



The Town of Elsmere

11 Poplar Avenue, Elsmere, Delaware 19805

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

EXHIBIT

tabbies

25-11 A

Application for Hearing

☒ Board of Adjustment

☒ Planning Commission

Petition # 25-11 Filing Fee: Waived Date Received 7/11/2025 Received by: DMJ

Subject Property: 405 Old DuPont Rd.

Property is: ☐ Residential ☒ Commercial

Tax Parcel # 19-5-171 Zoning District: GI

Applicant name: JUDOMAN LLC

Address: 405 OLD DUPONT RD Telephone # 302-420-6862

City: WILM State: DE Zip Code: 19804

Application for Zoning Variance Related to: NEW BUILD DUE TO FIRE

☐ 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: _____

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Name of person representing applicant (if applicable):

Address: _____ Telephone # _____

City: _____ State: _____ Zip Code: _____

I, _____, 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.

Legal Owner Signature

Date

Subscribed and sworn to before me on the following date:

Notary Public Signature

Date

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

Name: _____

Address: _____ Telephone # _____

City: _____ State: _____ Zip Code: _____

Site Analysis
Petition 25-11

Property Owner: Judoman LLC
Zoning District: GI
Address: 405 Old Dupont Rd.
Primary Use: CC - Commercial
Parcel No.: 19-00500-171

LOT COVERAGE CALCULATIONS

Lot Area in Sq. Ft.: 175,547 Sq. Ft.
Allowable Lot Coverage: 149,215 Sq. Ft. (85%)

Total Lot Coverage Existing: 3,479 Sq. Ft. (46%)

- ❖ Residential = 1,215 sq.ft.
- ❖ Building #1 = 4,272 sq.ft.
- ❖ Building #2 = 6,138 sq.ft.
- ❖ Building #3 = 1,800 sq.ft.
- ❖ Building #4 = 5,864 sq.ft.
- ❖ Building #5 = 1,600 sq.ft.
- ❖ Building #6 = 6,450 sq.ft.
- ❖ Total Building = 27,339 sq.ft.
- ❖ Impervious Pave = 137,603 sq. ft.

Proposed Addition: 5,985 Building Area Sq. Ft.

Proposed Lot Coverage Total: 160,076 Sq. Ft. (91%)

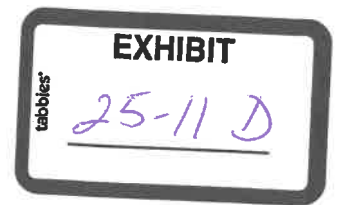
Conclusion: There are no proposed increases to the existing impervious coverage.

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

Existing Setbacks: Front: 10.5 Rear: 27.4
Side: 4.7 Both Sides: 9

Proposed Setbacks: Front: 10.5 Rear: 27.4
Side: 4.7 Both Sides: 9

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



STATEMENT OF FACT

The subject parcel is legal non-conforming regards to front setback and lot coverage.

- a. The parcel is located in the GI district, section 225 Attachment #3 requires a minimum front setback of 20'. The existing setback is 10.5.'
- b. The parcel is located in the GI district, section 225 Attachment #3 requires a maximum lot coverage of 85%. The existing lot coverage is 91%.

REQUEST BY THE APPLICANT

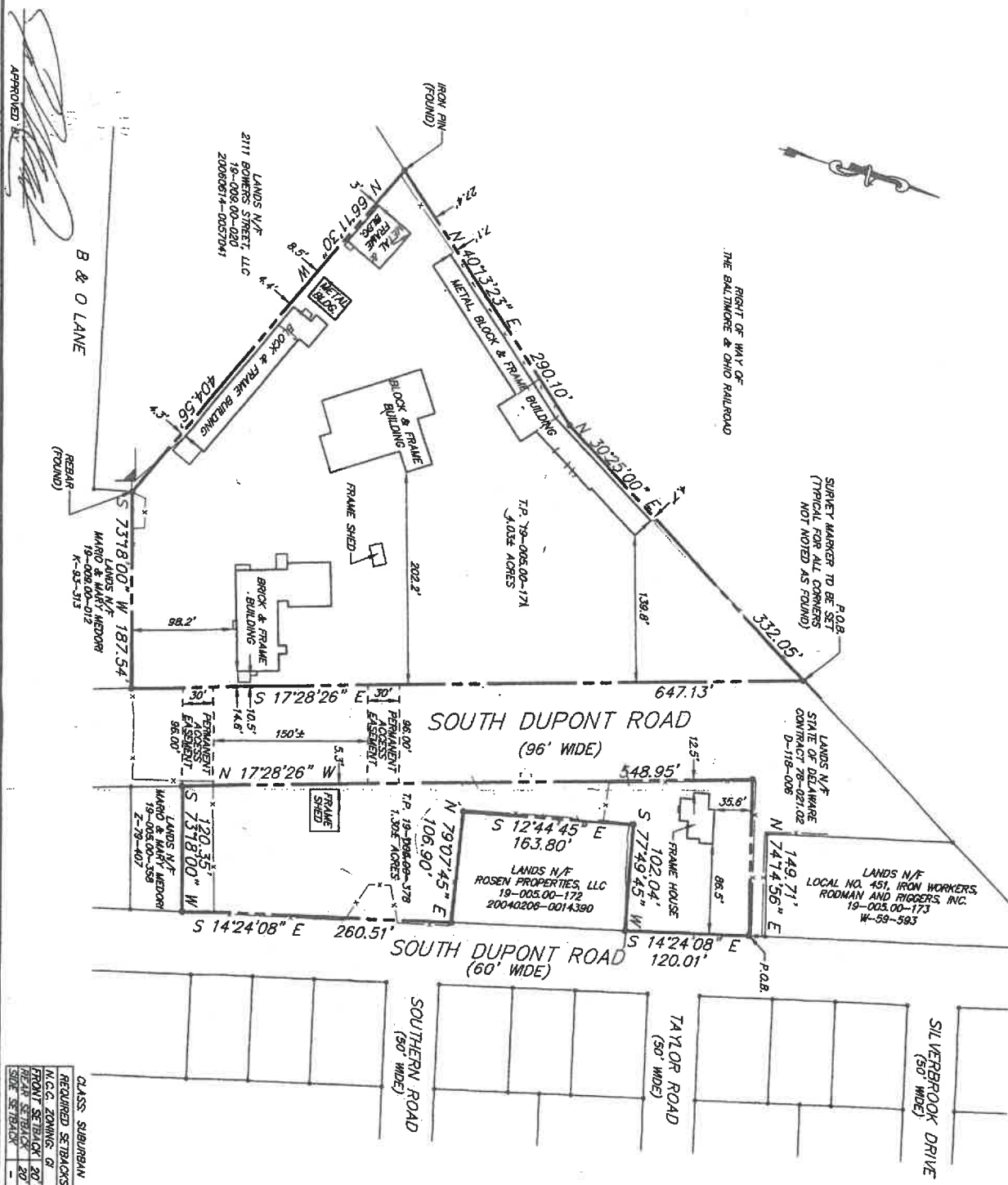
The applicant seeks to add a 5,985 square foot building over existing impervious surface.

ISSUE(S)

Section 225-9 of the Town of Elsmere Code requires that the Planning Commission review and approve the proposed structure.

GRANTING OF THE PETITION

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



BOUNDARY SURVEY

JUDOMAN, LLC

208 & 405 SOUTH DUPONT ROAD
TOWN OF ELSMERE
NEW CASTLE COUNTY, DELAWARE

PROFESSIONAL LAND SURVEYOR

EAST

P.O. BOX 265
YORK, PA, DE 19736
PHONE: (302) 234-8111
FAX: (302) 234-8111

EAST

PROJECT: TAX PARCEL DEED REF: DATE:
614-0342 * SEE ABOVE * SEE ABOVE 1-13-17

GROUND WAS SNOW COVERED AT TIME OF SURVEY. PAVERS AND OTHER IMPROVEMENTS OBSERVED. SHOWN HAVE NOT BEEN LOCATED SURVEYOR. ALL IMPROVEMENTS FOR THE RECORD AND OTHER IMPROVEMENTS OBSERVED BY SURVEYOR.

* TAX PARCELS:
19-005.00-178 (208 SOUTH DUPONT ROAD)
19-005.00-171 (405 SOUTH DUPONT ROAD)

* TITLE DEEDS:
20080708-0047295
S-55-573
E-42-373

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Property Address: 405 OLD DUPONT RD
WILMINGTON, DE 19804-

Subdivision: ELSMERE

Owner: JUDOMAN LLC

405 OLD DUPONT RD

Owner Address:

WILMINGTON, DE 19804

Municipal Info: Incorporated in ELSMERE PROPERTY TAX AREA

Lot #:	Property Class: COMMERCIAL
Location:	Lot Size: 5.01
Map Grid: 09803560	Lot Depth: 0
Block:	Lot Frontage: 0
Census Tract: 124	Street Finish:
Street Type:	
Water:	
Microfilm #: 000000	

Tax/Assessment Info

Current Assessment

Land: 651300

Structure: 1878100

Homesite: 0

Total: 2529400

County Taxable: 2529400

School Taxable: 2529400

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
- FLOODPLAIN

Zoning

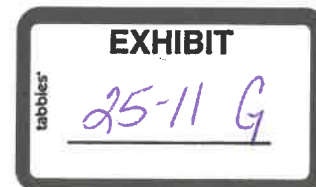
- 19GI - GENERAL INDUSTRY

Deed History

Grantee(s)	Deed	Multi?	Sale Date	Sale Amount
JULIAN JAMES & ROSE M	O44 116	Y	Not Available	\$0.00
JULIAN ROSE M	WR113004	N	10/6/1997	\$0.00
JULIAN FRANK JAMES TRUSTEE	WR120611	Y	9/8/1999	\$0.00
DUPONT ROAD PROPERTIES LLC	20080709 0047295	Y	6/27/2008	\$10.00
	20110124 0004707	Y	1/21/2011	\$1,543,000.00

Tax Bills as of 9/25/2025 3:01:57 AM

Tax Year	County			School		
	Principal Due	Penalty Due	Amt Paid	Principal Due	Penalty Due	Amt Paid
2010A	\$0.00	\$0.00	\$2,180.62	\$0.00	\$0.00	\$11,814.05
2011A	\$0.00	\$0.00	\$2,375.67	\$0.00	\$0.00	\$12,495.49
2012A	\$0.00	\$0.00	\$2,226.47	\$0.00	\$0.00	\$11,542.01
2013A	\$0.00	\$0.00	\$2,213.71	\$0.00	\$0.00	\$12,248.01
2014A	\$0.00	\$0.00	\$2,222.13	\$0.00	\$0.00	\$12,463.69
2015A	\$0.00	\$0.00	\$2,214.23	\$0.00	\$0.00	\$13,854.31
2016A	\$0.00	\$0.00	\$2,208.79	\$0.00	\$0.00	\$15,106.31
2017A	\$0.00	\$0.00	\$2,220.32	\$0.00	\$0.00	\$16,026.04
2018A	\$0.00	\$0.00	\$2,377.52	\$0.00	\$0.00	\$15,939.90
2019A	\$0.00	\$0.00	\$2,201.66	\$0.00	\$0.00	\$16,056.49
2020A	\$0.00	\$0.00	\$2,051.00	\$0.00	\$0.00	\$16,056.49
2021A	\$0.00	\$0.00	\$2,014.41	\$0.00	\$0.00	\$15,982.00
2022A	\$0.00	\$0.00	\$2,507.38	\$0.00	\$0.00	\$16,011.15
2023A	\$0.00	\$0.00	\$2,620.07	\$0.00	\$0.00	\$16,011.15
2024A	\$0.00	\$0.00	\$2,668.40	\$0.00	\$0.00	\$18,576.04



11/10/2011	\$14,871.16
2/28/2012	\$82.87
10/1/2012	\$13,768.48
10/2/2013	\$2,213.71
10/2/2013	\$12,248.01
9/30/2014	\$2,222.13
9/30/2014	\$12,463.69
9/30/2015	\$2,214.23
9/30/2015	\$13,854.31
9/30/2016	\$17,315.10
10/2/2017	\$18,246.36
9/28/2018	\$18,317.42
9/30/2019	\$18,258.15
9/29/2020	\$18,107.49
9/29/2021	\$17,996.41
9/28/2022	\$18,518.53
9/27/2023	\$18,631.22
9/30/2024	\$21,244.44

County Balance Due: \$2,880.74

School Balance Due: \$18,085.21

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 9/25/2025 3:01:20 AM

Tax Year	Principal Due	Penalty Due	Date Paid	Amount Paid
2002S1	\$0.00	\$0.00	2/7/2002	\$590.62
2003S1	\$0.00	\$0.00	5/10/2004	\$146.03
2003S2	\$0.00	\$0.00	5/10/2004	\$154.79
2003S3	\$0.00	\$0.00	5/10/2004	\$146.03
2003S4	\$0.00	\$0.00	5/10/2004	\$146.03
2004S1	\$0.00	\$0.00	5/10/2004	\$142.78
2004S2	\$0.00	\$0.00	5/10/2004	\$142.78
2004S3	\$0.00	\$0.00	5/10/2004	\$142.78
2004S4	\$0.00	\$0.00	8/10/2004	\$142.79
2005S1	\$0.00	\$0.00	11/10/2004	\$142.79
2005S2	\$0.00	\$0.00	2/15/2005	\$68.15
2005S3	\$0.00	\$0.00	5/18/2005	\$68.15
2005S4	\$0.00	\$0.00	8/10/2005	\$95.22
2006S1	\$0.00	\$0.00	11/16/2005	\$95.22
2006S2	\$0.00	\$0.00	2/11/2006	\$72.55
2006S3	\$0.00	\$0.00	5/10/2006	\$72.55
2006S4	\$0.00	\$0.00	8/9/2006	\$74.37
2007S1	\$0.00	\$0.00	11/4/2006	\$74.37
2007S2	\$0.00	\$0.00	2/14/2007	\$60.42
2007S3	\$0.00	\$0.00	5/14/2007	\$60.42
2007S4	\$0.00	\$0.00	8/9/2007	\$60.42
2008S1	\$0.00	\$0.00	11/15/2007	\$60.42
2008S2	\$0.00	\$0.00	2/27/2008	\$51.13
2008S3	\$0.00	\$0.00	5/15/2008	\$51.13
2008S4	\$0.00	\$0.00	12/4/2008	\$54.26
2009S1	\$0.00	\$0.00	12/4/2008	\$51.13
2009S2	\$0.00	\$0.00	2/10/2009	\$51.13
2009S3	\$0.00	\$0.00	5/12/2009	\$51.13
2009S4	\$0.00	\$0.00	8/4/2009	\$56.24
2010S1	\$0.00	\$0.00	2/23/2010	\$59.67
2010S2	\$0.00	\$0.00	2/23/2010	\$12.50
2010S3	\$0.00	\$0.00	5/6/2010	\$12.50
2010S4	\$0.00	\$0.00	7/29/2010	\$12.50
2011S1	\$0.00	\$0.00	11/16/2010	\$12.50
2011S2	\$0.00	\$0.00	7/7/2011	\$13.78
2011S3	\$0.00	\$0.00	7/7/2011	\$13.39
2011S4	\$0.00	\$0.00	7/7/2011	\$12.50
2012S1	\$0.00	\$0.00	11/9/2011	\$12.50
2012S2	\$0.00	\$0.00	3/1/2012	\$82.87
2012S3	\$0.00	\$0.00	9/6/2012	\$89.50
2012S4	\$0.00	\$0.00	9/6/2012	\$82.87
2013S1	\$0.00	\$0.00	3/21/2013	\$90.33
2013S2	\$0.00	\$0.00	5/6/2013	\$111.34
2013S3	\$0.00	\$0.00	5/6/2013	\$104.97
2013S4	\$0.00	\$0.00	4/1/2014	\$116.03
2014S1	\$0.00	\$0.00	4/1/2014	\$118.88
2014S2	\$0.00	\$0.00	4/1/2014	\$91.85
2014S3	\$0.00	\$0.00	5/19/2014	\$91.85
2014S4	\$0.00	\$0.00	12/16/2014	\$97.54
2015S1	\$0.00	\$0.00	12/16/2014	\$97.36
2015S2	\$0.00	\$0.00	2/12/2015	\$12.50
2015S3	\$0.00	\$0.00	4/24/2015	\$12.50
2015S4	\$0.00	\$0.00	8/13/2015	\$12.50

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2016S3	\$0.00	\$0.00	9/16/2016	
2016S4	\$0.00	\$0.00	4/10/2017	
2017S1	\$0.00	\$0.00	6/13/2017	\$30.76
2017S2	\$0.00	\$0.00	9/6/2017	\$30.47
2017S3	\$0.00	\$0.00	9/6/2017	\$28.70
2017S4	\$0.00	\$0.00	2/20/2018	\$30.47
2018S1	\$0.00	\$0.00	2/20/2018	\$533.85
2018S2	\$0.00	\$0.00	6/4/2018	\$533.85
2018S3	\$0.00	\$0.00	9/26/2018	\$601.75
2018S4	\$0.00	\$0.00	11/14/2018	\$597.91
2019S1	\$0.00	\$0.00	2/28/2019	\$327.89
2019S2	\$0.00	\$0.00	6/25/2019	\$347.56
2019S3	\$0.00	\$0.00	8/29/2019	\$327.89
2019S4	\$0.00	\$0.00	5/19/2020	\$351.76
2020S1	\$0.00	\$0.00	5/19/2020	\$465.22
2020S2	\$0.00	\$0.00	9/3/2020	\$433.57
2020S3	\$0.00	\$0.00	9/3/2020	\$430.75
2020S4	\$0.00	\$0.00	3/5/2021	\$457.12
2021S1	\$0.00	\$0.00	3/5/2021	\$154.30
2021S2	\$0.00	\$0.00	6/4/2021	\$154.30
2021S3	\$0.00	\$0.00	8/31/2021	\$779.30
2021S4	\$0.00	\$0.00	11/24/2021	\$779.30
2022S1	\$0.00	\$0.00	3/1/2022	\$933.60
2022S2	\$0.00	\$0.00	6/1/2022	\$933.60
2022S3	\$0.00	\$0.00	8/30/2022	\$933.60
2022S4	\$0.00	\$0.00	11/29/2022	\$933.60
2023S1	\$0.00	\$0.00	2/28/2023	\$727.87
2023S2	\$0.00	\$0.00	5/25/2023	\$727.87
2023S3	\$0.00	\$0.00	9/5/2023	\$727.87
2023S4	\$0.00	\$0.00	11/7/2023	\$727.87
2024S1	\$0.00	\$0.00	2/21/2024	\$914.31
2024S2	\$0.00	\$0.00	4/29/2024	\$914.31
2024S3	\$0.00	\$0.00	11/18/2024	\$987.45
2024S4	\$0.00	\$0.00	11/18/2024	\$914.31
2025S1	\$0.00	\$0.00	2/18/2025	\$914.31
2025S2	\$0.00	\$0.00	5/16/2025	\$914.31
2025S3	\$0.00	\$0.00	8/27/2025	\$914.31

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.



Explore New Castle County



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60ft

75 588 39 736 Degrees