

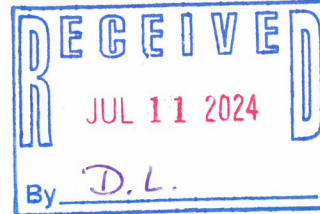
The Town of Elsmere

11 Poplar Avenue, Elsmere, Delaware 19805

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

EXHIBIT
tabbies
24-11 A

Application for Hearing



Board of Adjustment

Planning Commission

Petition # 24-11 Filing Fee: 50[#] Date Received 7/11/2024 Received by: D.L.

Subject Property: 403 S. Cleveland Ave Wilmington DE 19805

Property is: Residential Commercial

Tax Parcel # 19-002 00099 Zoning District: 19R1 Single Family Dwelling

Applicant name: Jeffrey King
King 4Life LLC + GMS Improvements LLC

Address: 1002 OverCircle Telephone # 2028989778

City: Newark State: DE Zip Code: 19702

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: 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: _____

Handwritten notes: 24-11, 50, 00

Application for relief other than above: _____

State reasons for this request: to build on Land.
A single Family Dwelling

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 4Life LLC + GMS Improvements LLC
 Address: 1002 Oxer Circle Telephone # 302 998 9778
 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: 7/10/24
 Legal Owner's Signature: [Signature] Date: 7-10-24
[Signature] 7/10/24



Site Analysis
Petition 24-11

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 =	1,630	Sq. Ft.
❖ Driveway =	360	Sq. Ft.

<u>Proposed Addition:</u>	N/A	Sq. Ft.
<u>Proposed Lot Coverage Total:</u>	1,990	Sq. Ft. (14%)

Conclusion: The applicant seeks to construct a 1,630 sq. foot Single family dwelling which will comply with the lot coverage requirements of the Town of Elsmere.

<u>Required Setbacks:</u>	Front: 20'	Rear: 30'
	Side: 5'	Both Sides: 10'
<u>Existing Setbacks:</u>	Front: N/A	Rear: N/A
	Side: N/A	Both Sides: N/A
<u>Proposed Setbacks:</u>	Front: 30'	Rear: 40' +/-
	Side: 20'	Both Sides: 70' +/-

Conclusion: The proposed setbacks meet the requirements of the Town of Elsmere.

STATEMENT OF FACT

The subject parcel is currently compliant with the Code of the Town of Elsmere.

REQUEST BY THE APPLICANT

The applicant seeks to construct a new Single-Family Dwelling.

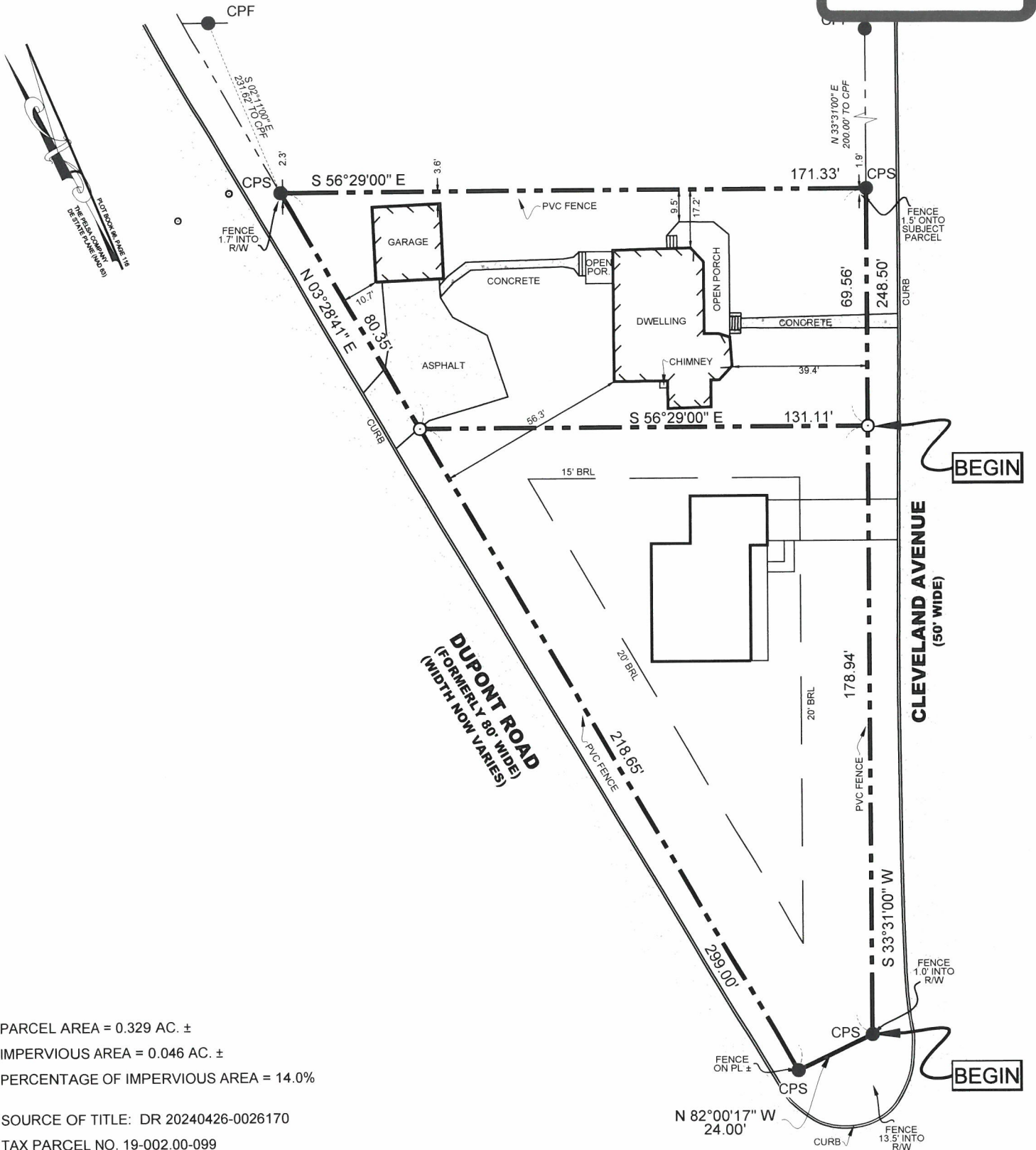
ISSUE(S)

Section 225-9 of the Code of the Town of Elsmere requires that the Planning Commission of the Town of Elsmere review the proposed construction for harmonious development.

GRANTING OF THE PETITION

1. The Planning Commission shall determine that the proposed dwelling meets the harmonious development intent of the Town of Elsmere Code 225-9.
2. The applicant shall obtain a permit from the Town of Elsmere within One year of approval.

EXHIBIT
 tabbles[®] 24-11 E



PARCEL AREA = 0.329 AC. ±
 IMPERVIOUS AREA = 0.046 AC. ±
 PERCENTAGE OF IMPERVIOUS AREA = 14.0%

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 :

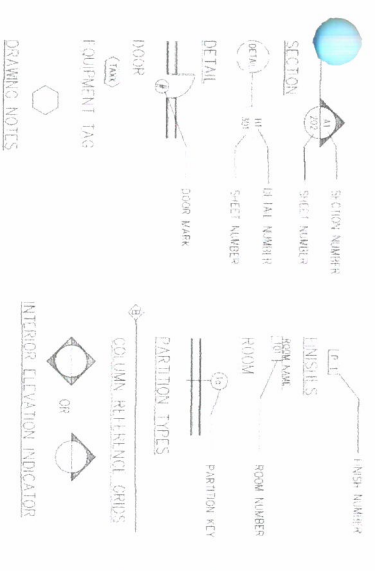
1. THIS PLAN IS NOT TO BE USED IN CONNECTION WITH THE SALE, TRANSFER OR REFINANCE OF THIS PROPERTY.
2. THE LOCATIONS OF IMPROVEMENTS IS BASED UPON FOUND CONTROL BUT

tabbles

INDEX

Q.A.	Q.B.	Q.C.	Q.D.	Q.E.	Q.F.	Q.G.	Q.H.	Q.I.	Q.J.	Q.K.	Q.L.	Q.M.	Q.N.	Q.O.	Q.P.	Q.Q.	Q.R.	Q.S.	Q.T.	Q.U.	Q.V.	Q.W.	Q.X.	Q.Y.	Q.Z.	
BOARD	BRICK	BUILDING	BUSINESS	BATH	BREAKFAST	BETWEEN	BOTTOM	CEILING	CEILING LINE	CERAMIC TILE	CHEMICAL	CLOSET	CONCRETE	CONCRETE MASONRY UNIT	COLUMN	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
QUANTITY	ALLOY	ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM	

GRAPHIC SYMBOLS

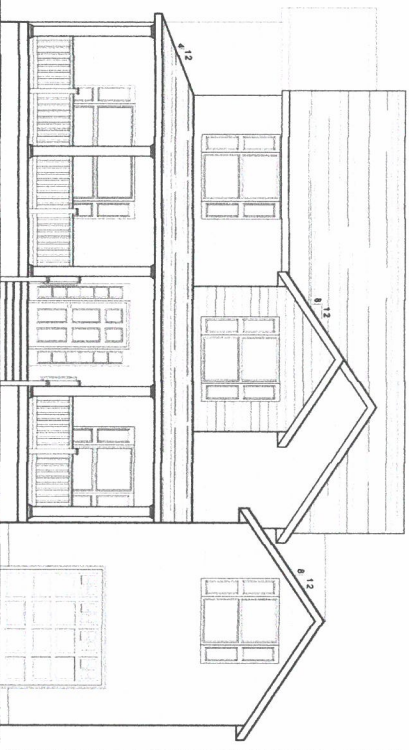


NEW SINGLE FAMILY DWELLING

403 S CLEVELAND AVE
WILMINGTON, DELAWARE

INDEX OF DRAWINGS

NO.	DESCRIPTION	DATE	BY	REVISION
C-1	TITLE SHEET/ARCHITECTURAL DATA	05/29/23	PERMIT	CHANGES
A-1	FIRST & SECOND FLOOR PLANS	05/29/23	PERMIT	CHANGES
A-2	FOUNDATION AND DETAILS	05/29/23	PERMIT	CHANGES
A-3	ELEVATIONS	05/29/23	PERMIT	CHANGES
A-4	SECTIONS	05/29/23	PERMIT	CHANGES
A-5	DETAILS ANGLE AND ROOF FRAMING PLANS	05/29/23	PERMIT	CHANGES
A-6	FLOOR AND ROOF FRAMING PLANS	05/29/23	PERMIT	CHANGES



Codes:
Applicable Town of Elsmere,
Mechanical, Electrical, and Plumbing
Codes.
IRC 2021
R-3
SB Construction
First floor 1228 SF
Second floor 1162SF

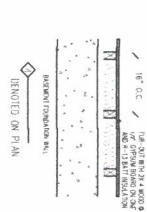
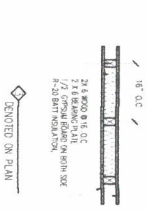
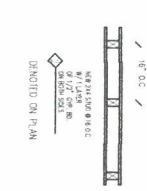
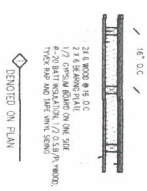
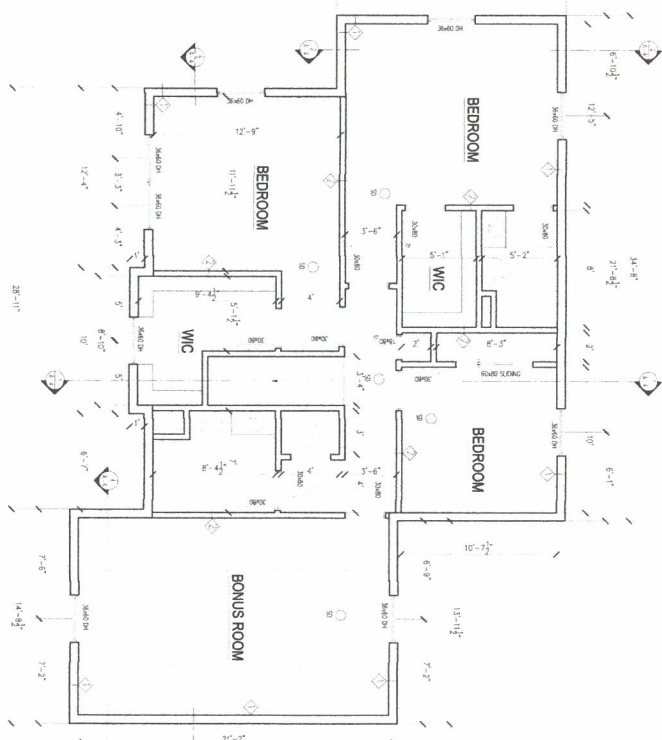
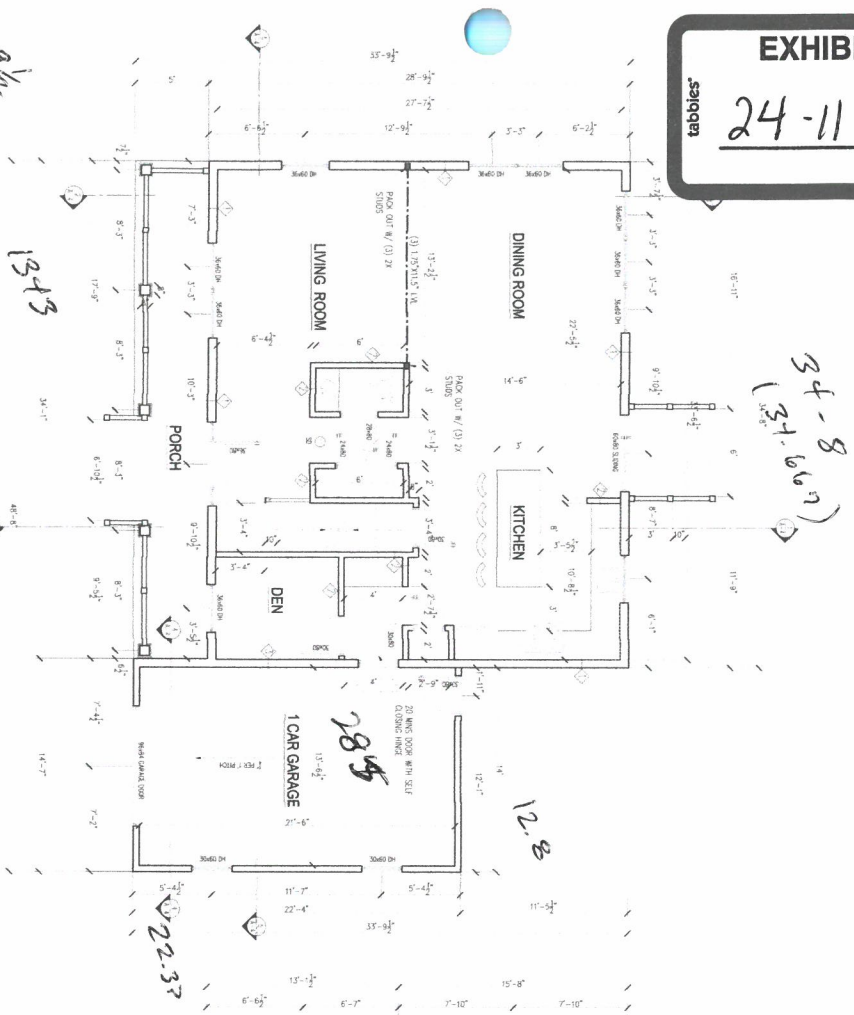
GENERAL NOTES

- GENERAL PROVISIONS
- SCOPE, FINISHES AND MATERIALS: GENERAL MATERIALS AND FINISHES SHALL BE AS SHOWN ON THE DRAWINGS. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
- WORKMANSHIP: ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE DELAWARE DEPARTMENT OF CONSTRUCTION.
- PERFORMANCE: ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE DELAWARE DEPARTMENT OF CONSTRUCTION.

GENERAL CONSTRUCTION NOTES

- FOUNDATION: FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DELAWARE DEPARTMENT OF CONSTRUCTION.
- ROOFING: ROOFING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DELAWARE DEPARTMENT OF CONSTRUCTION.
- WALLS: WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DELAWARE DEPARTMENT OF CONSTRUCTION.
- FLOORING: FLOORING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DELAWARE DEPARTMENT OF CONSTRUCTION.
- MECHANICAL, ELECTRICAL, AND PLUMBING (MEP): MEP SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DELAWARE DEPARTMENT OF CONSTRUCTION.

<p>OWNER: COVER SHEET</p> <p>DATE: 01/28/2023</p> <p>SCALE: NONE</p> <p>DRAWN BY: HL</p> <p>CHECKED BY: HL</p> <p>SHEET: C-1</p>	<p>PROJECT TITLE: NEW SINGLE FAMILY DWELLING</p> <p>LOCATION: 403 S CLEVELAND AVE WILMINGTON DELAWARE</p> <p>NO. REVISION/DATE</p> <p>DATE</p>	<p>DESIGNER & ENGINEER: GA&P</p> <p>1000 N. MARKET STREET, SUITE 200 WILMINGTON, DE 19801</p> <p>CONTACT: 302.486.1234</p>
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HEADER SCHEDULE:

NO.	DESCRIPTION	DEPTH	FINISH
1	1/2" Gypsum Board on One Side	1/2"	01-20 BATT INSULATION
2	1/2" Gypsum Board on Both Sides	1"	01-20 BATT INSULATION
3	5/8" Plywood on One Side	5/8"	01-20 BATT INSULATION
4	5/8" Plywood on Both Sides	1 1/4"	01-20 BATT INSULATION

IF HEADERS ARE TO BE INSTALLED IN THE PARTITION, NOTIFY THE ARCHITECT AND PROVIDE THE LOCATION AND BEARING OF EACH MEMBER FROM ARCHITECT. AND REQUIRED LOCAL ANCHORAGE AS APPLICABLE. PROVIDE ALL JOINTS TO BE FULL DEPTH BEARING OF STRUCTURAL MEMBER. ALL FLOOR JOIST SHALL BE FULL DEPTH BEARING OF STRUCTURAL MEMBER. JOIST SHALL HAVE FULL DEPTH BEARING OF MEMBER FOR CONNECTION.

LOCATION

403 S CLEVELAND AVE
 WILMINGTON DELAWARE

PROJECT

FIRST AND SECOND
 FLOOR PLANS

DATE

09/28/2023

DESIGNER

POERRIT

NO.

REVISION/ISSUE

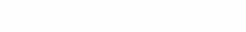
DATE

PROJECT TITLE

NEW SINGLE FAMILY DWELLING

OWNER

DEBORA & GUY COMPTON
 1000 W. MARKET ST.
 WILMINGTON, DE 19806



SCALE

1/8" = 1'-0"

DATE

09/28/2023

DESIGNER

POERRIT

PROJECT

FIRST AND SECOND
 FLOOR PLANS

DATE

09/28/2023

DESIGNER

POERRIT

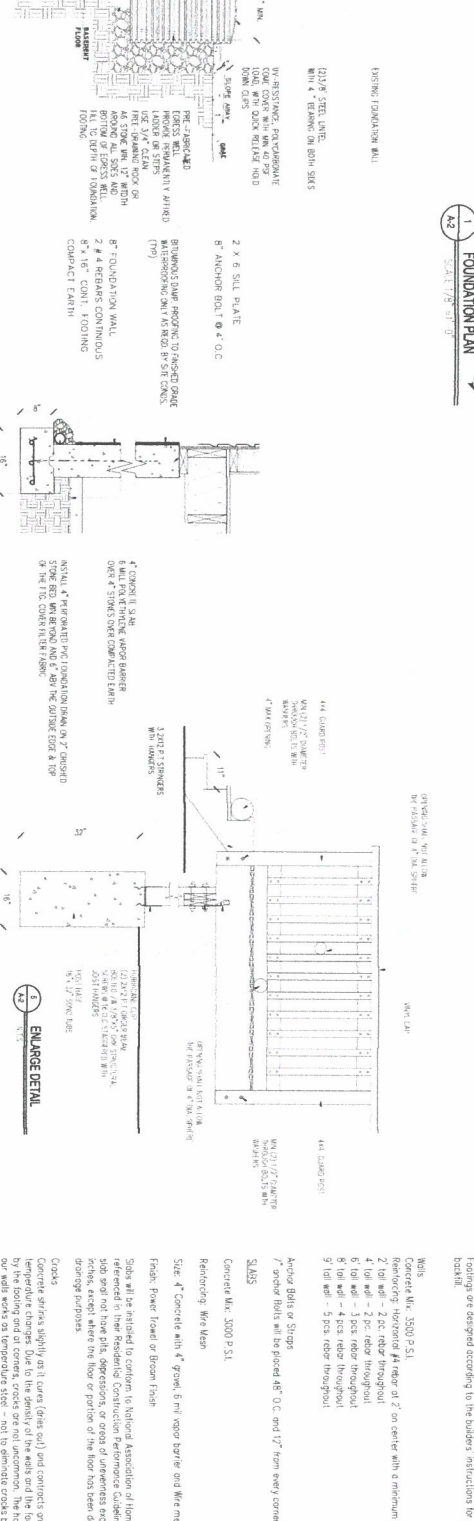
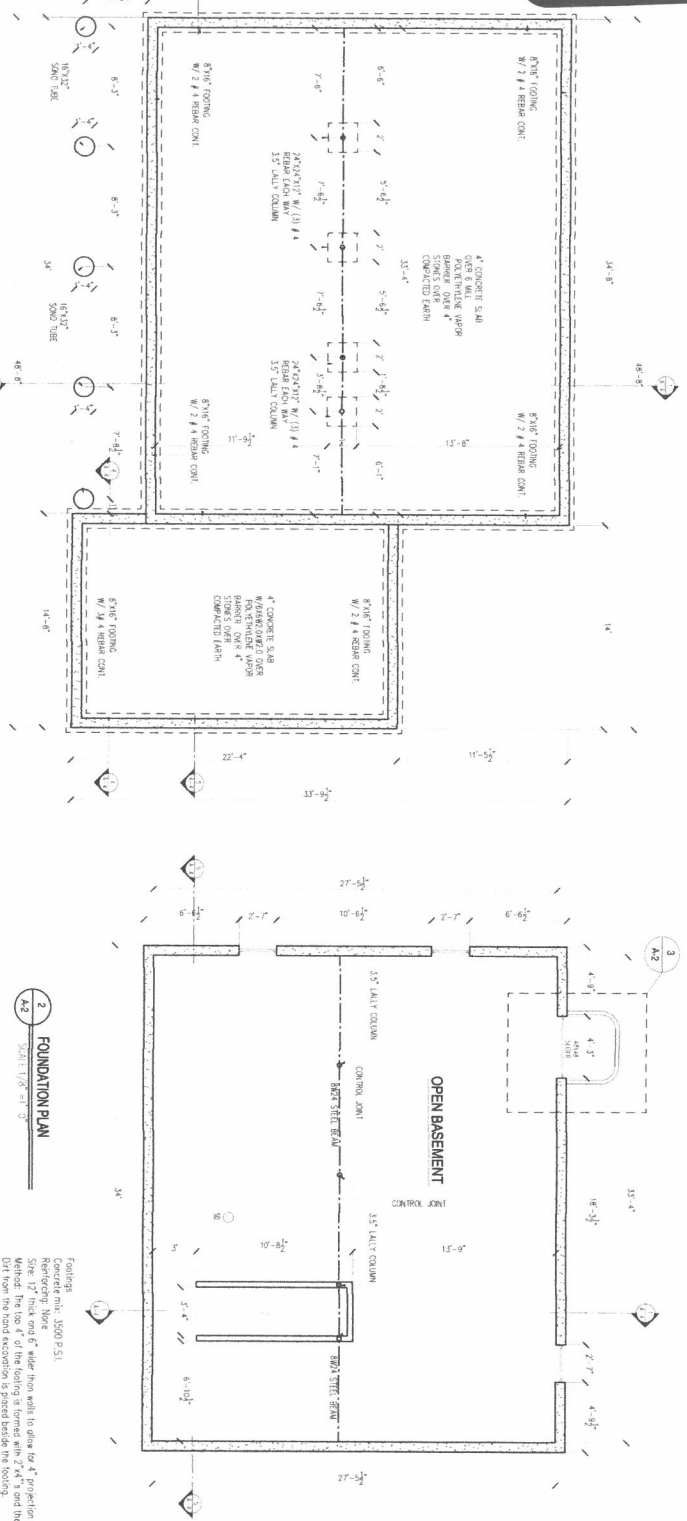
SHEET #

A-1

NO.

REVISION/ISSUE

DATE



3 WALL SECTION REAR WALL @ GRESS WELL (TYP)

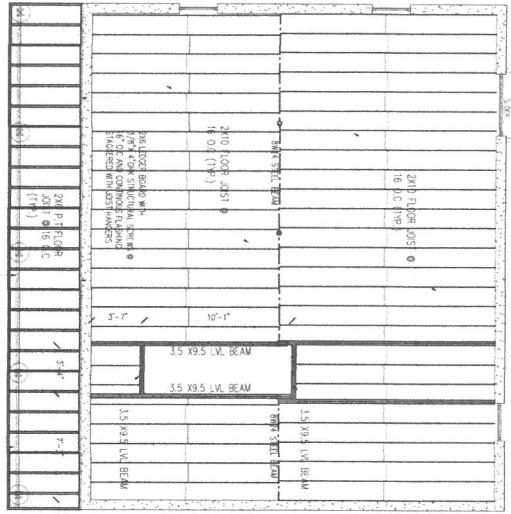
4 FOUNDATION WALL

ENLARGED DETAIL

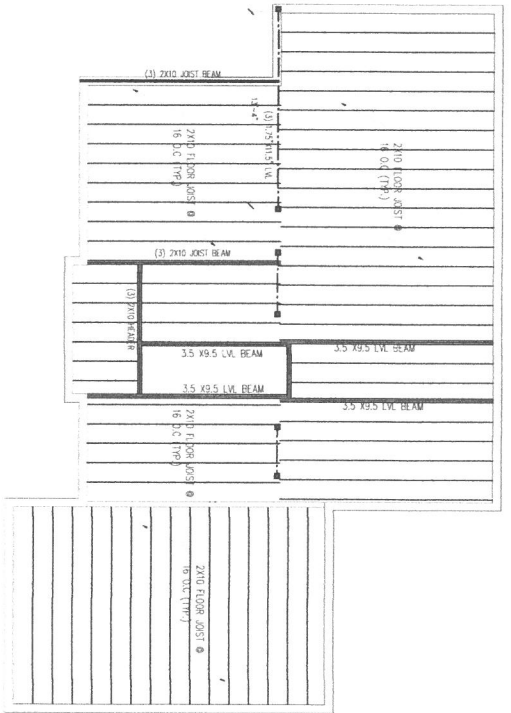
FOUNDATION PLAN

FOUNDATION PLAN

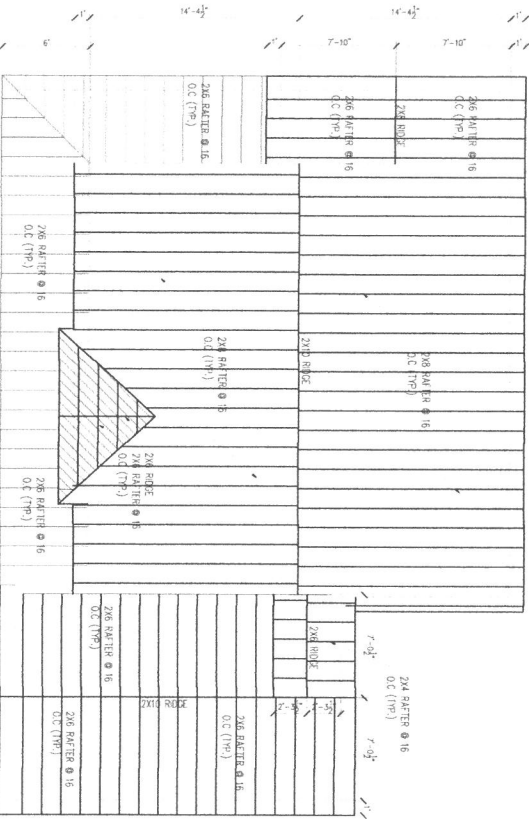
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<p>DATE: 09/28/2013</p>	<p>SCALE: 1/4" = 1'-0"</p>	<p>NO. REVISION/ISSUE</p>	<p>DATE</p>
<p>DESCRIPTION: PREMIT</p>		<p>DATE: 09/28/2013</p>	
<p>DRAWN BY: HL</p>		<p>CHECKED BY: HL</p>	
<p>SHEET: A-2</p>		<p>SCALE: 1/4" = 1'-0"</p>	



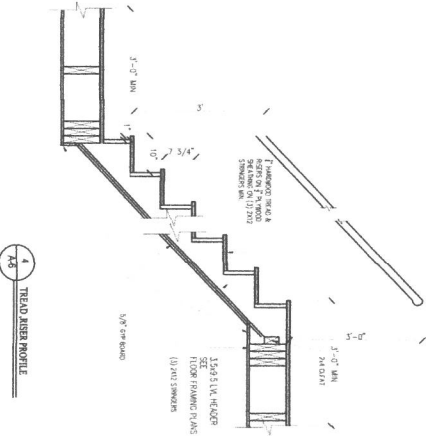
1 FIRST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

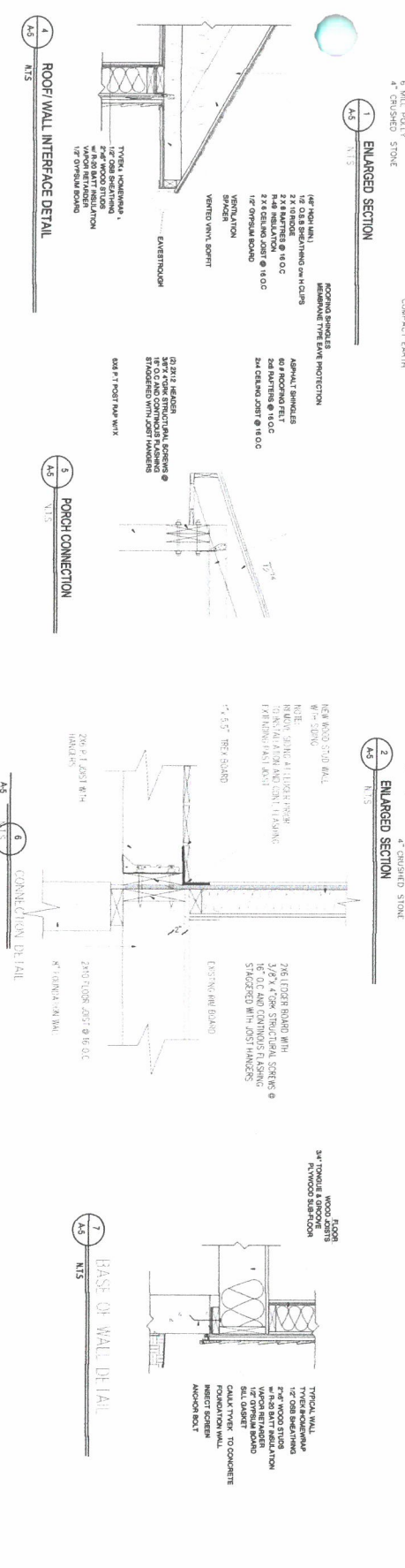
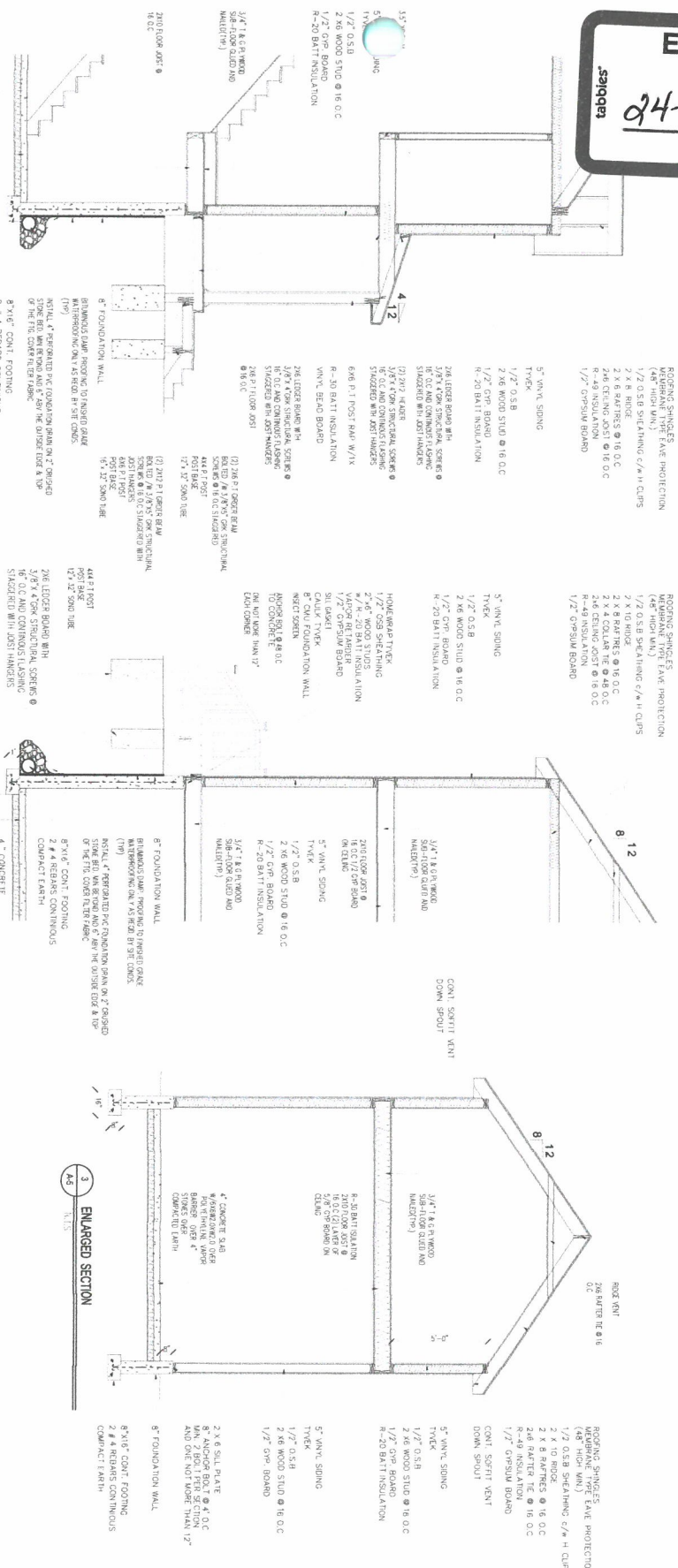


3 ROOF FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



4 THIRD RISER PROFILE

NEW SLAB NOTES
HEAD ROOM CLEARANCE FOR STAIR SHALL NOT BE LESS THAN 80"
WALL AND ROOF HEADS SHALL BE 1" ABOVE FINISH GRADE UNLESS OTHERWISE NOTED
HANDRAIL SHALL NOT BE LESS THAN 36" HIGH FROM FINISH FLOOR LEVEL TO TOP OF BALUSTRADE ABOVE THE TOP SURFACE OF THE FINISH FLOOR



SECTION NOTES

ROOFING SHINGLES
 MEMBRANE TYPE FLARE PROTECTION
 (48" HIGH W/IN.)
 1/2" OSB SHEATHING C/A H CLIPS
 2" X 8 BRIMS
 2" X 4 COLLAR TIE @ 48" O.C.
 2" X 4 CEILING JOIST @ 16" O.C.
 R-49 INSULATION
 1/2" GFSUM BOARD

ROOFING SHINGLES
 MEMBRANE TYPE FLARE PROTECTION
 (48" HIGH W/IN.)
 1/2" OSB SHEATHING C/A H CLIPS
 2" X 8 BRIMS
 2" X 4 COLLAR TIE @ 48" O.C.
 2" X 4 CEILING JOIST @ 16" O.C.
 R-49 INSULATION
 1/2" GFSUM BOARD

ROOF SHOUT
 CONT. SPOUT KINT
 DOWN SPOUT

ROOF KINT
 2x8 SPOUT TIE @ 16" O.C.

ROOFING SHINGLES
 MEMBRANE TYPE FLARE PROTECTION
 (48" HIGH W/IN.)
 1/2" OSB SHEATHING C/A H CLIPS
 2" X 8 BRIMS
 2" X 4 COLLAR TIE @ 16" O.C.
 2x6 PARTER TIE @ 16" O.C.
 R-49 INSULATION
 1/2" GFSUM BOARD
 CONT. SPOUT KINT
 DOWN SPOUT

DESIGN & CONSTRUCTION
 200 W. 10TH STREET, SUITE 200
 PHILADELPHIA, PA 19107
 PH: 215-592-1111
 WWW.JACOBS.COM

NO.	REVISION / ISSUE	DATE

PROJECT TITLE
 403 S CLEVELAND AVE
 WILMINGTON DELAWARE

DATE
 02/25/2023

DESIGNER
 PERMIT

DRAWN BY
 HL

PROJECT TITLE
 403 S CLEVELAND AVE
 WILMINGTON DELAWARE

DATE
 02/25/2023

DESIGNER
 PERMIT

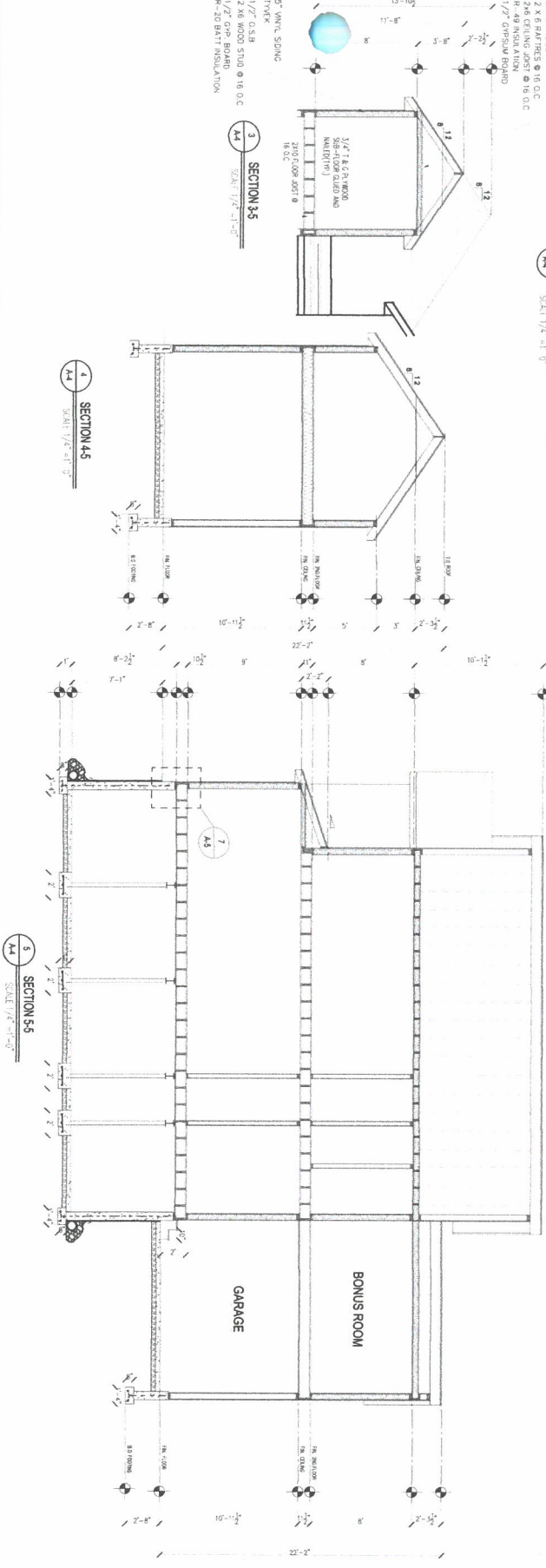
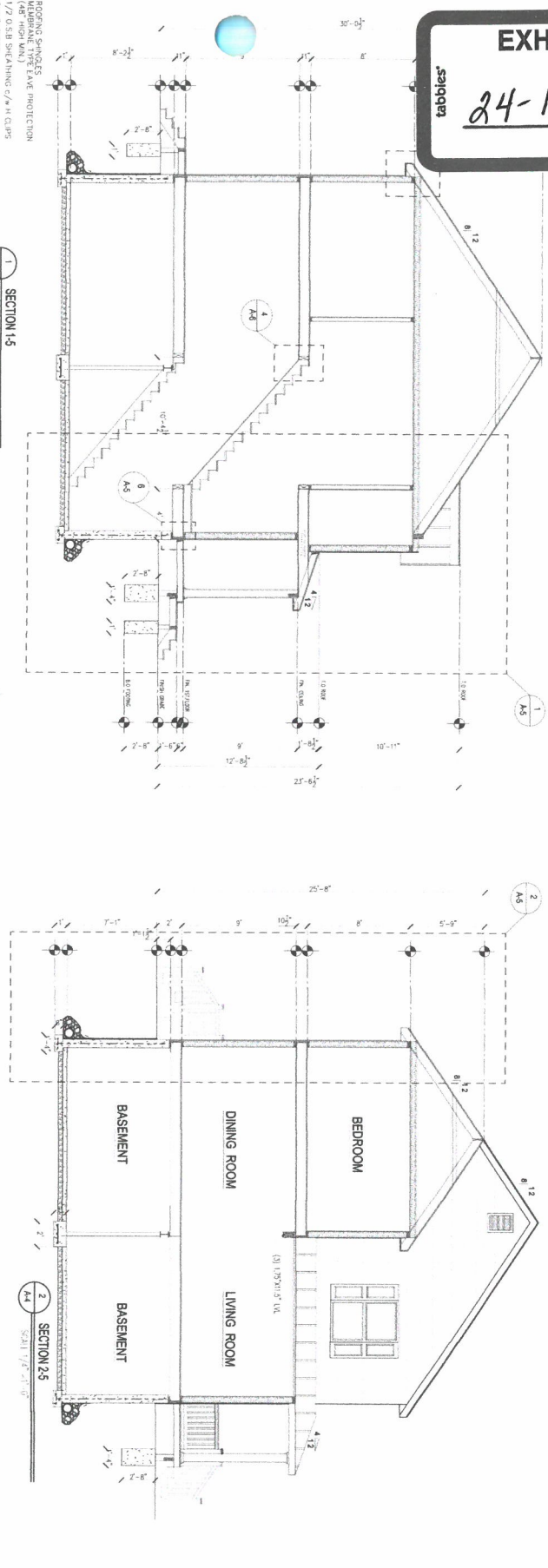
DRAWN BY
 HL

SHEET #
 A-5

EXHIBIT

24-11 K

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5" WIND SPRING
TYPIK
1/2" O.S.B
2 X 8 WOOD STUD @ 16 O.C
1/2" GYP BOARD
R-20 BATT INSULATION

ROOFING SINGLES
EAVE PROTECTION
(48" HIGH MIN.)
1/2" O.S.B SHEATHING C/A H CLIPS
2 X 8 ROOF
2 X 8 RAFTERS @ 16 O.C
R-49 INSULATION
1/2" OPSLUM BOARD

SECTION 3-5
SCALE: 1/2" = 1'-0"

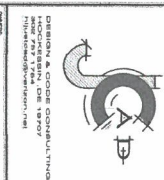
SECTION 1-5
SCALE: 1/2" = 1'-0"

SECTION 4-5
SCALE: 1/2" = 1'-0"

SECTION 5-5
SCALE: 1/2" = 1'-0"

GENERAL NOTES

FINISH COORD. UNIT



PROJECT TITLE
NEW SINGLE FAMILY DWELLING

NO.	REVISION / ISSUE	DATE

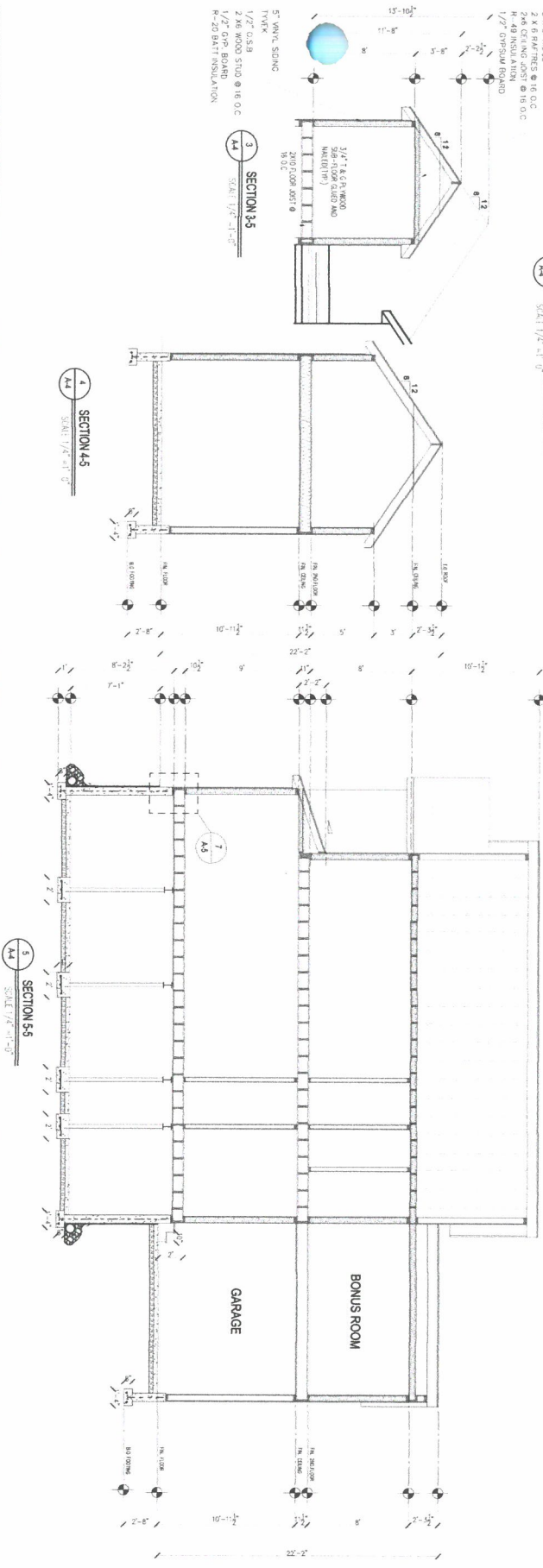
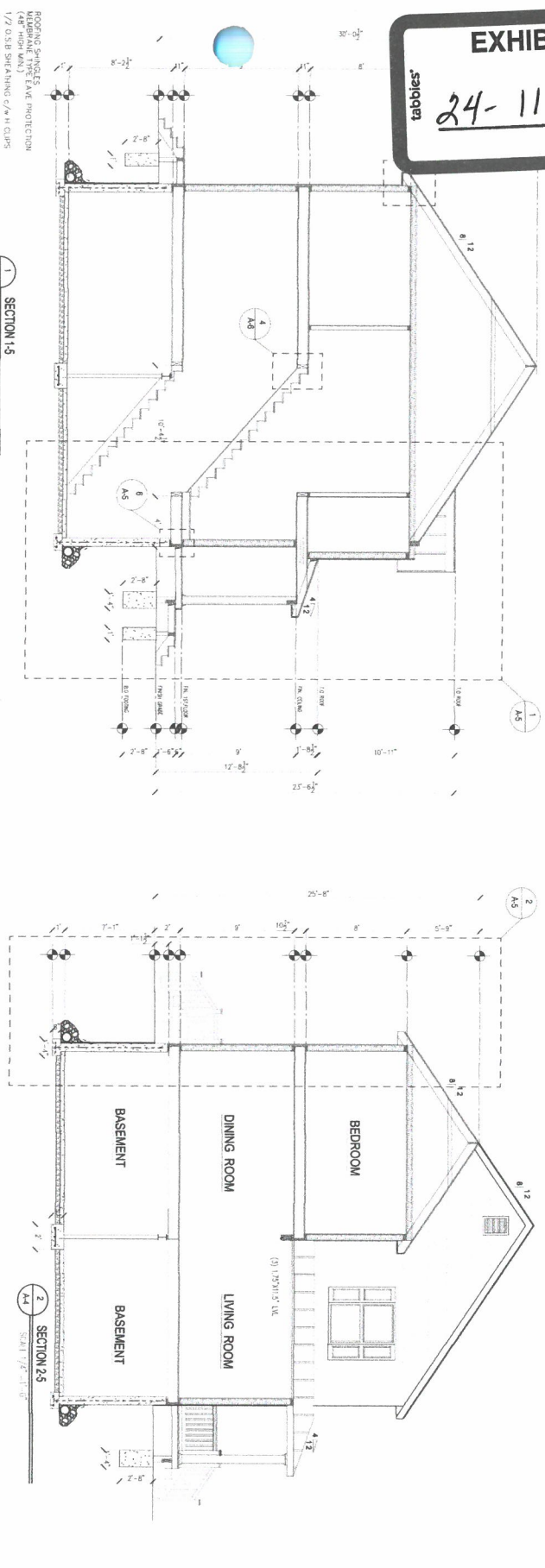
LOCATION
**403 S CLEVELAND AVE
WILMINGTON DELAWARE**

SECTIONS

PERMIT

DATE: 04/26/2023
SCALE: 1/4" = 1'-0"
DRAWN BY: HL
CHECKED BY: HL
SHEET #
A-4

EXHIBIT
 24-11 L
 tabbitt



GENERAL NOTES

PERMITS



PROJECT TITLE
 NEW SINGLE FAMILY DWELLING

NO. REVISION ISSUE DATE

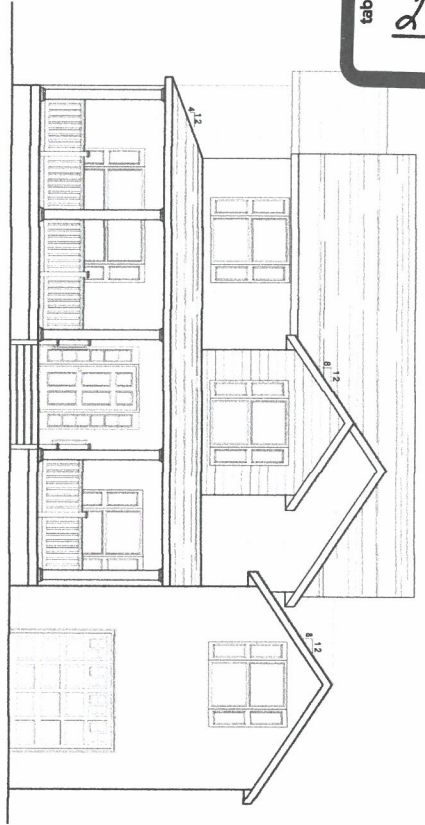
LOCATION
 403 S CLEVELAND AVE
 WILMINGTON DELAWARE

SECTIONS

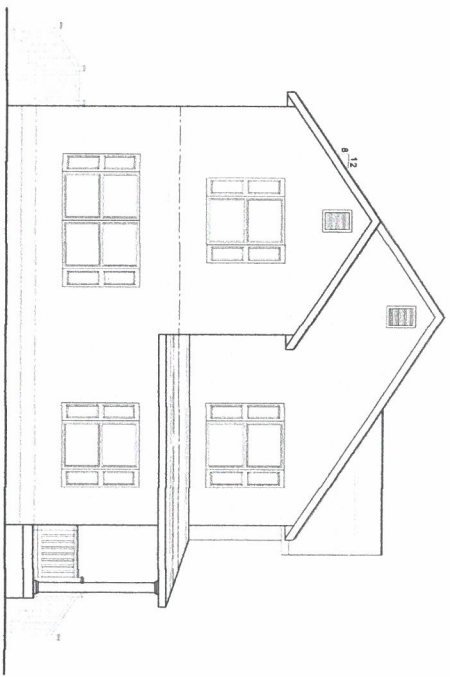
PERMIT

DATE: 02/28/2023
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 DRAWN BY: HL
 CHECKED BY: HL
 SHEET # A-4

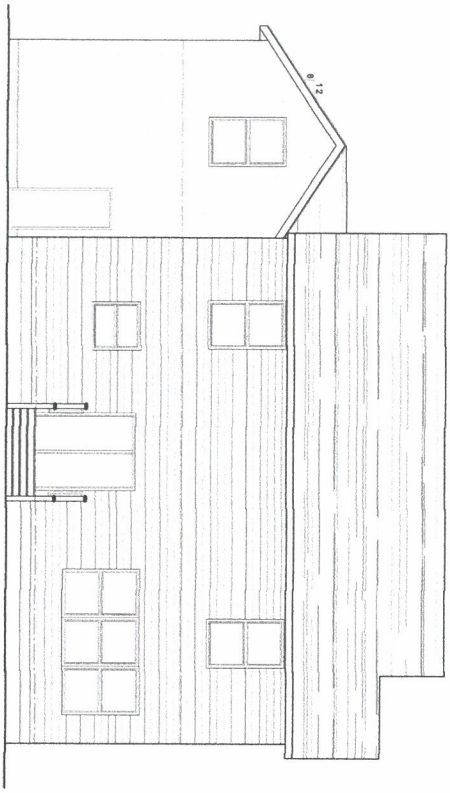
EXHIBIT
 tabbles
24-11 M



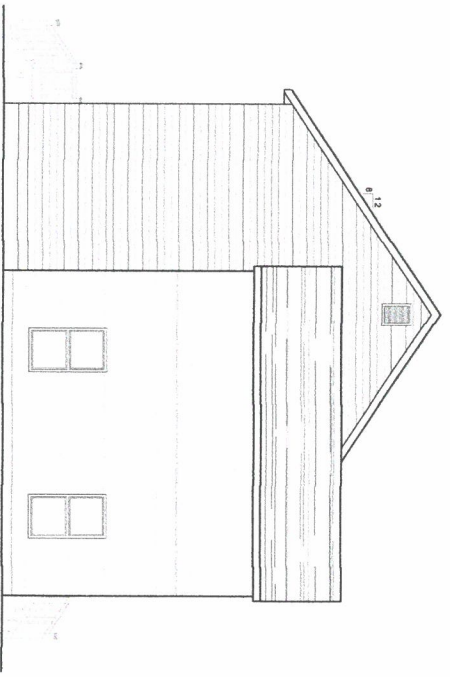
1 FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"



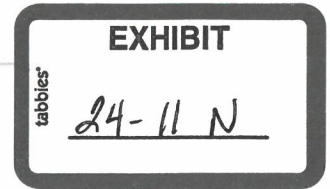
3 REAR ELEVATION
 SCALE: 1/4" = 1'-0"



1 RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"

DESIGN NOTES NONE		<p>DESIGN & CODE CONSULTING 1000 PINEAPPLE DRIVE, SUITE 100 WILMINGTON, DE 19807 302.436.8000</p>	
PROJECT: NEW SINGLE FAMILY DWELLING		DRAWN BY: HL	
LOCATION: 403 S CLEVELAND AVE WILMINGTON DELAWARE		SHEET # A-3	
DATE: 03/23/2023		PERMIT	
SCALE: 1/4" = 1'-0"		DESIGNER: HL	
DRAWN BY: HL		DATE: 03/23/2023	

Parcel # 1900200099



Property Address: 403 S CLEVELAND AVE
 WILMINGTON, DE 19805-
 Subdivision: 401-403 S. CLEVELAND AVENUE
 Owner: **NOTE: No ownership updates will occur during the month of July 2024.**
 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 7/22/2024 3:01:22 AM

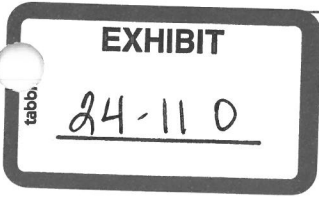
Tax Year	County			School		
	Principal Due	Penalty Due	Amt Paid	Principal Due	Penalty Due	Amt Paid
2010A	\$0.00	\$0.00	\$38.67	\$0.00	\$0.00	\$209.33
2011A	\$0.00	\$0.00	\$35.63	\$0.00	\$0.00	\$187.82
2012A	\$0.00	\$0.00	\$30.60	\$0.00	\$0.00	\$158.60
2013A	\$0.00	\$0.00	\$61.64	\$0.00	\$0.00	\$343.04
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	\$9.43	\$0.00	\$220.01	\$57.20	\$0.00
2023A	\$34.31	\$5.12	\$0.00	\$220.01	\$30.80	\$0.00
2024A	\$36.66	\$0.00	\$0.00	\$255.25	\$0.00	\$0.00

Tax Payments as of 7/22/2024 3:01:22 AM

Date Paid	Amt Paid
9/17/2012	\$660.65

7/22/24, 10:01 AM

New Castle County, DE - Parcel #



4/5/2018
1/28/2022
1/28/2022

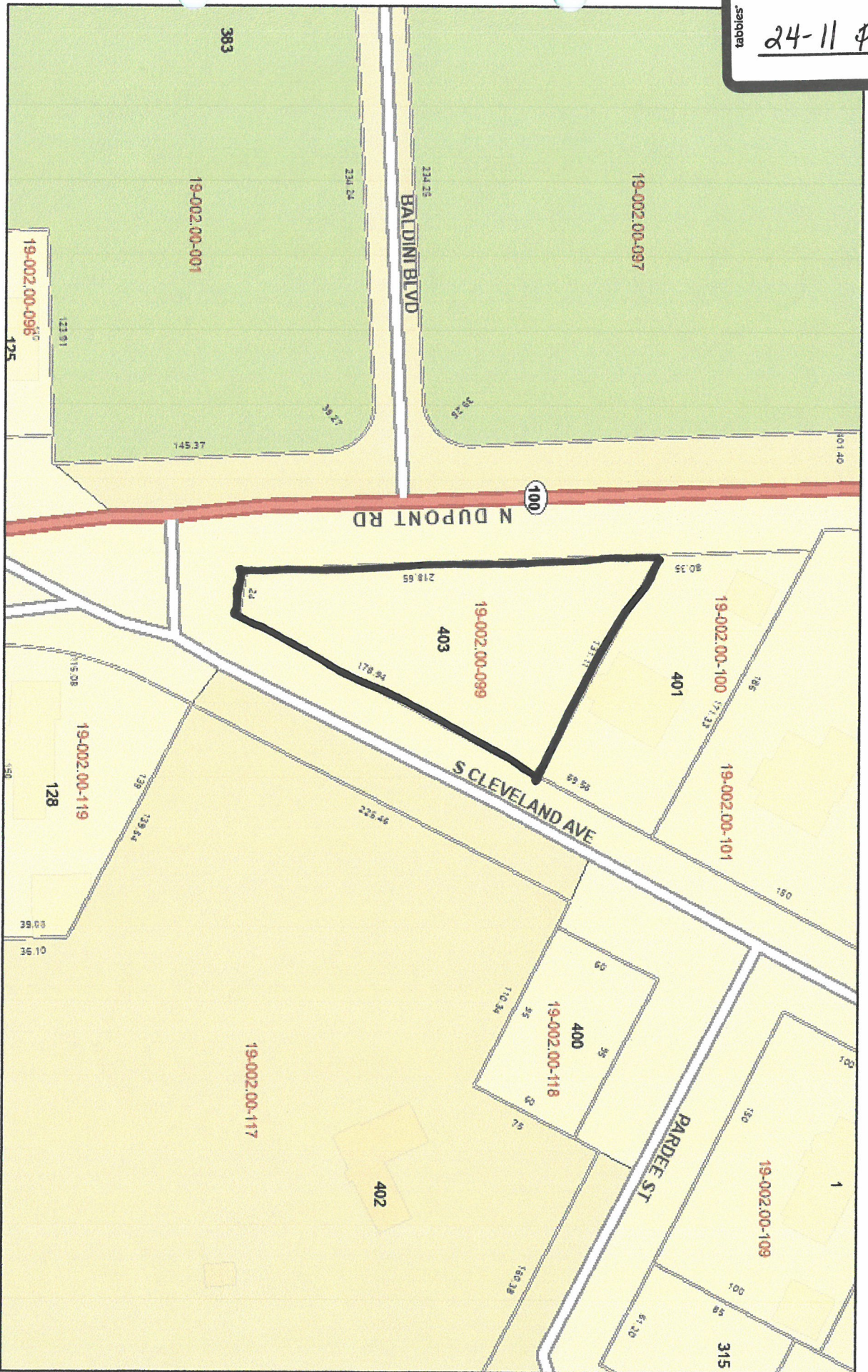
County Balance Due: \$119.98

School Balance Due: \$783.27

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.

\$6.18
\$423.38
\$2,803.36

Petition 24-11 - 403 S. Cleveland Avenue



8/1/2024, 10:25:12 AM

Roads

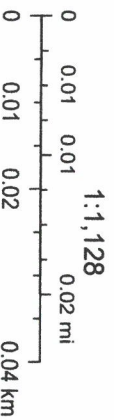
Structures

- 3 | 3 | State route that is a minor arterial
- 5 | 10 | Neighborhood road in municipality

Residential

Address

Parcels



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