Hearing”) in the Town of Elsmere Council Room regarding the above-captioned case. The following members of the Board were present at the Hearing representing a properly constituted quorum:

Present:	James Personti	Chairman
	John Acton	Board Member
	Ron Russo	Board Member
	John Smith	Board Member
	Kyrah Tate	Board Member

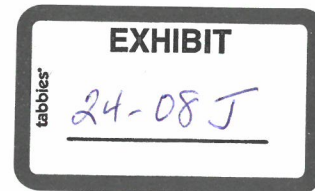
**Background**

Denise Cuff is the legal property owner of the real property located at 1234 Maple Avenue, Elsmere, Delaware (herein after referred to as the “Property”). The Property is also known as tax parcel number 1900.800.130. On April 29, 2024, Mrs. Cuff (herein after referred to as the “Appellant”) submitted an appeal to the Board of Adjustment to appeal the decision from the Code Enforcement Office to deny her request for a variance to expand impervious coverage due to the property being legal non-conforming in regard to lot coverage.

In accordance with Town of Elsmere Code Section 171-6F, Section 111, a hearing before the Board of Adjustment was scheduled for May 28, 2024.

Prior to this scheduled hearing, the Town followed the notification procedures required for an appeal as set forth in Town of Elsmere Code Section 225-40D. and Town of Elsmere Board of Adjustment Rules of Procedures for Appeal Hearings, as follows:

- Notice of the appeal hearing was delivered by town employees to each property located within 200 feet of the Property. This notice was delivered on May 17, 2024.



- Notice of the appeal hearing was mailed to the legal property owners of each property located within 200 feet of the Property in which the owner is a non-resident of the Town. This notice was mailed on May 17, 2024.
- Notice of the appeal hearing was mailed to the Appellant on May 17, 2024. This mailing included a copy of the appeal form filed by the Appellant, a copy of the written evidence to be presented by the Town, a list of potential witnesses that the Town expected to call during the hearing, and the rules of procedures for appeal hearings. The packet enclosed in this mailing to the Appellant included Exhibits 24-06A through 24-06M.

### **Standard of Review**

The Town of Elsmere Board of Adjustment applies the Board of Adjustment Rules of Procedures for Appeal Hearings. In accordance with Rule 7 of the procedure, the Delaware Rules of Evidence generally shall be used as a guide to the admissibility of evidence at the hearing. However, the Board of Adjustment may accept any evidence it deems to be reliable.

The format of the hearing is established by Rule 10 of the procedure for the order of proceedings such as opening statements, presentation of the evidence, closing arguments, and ruling by the Board.

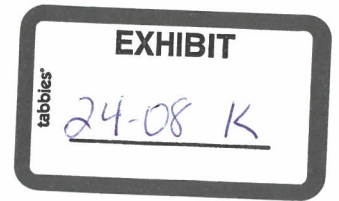
### **Testimony Presented**

At the Board of Adjustment hearing, Denise Cuff spoke on her own behalf as the Appellant and Code Enforcement Officer Nicole Facciolo represented the Town as Appellee. Prior to hearing any testimony, all witnesses who were expected to testify were sworn in by Chairman Personti. The testimony of all parties, which is more fully spelled out on the record, is summarized below.

The Appellant was asked to provide an opening statement. In her statement, Denise Cuff stated that she has been a long-time resident of over 20 years in the Town and is seeking this approval due to a medical necessity for her ailing husband to be able to get to and from the car in a safe manner. She is requesting to build a 640 sq. foot driveway at the back of the house so that her husband will be able to walk with a walker to the car instead of wet grass or patchy unsafe grass.

Multiple conversations were had by the Board Members as to what tonight's hearing is for.

Code Enforcement Officer Nicole Facciolo responded this is to appeal the Code Enforcement Officer's denial and normally the Town would deny further expansion of a legal non-conforming property due to lot coverage, but there is a true medical necessity and hardship that should be considered.

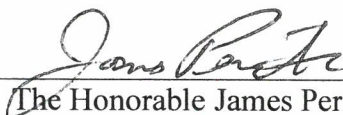


Nicole stated the Code Enforcement Office and Town Manager tried to find a way so this would not be denied and even consulting our counsel but there was no way around denying the original petition for a variance to increase the impervious coverage on a legal non-conforming property.

**Decision**

After reviewing the record, hearing testimony, and having their questions answered, Board Member Russo made a motion to approve Petition 24-06 to be heard by the Planning Commission and the Board of Adjustment. The motion was seconded by Board Member Smith. A vote of 4 in favor and 1 Opposed was taken and the motion passed.

A copy of this written decision shall be mailed to the Appellant, and all persons requesting a copy of the written decision in writing, on the date it is filed.

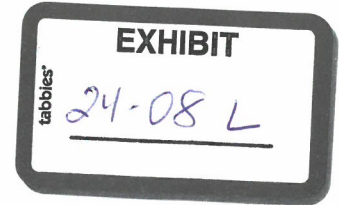
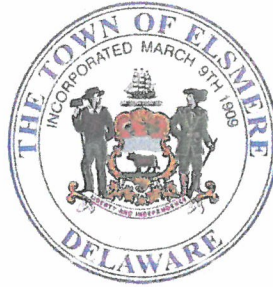
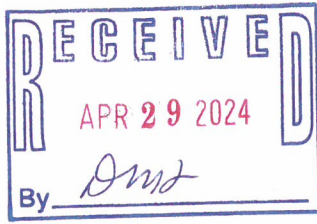
  
\_\_\_\_\_  
The Honorable James Personti, Chairman  
On Behalf of the Board of Adjustment

Date of Decision: May 28, 2024

Date Written Decision was filed in the office of the Board of Adjustment at the Elsmere Town Hall, located at 11 Poplar Avenue, Wilmington, DE 19805 on May 30 2024

and was filed by Denise Lardani Administrative Assistant  
Name of the employee who filed the decision Official Title of the employee who filed the decision

**Note:** This decision should be kept in a safe place with the property deed. This decision may be appealed to the Superior Court by any person aggrieved by it within thirty (30) days of the filing of the decision in the Office of the Board of Adjustment at Town of Elsmere Town Hall, 11 Poplar Avenue, Elsmere, Delaware.



TOWN OF ELSMERE

Invoice # I2401965

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: 4/29/24 Petition Number: 24-06

Date of the Original Action: 4/24/24 Tax Parcel Number: 19-008.00-130

Subject Property Address: 1234 Maple Ave Elsmere DE 19805

Property Owner's Name: Denise Purnell Cuff Phone Number: 302-383-3789

Property Owners Address: 1234 Maple Ave Elsmere DE 19805

Applicant's Name: Denise Purnell Cuff

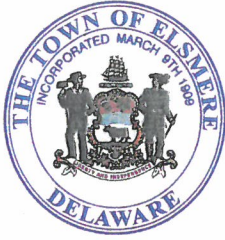
Applicant's Address: 1234 Maple Ave Elsmere, DE 19805

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

Reason for the Appeal: Medically necessary. Physical disability is making it more difficult to access treatment.

Relief sought:

Applicant's Signature: Denise Purnell Cuff Date: 4/29/24



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

EXHIBIT  
tabbies  
24-08M

April 29, 2024

Mayor

Eric Thompson

Denise Purnell Cuff  
1234 Maple Avenue  
Wilmington, DE 19804

1<sup>st</sup> District Council

Vacant

Dear Mrs. Purnell Cuff,

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

Sally Jensen

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

3<sup>rd</sup> District Councilwoman

Mary Steppi

1. Lot coverage (current lot is at 44%, allowable is 30%)

Chapter 225-31C of the Town of Elsmere Code prohibits the further expansion of an existing legal non-conforming use.

4<sup>th</sup> District Councilman

Charles McKewen

*“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:*

5<sup>th</sup> District Councilwoman

Joann I. Personti

*A. That no nonconforming lot shall be further reduced in size.*

6<sup>th</sup> District Councilwoman

Dawn DiBiasco

*B. That no nonconforming building shall be enlarged, extended, or*

Town Treasurer

Paul Chalfant

*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.”*

City Solicitor

James McMackin

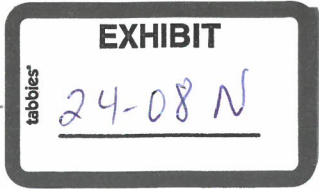
In conclusion, the Planning Commission and Board of Adjustment will not hear the petition. If you wish to appeal this decision, please reference Chapter 76 of the Town of Elsmere Code.

If you have any questions or concerns, please feel free to reach out to the Code Enforcement Department at (302) 998-2215.

Sincerely,

Nicole Facciolo  
Code Enforcement Officer

c; file



**Parcel # 1900800130**

Property Address: 1234 MAPLE AVE  
 WILMINGTON, DE 19805-  
 Subdivision: ELSMERE GARDENS  
 Owner: PURNELL CUFF DENISE & CURTIS J  
 1234 MAPLE AV  
 Owner Address:  
 WILMINGTON, DE 19805  
 Municipal Info: Incorporated in ELSMERE PROPERTY TAX AREA

Lot #: 100	Property Class: RESIDENTIAL
Location:	Lot Size: 0.04
Map Grid: 09403560	Lot Depth: 99.80
Block:	Lot Frontage: 16.30
Census Tract: 124	Street Finish: SIDEWALK
Street Type: NEIGHBORHOOD	
Water: PUBLIC	
Microfilm #: UNREC	

**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
- ELSMERE GARDENS - Civic Organization - no contact information available

Zoning

- 19R2 - ONE/TWO FAMILY DWELLING

**Deed History**

Grantee(s)	Deed	Multi?	Sale Date	Sale Amount
STRZALKOWSKI CASIMIR J & WF	Q58 459	N	Not Available	\$0.00
BITNER LLOYD RICHARD	779 87	N	10/17/1988	\$65,900.00
LEONI ROBERT	20011011 0084256	N	10/10/2001	\$61,000.00
PURNELL DENISE RC	20040924 0105739	N	9/17/2004	\$114,000.00
PURNELL CUFF DENISE & CURTIS J	20080826 0058372	N	8/20/2008	\$10.00

**Tax/Assessment Info**

Assessment

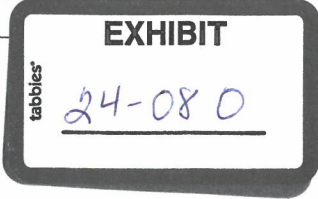
Land: 6100  
 Structure: 36900  
 Homesite: 0  
 Total: 43000  
 County Taxable: 43000  
 School Taxable: 43000

**Tax Bills as of 5/13/2024 3:01:47 AM**

Tax Year	County			School		
	Principal Due	Penalty Due	Amt Paid	Principal Due	Penalty Due	Amt Paid
2010A	\$0.00	\$0.00	\$130.63	\$0.00	\$0.00	\$707.72
2011A	\$0.00	\$0.00	\$133.00	\$0.00	\$0.00	\$699.57
2011Q2	\$0.00	\$0.00	\$2.40	\$0.00	\$0.00	\$12.62
2011Q3	\$0.00	\$0.00	\$2.40	\$0.00	\$0.00	\$12.62
2012A	\$0.00	\$0.00	\$147.81	\$0.00	\$0.00	\$766.26
2013A	\$0.00	\$0.00	\$146.97	\$0.00	\$0.00	\$813.13
2014A	\$0.00	\$0.00	\$147.53	\$0.00	\$0.00	\$827.45
2015A	\$0.00	\$0.00	\$147.00	\$0.00	\$0.00	\$919.77
2016A	\$0.00	\$0.00	\$146.64	\$0.00	\$0.00	\$1,002.89
2017A	\$0.00	\$0.00	\$147.41	\$0.00	\$0.00	\$1,063.95
2018A	\$0.00	\$0.00	\$157.84	\$0.00	\$0.00	\$1,058.23
2019A	\$0.00	\$0.00	\$146.17	\$0.00	\$0.00	\$1,065.97
2020A	\$0.00	\$0.00	\$136.16	\$0.00	\$0.00	\$1,065.97
2021A	\$0.00	\$0.00	\$133.74	\$0.00	\$0.00	\$1,061.03
2022A	\$0.00	\$0.00	\$166.46	\$0.00	\$0.00	\$1,062.96
2023A	\$0.00	\$0.00	\$165.72	\$0.00	\$0.00	\$1,062.96

**Tax Payments as of 5/13/2024 3:01:47 AM**

Date Paid



9/23/2010	\$838.35
9/23/2011	\$832.57
2/9/2012	\$15.02
5/17/2012	\$15.02
8/14/2012	\$806.25
9/26/2012	\$914.07
9/30/2013	\$960.10
9/17/2014	\$974.98
9/25/2015	\$1,066.77
9/26/2016	\$1,149.53
9/25/2017	\$1,211.36
9/7/2018	\$1,216.07
9/26/2019	\$1,212.14
9/24/2020	\$1,202.13
9/24/2021	\$1,194.77
9/26/2022	\$1,229.42
9/25/2023	\$1,228.68
County Balance Due: \$0.00	
School Balance Due: \$0.00	

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 5/13/2024 3:01:13 AM

Tax Year	Principal Due	Penalty Due	Date Paid	Amount Paid
2002S1	\$0.00	\$0.00	5/7/2002	\$190.91
2003S1	\$0.00	\$0.00	5/13/2003	\$135.39
2004S1	\$0.00	\$0.00	6/15/2004	\$374.94
2005S1	\$0.00	\$0.00	2/15/2005	\$170.50
2006S1	\$0.00	\$0.00	2/11/2006	\$50.00
2007S1	\$0.00	\$0.00	2/14/2007	\$55.77
2008S1	\$0.00	\$0.00	2/14/2008	\$120.84
2009S1	\$0.00	\$0.00	2/26/2009	\$130.14
2009S5	\$0.00	\$0.00	2/19/2010	\$27.89
2010S1	\$0.00	\$0.00	2/19/2010	\$173.84
2011S1	\$0.00	\$0.00	2/23/2011	\$191.43
2012S1	\$0.00	\$0.00	2/13/2012	\$187.85
2013S1	\$0.00	\$0.00	2/26/2013	\$198.89
2014S1	\$0.00	\$0.00	4/2/2014	\$183.69
2015S1	\$0.00	\$0.00	3/6/2015	\$172.21
2016S1	\$0.00	\$0.00	2/16/2016	\$183.69
2017S1	\$0.00	\$0.00	2/22/2017	\$149.25
2018S1	\$0.00	\$0.00	2/28/2018	\$160.73
2019S1	\$0.00	\$0.00	3/1/2019	\$205.00
2020S1	\$0.00	\$0.00	3/3/2020	\$205.73
2021S1	\$0.00	\$0.00	3/30/2021	\$180.02
2022S1	\$0.00	\$0.00	2/15/2022	\$192.16
2023S1	\$0.00	\$0.00	2/7/2023	\$205.02
2024S1	\$0.00	\$0.00	2/23/2024	\$179.30
Balance Due: \$0.00				

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

Residence Characteristics

Residence 0

Building Design: ROW INSD	Residence Class: SFD PLATTED LOT
Grade: AVERAGE	Condition: AVERAGE
Year Built: 1956	# Stories: 2
Total Area (sq. ft.): 1725	Main Floor Area: 576
# Rooms: 6	# Bedrooms: 3
# 1/2 Baths: 1	# Full Baths: 1
# Fam. Rooms: 0	# Fixtures: 7
Roof Type: FLAT	Roof Material: COMPWOOD
Exterior Wall: BRICK	Interior Wall Finish: DRYWALL
Floor Finish: WOOD	Foundation: CONTINUOUS
Garage Capacity: 0	Basement %: 100%
Basement % Finished: 100%	Basement Finish Type: OPEN FIN FL,WAL & CE
Attic % Finished:	
Unfinished %:	Unfinished Area: 0
Heat Type: HOT AIR	Air Conditioning: AIR CONDITIONING
Remodel Year: 0	

EXHIBIT

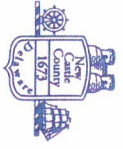
24-08 P

tabbles



# 1234 Maple Ave 19-8-130

Author:



New Castle County Delaware GIS: <https://gis.nccode.org>  
 Disclaimer: For informational purposes only - not to be used as official documentation.



Date: 5/13/2024



NGCDEGIS, NCCDE GIS



EXHIBIT

tabbles

24-08 Q

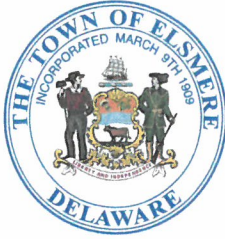


EXHIBIT  
tabbles  
24-08 R



EXHIBIT  
tabbles 24-085





**The Town of Elsmere**  
11 Poplar Avenue, Elsmere, Delaware 19809  
Phone (302) 998-2215 Fax (302) 998-9920

EXHIBIT  
tabbles  
24-08T

## MEMORANDUM

Mayor

Eric Thompson

1<sup>st</sup> District Council

Vacant

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: Secretary Robert Anderson  
Town of Elsmere Planning Commission

Re.: Petition 24-08

Date: June 4, 2024

Dear Chairman Personti,

At the June 4, 2024 meeting of the Town of Elsmere's Planning Commission, the Commission reviewed the request for Petition 24-08 regarding Tax Parcel Number 1900-800-130. In this request, the applicant is seeking to add 640 square feet of impervious coverage in the rear for parking due to a medical hardship.

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

Sincerely,

Robert Anderson, Secretary  
Town of Elsmere Planning Commission