



The Town of Elsmere

11 Poplar Avenue, Elsmere, Delaware 19805

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

EXHIBIT

tabbier

25-11 A

Application for Hearing



Board of Adjustment



Planning Commission

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

Subject Property: 405 Old Duport 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:

Application for relief other than above: _____

State reasons for this request: _____

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: Judoman LLC

Address: 405 Old Dupont Rd. Telephone # 302-420-6862

City: Wilmington 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: _____ Date: 7-11-25

Legal Owner's Signature: _____ Date: _____



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☒ Board of Adjustment

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Applicant's Signature: _____

Date:

7-11-25

Legal Owner's Signature: _____

Date: _____

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%)

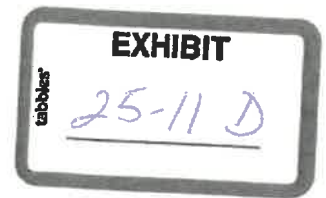
Conclusion: There are no proposed increases to the existing impervious coverage.

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

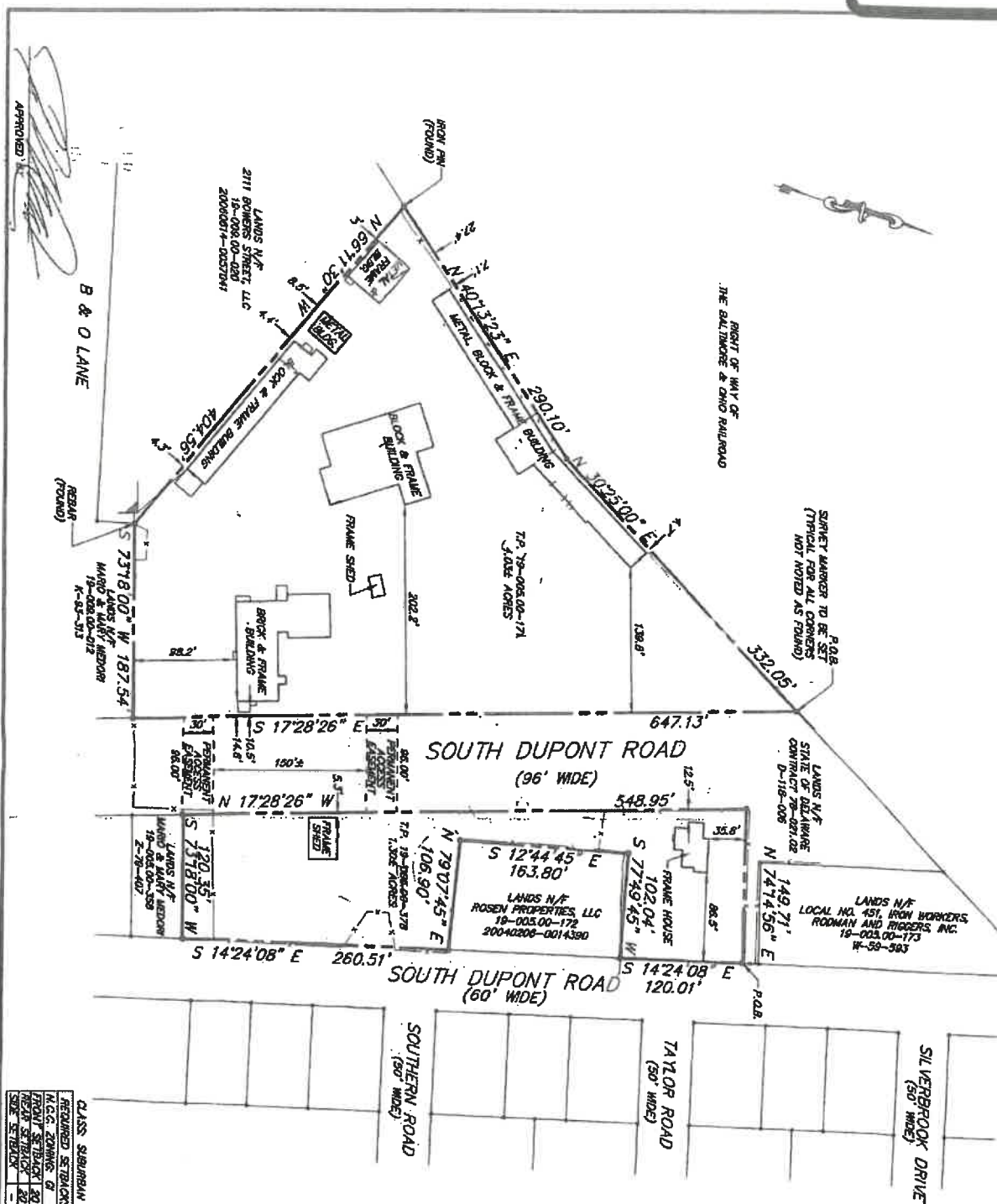
The applicant seeks to add a 5,985 square foot building over existing impervious surface.

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.



APPROVED

B & O LANE

REAR (ROUND)

LANDS N/F
2111 POWERS STREET, LLC
19-008.00-080
20000814-0007041

LANDS N/F
BROCK & FRAME BUILDING
404.36'

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BROCK & FRAME BUILDING
404.36'

CLASS SUBURBAN
REQUIRED SETBACKS
FRONT SETBACK 30'
REAR SETBACK 30'
SIDE SETBACK 30'

BOUNDARY SURVEY
JUDOMAN, LLC
 208 & 406 SOUTH DUPONT ROAD
 TOWN OF ELSMERE,
 NEW CASTLE COUNTY, DELAWARE
 PROFESSIONAL LAND SURVEYOR

EAST
COAST
SURVEY
 P.O. BOX 265
 YORKLYN, DE 19736
 PHONE: (302) 234-8111
 FAX: (302) 234-8111

PROJECT 814-0342
 TAX PARCEL
 DEED REF.
 DATE 1-15-11

GROUND WAS SHOWN COVERED AT TIME OF SURVEY. PLANNING AND OTHER IMPROVEMENTS DESIRED BY OWNER HAVE NOT BEEN LOCATED. SURVEYOR CANNOT BE RESPONSIBLE FOR THE LOCATION OF PAVED AND OTHER IMPROVEMENTS OBSERVED BY SHOT.

- * TAX PARCELS
19-008.00-378 (208 SOUTH DUPONT ROAD)
19-008.00-379 (406 SOUTH DUPONT ROAD)
- * TITLE DEEDS
20000709-0017295
S-35-573
E-42-373

EXHIBIT

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25-11 F

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

EXHIBIT

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25-11 G

\$14,871.16
\$82.87
\$13,768.48
\$2,213.71
\$12,248.01
\$2,222.13
\$12,463.69
\$2,214.23
\$13,854.31
\$17,315.10
\$18,246.36
\$18,317.42
\$18,258.15
\$18,107.49
\$17,996.41
\$18,518.53
\$18,631.22
\$21,244.44

11/10/2011
2/28/2012
10/1/2012
10/2/2013
10/2/2013
9/30/2014
9/30/2014
9/30/2015
9/30/2015
9/30/2016
10/2/2017
9/28/2018
9/30/2019
9/29/2020
9/29/2021
9/28/2022
9/27/2023
9/30/2024

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

EXHIBIT

tabbles

25-11 H

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



EXHIBIT

Table 1

25.11.17



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