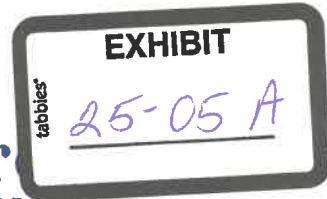




The Town of Elsmere

11 Poplar Avenue, Elsmere, Delaware 19805

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



Application for Hearing

☐ Board of Adjustment

☒ Planning Commission

Petition # 25-05 Filing Fee: _____ Date Received 2/27/25 Received by: DMJ

Subject Property: _____

Property is: ☐ Residential ☒ Commercial

Tax Parcel # 19-008.00-358 Zoning District: GI
thru 364

Applicant name: Medoci Enterprises

Address: 104 Bentley Lane Telephone # 302-239-4550

City: Wilmington State: DE Zip Code: 19807

Application for Zoning Variance Related to: _____

☐ Front yard setback

☐ Lot Coverage

☐ Rear yard setback

☐ Fencing

☐ Side yard setback

☐ Parking requirements

☐ Lot Area

☐ Signage

☐ Rezoning

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

Application for relief other than above: Harmonious Plan-Filing
& Street Vacation

State reasons for this request: _____

Street vacation of Winston Avenue,
Audrey Avenue, and Maddox Avenues

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: _____

Medoci Enterprises

Address: 104 Bentley Lane Telephone # 302-239-4550

City: Wilmington State: DE Zip Code: 19807

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: _____ Date: 2/27/25

Legal Owner's Signature: _____ Date: 2/27/25

Name of person representing applicant (if applicable):

Address:

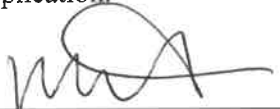
Telephone #

City:

State:

Zip Code:

I, Mark Medon, 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.




2/26/2025

Legal Owner Signature

Date

Subscribed and sworn to before me on the following date:



Notary Public Signature

2-26-25

Date

CHRISTINE BLACKBURN

NOTARY PUBLIC

STATE OF DELAWARE

My Commission Expires 11-10-2026

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

Name:

Address:

Telephone #

City:

State:

Zip Code:



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 Northwestern 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 Northwestern 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 Northwesternly 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 Northwesternly 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.

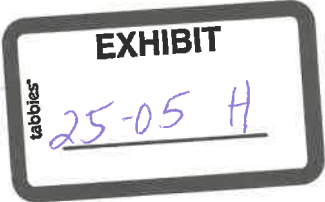
SUBJECT, HOWEVER, to Utility Agreement as set forth in Deed Record H, Volume 39, Page 553, recorded in the Office of the Recorder of Deeds, in and for New Castle County and State of Delaware.

2/3487

25-05 E

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

$$\begin{array}{r} 2145 \\ 2 \overline{) 4290} \\ \underline{42} \\ 90 \\ \underline{90} \\ 0 \end{array}$$



Parcel # 1900800358

Property Address: 0 AUDREY AVE
WILMINGTON, DE 19804-
Subdivision: ELSMERE
Owner: MEDORI ENTERPRISES
104 BENTLEY LA
Owner Address:
WILMINGTON, DE 19807
Municipal Info: Incorporated in ELSMERE PROPERTY TAX AREA

Lot #: 1-29	Property Class: COMMERCIAL
Location:	Lot Size: 1.74
Map Grid: 09803560	Lot Depth: 0
Block: 33	Lot Frontage: 0
Census Tract: 124	Street Finish:
Street Type:	
Water:	
Microfilm #: 000223	

Tax/Assessment Info

Current Assessment

Land: 26100
Structure: 0
Homesite: 0
Total: 26100
County Taxable: 26100
School Taxable: 26100

Final Assessed Value (after Reassessment)

The "Final Assessed Value" for this Parcel after completion of the County-wide reassessment process is listed below. This reflects the Parcel's market value as of July 1, 2024 and will be effective for the tax year beginning July 1, 2025. The Final 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.

Final Land Value: 226200
Final Structure Value: 0
Final Assessment Value: 226200

For information on exemptions, please go here <https://newcastlede.gov/Exemptions>
For information concerning reassessment, including links to the appeal forms, please go here <https://newcastlede.gov/BOAR>

District & Zoning Info

Districts

- FIRE/RESCUE - ELSMERE
- RED CLAY SCHOOL DIST-TRES
- 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
- STATE WETLANDS
- FLOODPLAIN
- NATIONAL WETLANDS
- DE SEN 07-SPIROS MANTZAVINOS
- TRAFFIC ZONE T093 (YR2022)
- WETLANDS-LU
- PLANNING 8 - LOWER CHRISTINA

Zoning

- 19GI - GENERAL INDUSTRY

Grantee(s)	Deed	Multi?	Sale Date	Sale Amount
SEZNA JEAN G TRUSTEE	214 320	Y	3/1/1985	\$10.00
MEDORI ENTERPRISES	2233 200	Y	1/31/1997	\$125,000.00

Tax Bills as of 3/20/2025 3:00:02 AM							
Tax Year	County			School			
	Principal Due	Penalty Due	Amt Paid	Principal Due	Penalty Due	Amt Paid	
2010A	\$0.00	\$0.00	\$87.87	\$0.00	\$0.00	\$0.00	\$476.07
2011A	\$0.00	\$0.00	\$89.47	\$0.00	\$0.00	\$0.00	\$470.58
2012A	\$0.00	\$0.00	\$89.72	\$0.00	\$0.00	\$0.00	\$465.10
2013A	\$0.00	\$0.00	\$89.21	\$0.00	\$0.00	\$0.00	\$493.55
2014A	\$0.00	\$0.00	\$89.55	\$0.00	\$0.00	\$0.00	\$502.24
2015A	\$0.00	\$0.00	\$89.23	\$0.00	\$0.00	\$0.00	\$558.28
2016A	\$0.00	\$0.00	\$89.01	\$0.00	\$0.00	\$0.00	\$608.73
2017A	\$0.00	\$0.00	\$89.47	\$0.00	\$0.00	\$0.00	\$645.79
2018A	\$0.00	\$0.00	\$95.81	\$0.00	\$0.00	\$0.00	\$642.32

2019A	\$0.00	\$0.00	\$88.72	\$0.00
2020A	\$0.00	\$0.00	\$82.65	\$0.00
2021A	\$0.00	\$0.00	\$81.18	\$0.00
2022A	\$0.00	\$0.00	\$101.04	\$0.00
2023A	\$0.00	\$0.00	\$105.58	\$0.00
2024A	\$0.00	\$0.00	\$107.53	\$0.00

Tax Payments as of 3/20/2025 3:00:02 AM

Date Paid	Amt Paid
9/30/2010	\$87.87
9/30/2010	\$476.07
9/29/2011	\$560.05
9/7/2012	\$554.82
8/7/2013	\$89.21
8/7/2013	\$493.55
8/7/2014	\$591.79
8/18/2015	\$647.51
8/18/2016	\$697.74
8/4/2017	\$735.26
9/6/2018	\$738.13
9/3/2019	\$735.74
8/4/2020	\$729.67
9/13/2021	\$725.20
8/11/2022	\$746.23
8/3/2023	\$750.77
8/2/2024	\$856.08

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.



3/20/2025, 12:05:54 PM

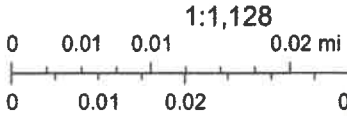
Roads

Address

CLASS | TYPECODE | DESCRIPTION



Parcels



NCCDEGIS, Sources: Esri, TomTom, Garmin, FAO, NOAA, OpenStreetMap contributors, and the GIS User Community, etc.

Explore New Castle

