



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

EXHIBIT  
25-04 A

**Application for Hearing**

- Board of Adjustment
- Planning Commission

Petition # 25-04 Filing Fee: 25-04 Date Received 2/10/2015 Received by: DL.

Subject Property: 508 Belmont Avenue

Property is:  Residential  Commercial

Tax Parcel # 1900800367 Zoning District: G1

Applicant name: Delaware Rifle & Pistol Club, Inc.

Address: 508 Belmont Avenue Telephone # 302-743-6331

City: Elsmere State: DE Zip Code: 19804

1900800358  
1900800359  
1900800360  
1900800361  
1900800362  
1900800363  
1900800364  
1900800367

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: \_\_\_\_\_ 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: \_\_\_\_\_

**A Council – Manager Municipality**  
**Located on the Net at [townofelsmere.com](http://townofelsmere.com)**

Application for relief other than above: Harmonious plan filing & street vacation

State reasons for this request: Street vacation of:  
Baltimore Avenue  
Matthes Avenue  
~~Winston Avenue~~  
~~Audrey Avenue~~  
~~Maddox Avenue~~

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: Delaware Rifle & Pistol Club, Inc.

Address: 508 Belmont Avenue Telephone # 302-743-6331

City: Elsmere State: DE Zip Code: 19804

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: 2/7/25

Legal Owner's Signature: [Signature] Date: 2/7/25

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**EXHIBIT**  
25-04C

Name of person representing applicant (if applicable):  
Roger Boyce

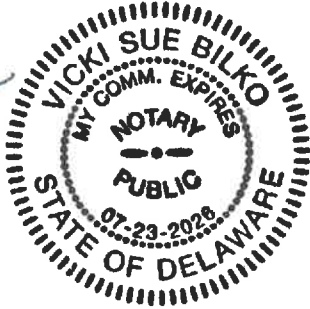
Address: 309 Palomino DR Telephone # 302-743-6331  
City: Newark State: DE Zip Code: 19711

I, Roger Boyce, as owner of the property listed on this application,  
authorize the above named representative to act on my behalf during any proceedings pertaining to  
this application.

[Signature] Legal Owner Signature Date 2/7/25

Subscribed and sworn to before me on the following date:

[Signature] Notary Public Signature  
2.7.25 Date



In addition to the persons listed above please send copies of all correspondence to:

Name: \_\_\_\_\_  
Address: \_\_\_\_\_ Telephone # \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

This certificate is attached to a Application for Hearing,  
Dated 2-7-25, of 3 pages, also  
Signed by Roger Boyce.



Vicki Sue Bilko

State of Delaware Notary



PARCEL NOS.: 19-008.00-374;  
 19-008.00-375; 19-008.00-357;  
 19-008.00-358; 19-008.00-359;  
 19-008.00-360; 19-008.00-361;  
 19-008.00-362; 19-008.00-363; AND  
 19-008.00-364

Prepared by/Return to:  
 GARY A. BRYDE, P.A.  
 724 YORKLYN ROAD - SUITE 100  
 HOCKESSIN, DELAWARE 19707

INDIVIDUAL DEED

THIS DEED, Made this 31st day of January, 1997;

BETWEEN:

JEAN G. SEZNA, TRUSTEE OF THE TESTAMENTARY TRUST UNDER WILL OF WALTER W. SEZNA, of New Castle County and State of Delaware, party of the first part,

- A N D -

MEDORI ENTERPRISES, a Delaware partnership, of New Castle County and State of Delaware, party of the second part;

WITNESSETH, That the said party of the first part for and in consideration of the sum of ONE HUNDRED TWENTY FIVE THOUSAND AND 00/100 DOLLARS (\$125,000.00), lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the said party of the second part;

ALL that certain pieces or parcels of land, situate in Christiana Hundred, New Castle County and State of Delaware, being the Northwesterly portion and Lot Nos. 28, and 9-14, Block 41, and all of Block 42, as shown on the Plan of ELMHURST, as recorded in the Office of the Recorder of Deeds, in and for New Castle County and State of Delaware, in Deed Record C, Volume 29, Page 601, said Northwesterly Parcel being more particularly bounded and described in accordance to a legal description prepared by Howard L. Robertson, Inc., Registered Professional Engineers and Land Surveyors, dated January 28, 1997, as follows, to wit:

BEGINNING at the point of intersection of the Northerly side of Baltimore Avenue, at 50.00 feet wide, with the Westerly boundary line of Elmhurst as shown on the said Plan; thence from the said point of Beginning by the said Westerly boundary line of Elmhurst in a Southwesterly direction, at 40.00 feet wide, more or less to a point in the centerline of Little Mill Creek; thence in a generally Southeasterly and Northeasterly direction along the said centerline of Little Mill Creek; 2540 feet more or less, to a point in the centerline of Matthes Avenue, at 50.00 feet wide; thence in a Northwesterly direction by the centerline of Matthes Avenue, 70.80 feet more or less, to a point of curve of a curve to the right having a radius of 599.03 feet; thence in a Northwesterly and Northerly direction by said curve to the right, an arc distance of 286.96 feet to a point of tangency; thence still by the said centerline of Matthes Avenue, and crossing Baltimore Avenue in a Northerly direction, 230.00 feet to a point in the said Northerly side of Baltimore Avenue; thence thereby in a Westerly direction, 1935 feet, more or less, to the point and place of Beginning. Be the contents thereof what they may. Also containing the undescribed parcels of: (1) All of Block 42 as shown on the above-described plan which contains 0.370 acres of land (16,360 square feet), more or less; and (2) Lot Nos. 9, 10, 11, 12, 13, 14 and 28, Block 41, as shown on the above-described plan which contains 0.50 acres of land (21,894 square feet) more or less.

SUBJECT, HOWEVER, to Utility Agreement as set forth in Deed Record H, Volume 39, Page 553, recorded in the Office of the Recorder of Deeds, in and for New Castle County and State of Delaware.

01/31/97

SUBJECT, FURTHER, to Easements and Conditions as set forth in Microfilm No. 223, recorded in the Office aforesaid.

BEING a part of the same lands and premises which B & B Builders, Inc., a corporation of the State of Delaware, by deed dated March 19, 1985 and recorded March 20, 1985, in the Office of the Recorder of Deeds, in and for New Castle County and State of Delaware, in Deed Record 214, Page 320, did grant and convey unto Jean G. Sezna, Trustee of the Testamentary Trust under Will of Walter W. Sezna, in fee.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her Hand and Seal the day and year first above written.

Signed, Sealed and Delivered in the Presence Of:

J. B. [Signature] WITNESS      Jean G. Sezna (SEAL) Trustee

STATE OF <sup>Florida</sup> DELAWARE )  
                      <sup>Palm Beach</sup> )    ss:  
COUNTY OF NEW CASTLE )

BE IT REMEMBERED, that on this 31st day of January, 1997, personally came before me, a Notary Public for the State and County aforesaid, JEAN G. SEZNA, TRUSTEE OF THE TESTAMENTARY TRUST UNDER WILL OF WALTER W. SEZNA, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be her act and deed.

GIVEN under my Hand and Seal of Office, the day and year aforesaid.

Betty A. Yon  
NOTARY PUBLIC

My commission expires:

OFFICIAL NOTARY SEAL  
BETTY A YON  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC342354  
MY COMMISSION EXP. FEB. 11, 1998

Grantee's Mailing Address:

6274 Limestone Road  
Hockessin, Delaware 19707



2045  
2/11/98  
Cheryl C. Stearns

THIS DEED, made this 23rd day of DECEMBER in the year of our LORD one thousand nine hundred and fifty-three

BETWEEN, GEORGE A. MICHENER, single man, WILLIAM J. MICHENER, single man, HARRY D. MICHENER and SUE V. MICHENER, his wife, and DAVID P. MICHENER, III and JUNE E. MICHENER, his wife, all of Christians Hundred, New Castle County and State of Delaware, parties of the first part, AND

THE DELAWARE RIFLE & PISTOL CLUB, INC., a corporation of the State of Delaware, party of the second part.

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of FIVE HUNDRED DOLLARS (\$500.00) lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grant and convey unto the said party of the second part, its Successors and Assigns,

ALL those four certain lots or pieces of land, situate in Christians Hundred, New Castle County, State of Delaware, and known as Lots Nos. 1, 2, 3 and 4, in Section 40 on the plan of "ELMHURST" as the said plan is of record in the Office for the Recording of Deeds, &c., in and for said New Castle County in Deed Record C, Vol. 29, Page 601, and more particularly bounded and described (as one parcel) as follows, to wit:

BEGINNING at the corner formed by the intersection of the Southerly side of Baltimore Avenue (at fifty feet wide) with the Easterly side of Matthes Avenue (at fifty feet wide); thence Southerly along said Easterly side of Matthes Avenue, one hundred feet to a corner; thence Easterly, and parallel with Baltimore Avenue, one hundred feet to a corner; thence Northerly, and parallel with Matthes Avenue, One hundred feet to the said Southerly side of Baltimore Avenue; and thence thereby Westerly one hundred feet to the place of Beginning. Be the contents thereof what they may.

BEING the same lands and premises which George Montgomery and Virginia C. Montgomery his wife, by their Indenture bearing date the Fifteenth day of June A. D. 1923 and recorded in the Office for the Recording of Deeds, &c., in and for New Castle County aforesaid, in Deed Record Y, Vol. 31, Page 52 &c., granted and conveyed unto David P. Michener, and Lola F. Michener, his wife, in fee.

AND the said David P. Michener, departed this life on or about the Twentieth day of February A. D. 1940 whereby title in the above described lands and premises vested in the said Lola F. Michener, his wife, as surviving tenant by the entirety.

AND the said Lola F. Michener being so thereof seized, departed this life on or about the Thirtieth day of October A. D. 1942, intestate, leaving to survive her as her only heirs-at-law, three sons, George A. Michener, William J. Michener and Harry D. Michener, a daughter, Eva P. Michener, and a grandson, David P. Michener, III, son of David P. Michener, Jr., who died on or about the Nineteenth day of September A. D. 1936; and the above described lands and premises descended to the said George A. Michener, William J. Michener, Harry D. Michener, Eva P. Michener and David P. Michener, III by virtue of the Intestate Laws of the State of Delaware.

EXHIBIT  
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25-04 H

AND the said Eva P. Michener departed this life on or about the Twenty-first day of January A. D. 1953, intestate, unmarried and without issue, whereby her share in the above described lands and premises did descend and come to the said George A. Michener, William J. Michener, Harry D. Michener and David P. Michener, III by virtue of the Intestate Laws of the State of Delaware.

SUBJECT, however, to the restrictions and conditions on the part of the party of the second part, its successors and assigns, to be observed and performed, viz: That there shall not be erected upon any portion of the hereinbefore described premises any buildings but dwelling houses and necessary out-buildings and such dwellings, when erected, shall not be used for the purpose of carrying on any business, trade or calling whatsoever; that no dwelling house costing less than two thousand dollars shall be erected upon said premises or any portion thereof; that all dwellings, inclusive of porches, steps, cellar doors, bay or oriel windows, cornices and other projections appurtenant thereto shall be set back at least twelve feet from the Baltimore Avenue building line and at least twelve feet from the building line of Matthes Avenue as marked on said Plan of ELMHURST; and further that no dwelling houses shall be erected on said premises or any part thereof other than singly or in parts; that all out-buildings shall be erected in the rear of said lots; that said land shall not be used for any purpose which creates a nuisance or which is offensive, dangerous or noxious to the immediate neighborhood; and that these covenants shall be taken to be real covenants running with the lands and binding upon said heirs, executors, administrators, successors and assigns of the party of the second part until the first day of December A. D. 1960, when they shall cease and terminate.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year aforesaid.

Sealed and Delivered in the presence of

Calvin J. Harris, Jr.

as to all

six

signatures

George A. Michener (SEAL)  
William J. Michener (SEAL)  
Harry D. Michener (SEAL)  
Sue V. Michener (SEAL)  
David P. Michener, III (SEAL)  
June E. Michener (SEAL)

\*\*\*\*\*  
\* U.S.I.R. STAMPS \*  
\* \$.55 CANCELLED \*  
\*\*\*\*\*

STATE OF DELAWARE )  
NEW CASTLE COUNTY ) SS

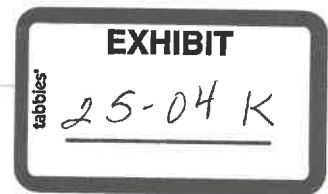
BE IT REMEMBERED, that on this 23rd day of DECEMBER in the year of our LORD one thousand nine hundred and fifty-three, personally came before me, the subscriber, a Notary Public for the State of Delaware, GEORGE A. MICHENER, single man, WILLIAM J. MICHENER, single man, HARRY D. MICHENER and SUE V. MICHENER his wife, and DAVID P. MICHENER, III and JUNE E. MICHENER, his wife, parties to this Indenture, known to me personally to be such, and severally acknowledged this Indenture to be their Deed.

GIVEN under my Hand and Seal of office, the day and year aforesaid.









**Parcel # 1900800367**

Property Address: 508 BELMONT AVE  
 WILMINGTON, DE 19804-  
 Subdivision: ELMHURST  
 Owner: DELAWARE RIFLE & PISTOL CLUB  
 P O BOX 6107  
 Owner Address:  
 WILMINGTON, DE 19804  
 Municipal Info: Incorporated in ELSMERE PROPERTY TAX AREA

Lot #: 1-8	Property Class: COMMERCIAL
Location:	Lot Size: 0.45
Map Grid: 09803560	Lot Depth: 100
Block: 40	Lot Frontage: 195
Census Tract: 124	Street Finish:
Street Type:	
Water:	
Microfilm #: 000223	

**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
- ELMHURST - Civic Organization - no contact information available

Zoning

- 19GI - GENERAL INDUSTRY

**Deed History**

Grantee(s)	Deed	Multi?	Sale Date	Sale Amount
DELAWARE RIFLE & PISTOL CLUB	0 0	Y	Not Available	\$0.00

**Tax/Assessment Info**

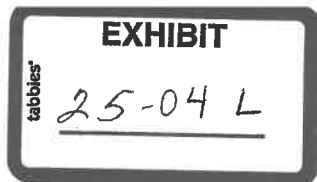
<p>Current Assessment</p> <p>Land: 19600</p> <p>Structure: 9400</p> <p>Homesite: <u>0</u></p> <p>Total: 29000</p> <p>County Taxable: 29000</p> <p>School Taxable: 29000</p>	<p>Tentative Assessed Value (from Reassessment)</p> <p>The "Tentative Assessed Value" for this Parcel is included below for informational purposes only and reflects the Parcel's market value as of July 1, 2024. The County-wide reassessment process will result in final assessed values to be effective for the tax year beginning July 1, 2025. The Tentative Assessed Value below has not yet been modified by any applicable property tax exemptions (e.g., Disability, Age-65-or-Older, charitable, etc.) or farmland assessments and may be subject to other changes. New Castle County will make this Parcel's final assessed value publicly available on this ParcelView entry (and available for inspection at the Assessment Office) by March 1, 2025.</p> <p>Tentative Land Value: 129000</p> <p>Tentative Structure Value: 194300</p> <p>Tentative Assessment Value: 323300</p>
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**Tax Bills as of 2/18/2025 3:00:01 AM**

Tax Year	County			School		
	Principal Due	Penalty Due	Amt Paid	Principal Due	Penalty Due	Amt Paid
2010A	\$0.00	\$0.00	\$97.64	\$0.00	\$0.00	\$528.96
2011A	\$0.00	\$0.00	\$99.41	\$0.00	\$0.00	\$522.87
2012A	\$0.00	\$0.00	\$99.69	\$0.00	\$0.00	\$516.78
2013A	\$0.00	\$0.00	\$99.12	\$0.00	\$0.00	\$548.39
2014A	\$0.00	\$0.00	\$99.50	\$0.00	\$0.00	\$558.05
2015A	\$0.00	\$0.00	\$99.14	\$0.00	\$0.00	\$620.31
2016A	\$0.00	\$0.00	\$98.90	\$0.00	\$0.00	\$676.37
2017A	\$0.00	\$0.00	\$99.42	\$0.00	\$0.00	\$717.55
2018A	\$0.00	\$0.00	\$106.46	\$0.00	\$0.00	\$713.69
2019A	\$0.00	\$0.00	\$98.58	\$0.00	\$0.00	\$718.91
2020A	\$0.00	\$0.00	\$91.83	\$0.00	\$0.00	\$718.91
2021A	\$0.00	\$0.00	\$96.52	\$0.00	\$0.00	\$758.96
2022A	\$0.00	\$0.00	\$120.15	\$0.00	\$0.00	\$759.92
2023A	\$0.00	\$0.00	\$117.31	\$0.00	\$0.00	\$716.88
2024A	\$0.00	\$0.00	\$119.48	\$0.00	\$0.00	\$831.72

**Tax Payments as of 2/18/2025 3:00:01 AM**

Date Paid	Amt Paid
9/1/2010	\$626.60



9/6/2011  
 9/13/2012  
 9/10/2013  
 8/13/2014  
 8/18/2015  
 9/12/2016  
 9/15/2017  
 9/20/2018  
 8/19/2019  
 8/17/2020  
 11/24/2021  
 5/17/2022  
 11/14/2022  
 1/5/2023  
 8/16/2023  
 8/26/2024

\$775.27  
 \$816.97  
 \$820.15  
 \$817.49  
 \$810.74  
 \$846.94  
 \$8.46  
 \$871.78  
 \$8.37  
 \$834.19  
 \$951.20

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.

**Commercial Structure Characteristics**

NOTE on Property Characteristics: The characteristics of every parcel currently listed on the Parcel Search website are from New Castle County's previous property assessment computer system and may be outdated. Any changes to the characteristics of County parcels made by Tyler Technologies, the County's vendor for the reassessment project, are not reflected below on this parcel entry. This includes any changes to property characteristics based on Tyler's site visits or requested by property owners in response to Tyler's Data Mailers sent during summer 2024. Those updated property characteristics, however, are in the new computer system that Tyler is using to value each parcel at its July 1, 2024 fair market value. New Castle County's Parcel Search website will contain the updated property characteristics for all County parcels by May 2025, and the County is working to determine whether the updated property characteristics may be added even sooner than May 2025 to the Parcel Search website.

**Building #: 01**

Occupancy: 434	# of Stories: 1	Year Built: 1950
Struct Class: C	Quality: C	Condition: AV
Floor Level: F	Grnd Flr Area: 1920	Total Flr Area: 1920
Ext Wall Type: 13	Wall Height: 8	Perimeter: 208
AC %: 0	Heat %: 90	Rentable Units: 1
Bsmt: 0	Bsmt Util: 0	
Year Renov: 0	Renov Rtnng: 0	Eff. Yr Built: 1953

EXHIBIT  
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Ptn 25-04



2/18/2025, 3:07:48 PM

Roads

Structures

Address

5 | 10 | Neighborhood road in municipality

Retail/Commercial

Parcels

CLASS | TYPECODE | DESCRIPTION

Industrial

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