



# The Town of Elsmere

11 Poplar Avenue, Elsmere, Delaware 19805

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

EXHIBIT

tabbies

26-02 A

## Application for Hearing

☒ Board of Adjustment

☒ Planning Commission

Petition # 2602 Filing Fee: 50 \$ Date Received 8/28/05 Received by: AM2

Subject Property: 1306 Kirkwood Hwy Wilmington DE 19805

Property is:



Residential



Commercial

Tax Parcel # 1900400215 Zoning District: \_\_\_\_\_

Applicant name:

FAUSTO SIEGUENOA Cell # 347)418-2929

Address: 4911 LANCASTER PIKE Telephone # \_\_\_\_\_

City: Wilmington State: DE Zip Code: 19804

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: Elsmere Medication Shop

Application for Special Exception Use Permit for the following use: ↓ \_\_\_\_\_

Application for Appeal of an Administrative decision: \_\_\_\_\_

By: \_\_\_\_\_ Date: \_\_\_\_\_

For the following reasons: \_\_\_\_\_

**EXHIBIT**

tabbies

26-02 B

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: \_\_\_\_\_

Address: \_\_\_\_\_ Telephone # \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

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: 8-28-2025

Legal Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## VARIANCE HARDSHIP WORKSHEET

EXHIBIT

tabbies

26-02 C

Town of Elsmere Petition Number: 26-02

Property Owners Name: Frusto Siguencia

Person(s) Representing the Property Owner: my self.

☒ Additional page(s) attached

**Applicants, please be aware that the following are the prerequisites to the granting of a variance:**

A variance may be granted when it will not be contrary to the public interest where, owing (due) to special conditions, a literal enforcement of the provisions of the Code of The Town of Elsmere will result in unnecessary and undue hardship.

The term "undue hardship" has a specific legal definition in this context and essentially means that without the requested variance, the applicant will have no reasonable use of the subject property under existing development regulations.

Personal medical reasons shall not be considered as grounds for establishing undue hardship sufficient to qualify an applicant for a variance.

Economic reasons may be considered only in instances where a landowner cannot yield a reasonable use and/or reasonable return under the existing land development regulations. You have the right to consult a private attorney for assistance.

In order to recommend the approval of or authorize any variance from the terms of the code, the Planning Commission or Board of Adjustment must find all of the following factors to exist:

- (1) That special conditions and circumstances exist which are not applicable to other lands, structures or buildings in the applicable zoning classification.

Please explain how this applies:

This property was used as a vehicle mechanic shop in the past neighbors HAS been asking to reopen the shop because it's the first Automobile shop in Elsmere

- (2) That the special conditions and circumstances do not result from the actions of the applicant.

Please explain how this applies:

this building is existing we no making any changes on it so the old variance shall Apply for it we doing our best for the town



- (3) That granting the variance requested will not confer on the applicant any special privilege that is denied by the provisions of the code to other lands, buildings or structures in the identical zoning classification.

Please explain how this applies:

there is not an special privilege  
we just asking for something that is already there

- (4) That literal enforcement of the provisions of the code would deprive the applicant of rights commonly enjoyed by other properties in the identical zoning classification under the provisions of the code and will constitute unnecessary and undue hardship on the applicant.

Please explain how this applies: we invest our savings to buy this Property  
if ever some reason for my retirement in this shop  
if this is denied my retirement plan will be compromise

- (5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure:

Please explain how this applies:

Yes they are

- (6) That the granting of the variance will be in harmony with the general intent and purpose of the code and that such use variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Please explain how this applies:

I think we trying to Help our neighbors to improve  
and make the town looks better

EXHIBIT

tabbles

26-02 E

I understand that all of the above conditions apply to the consideration of a variance and that each of these conditions have been discussed with me by the below-signed Code Enforcement Department representative. I am fully aware that it is solely my responsibility to prove that my petition meets all of the aforementioned criteria.

Signature of applicant:

*[Handwritten Signature]*

Date: 10-06-2025

Signature Code Department Representative:

*Denise Lardani*

Date: 10-6-2025



Site Analysis  
Petition 26-02

**Property Owner:** Fausto Siquencia  
**Zoning District:** Commercial  
**Address:** 1306 Kirkwood Hwy  
**Primary Use:** Commercial  
**Parcel No.:** 19-00500-197

**LOT COVERAGE CALCULATIONS**

<b><u>Lot Area in Sq. Ft.:</u></b>	9,375	Sq. Ft.
<b><u>Allowable Lot Coverage:</u></b>	7,031	Sq. Ft. (75%)
<b><u>Total Lot Coverage Existing:</u></b>		Sq. Ft. (60%)
❖ Residence =	540	Sq. Ft.
❖ Garage =	1,560	
❖ Impervious Pave =	4500 +/-	Sq. Ft.

---

<b><u>Proposed Addition:</u></b>	0	Sq. Ft.
<b><u>Proposed Lot Coverage Total:</u></b>	7,468	Sq. Ft. (79%)

**Conclusion:** There are no proposed changes to the existing lot coverage.

<b><u>Required Setbacks:</u></b>	Front: 25	Rear: 25
	Side: 25	Both Sides: 25

<b><u>Existing Setbacks:</u></b>	Front: 15	Rear: 5
	Side: 5	Both Sides: 5

<b><u>Proposed Setbacks:</u></b>	Front: 15	Rear: 5
	Side: 5	Both Sides: 5

**Conclusion:** The are no proposed changes to the existing setbacks.

### **STATEMENT OF FACT**

The subject parcel is legal non-conforming as per Town of Elsmere Code 225 Attachment #3.

1. Front yard setback, the required setback is 20', the existing is 15.5'.
2. Rear yard setback, the required setback is 20', the existing is 15.5'.
3. Lot coverage. The maximum allowable lot coverage is 75%. The current coverage is 79%.

The subject parcel is currently non-compliant with the Special Exception Use outlined for motor vehicle service stations as per Town of Elsmere Code 225-28D.

1. A minimum lot area of 15,000 sq. ft. shall be provided, the existing is 9,375 sq. ft.
2. Such lot shall be located within the following limitations:
  - a. Not closer than 100 ft. to the intersection of any two streets designated as primary or secondary in the Comprehensive Plan.
3. Yard requirements, which are applicable to all pumps, mechanical equipment and other appliances in addition to the main structure, are as follows:
  - a. Front, side and rear yard area: 25 ft., current is 15.5 ft. front and rear, 5 ft. side.
  - b. Maximum lot coverage: 20%, current coverage is 79%.

### **REQUEST BY THE APPLICANT**

The applicant seeks to operate an Automotive Repair shop at the subject parcel.

### **ISSUE(S)**

Per the Town of Elsmere Code 225-19C, an Auto Service Establishment is only allowed as a Special Exception Use in the CC Zone. Although the property was previously used as an auto repair station, it has been vacant since 2014 and must be reviewed under current codified ordinances. The Town of Elsmere Code 225-28D has further requirements for Special Exception Uses of motor vehicle service stations as spelled out above.

### **GRANTING OF THE PETITION**

1. The Planning Commission of the Town of Elsmere would need to determine that the proposed meets the harmonious development intent of the Town of Elsmere Code 225-9.
2. The Planning Commission of the Town of Elsmere would need to make a recommendation to the Board of Adjustment to grant four (4) variances for the following:

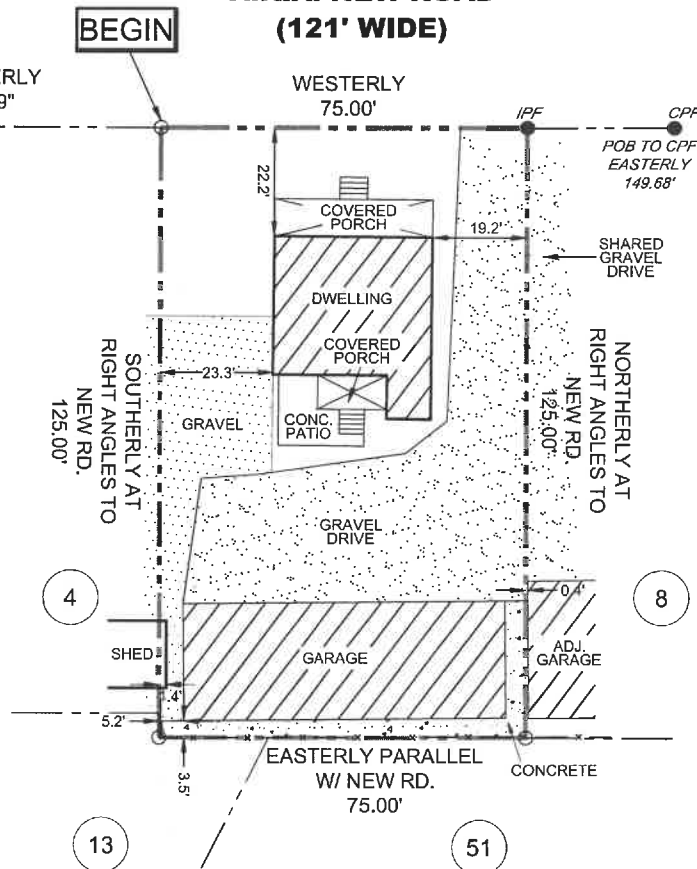
- a. A minimum lot area of 15,000 sq. ft. shall be provided, the existing is 9,375 sq. ft.
  - b. Such lot shall be located within the following limitations:
    - i. Not closer than 100 ft. to the intersection of any two streets designated as primary or secondary in the Comprehensive Plan.
  - c. Yard requirements, which are applicable to all pumps, mechanical equipment and other appliances in addition to the main structure, are as follows:
    - i. Front, side and rear yard area: 25 ft., current is 15.5 ft. front and rear, 5 ft. side.
    - ii. Maximum lot coverage: 20%, current coverage is 79%.
3. The Board of Adjustment would need to grant a Special Exception Use for an automotive repair shop to operate at the subject parcel.
4. The Board of Adjustment would need to grant a total of four (4) variances for the following:
- a. A minimum lot area of 15,000 sq. ft. shall be provided, the existing is 9,375 sq. ft.
  - b. Such lot shall be located within the following limitations:
    - i. Not closer than 100 ft. to the intersection of any two streets designated as primary or secondary in the Comprehensive Plan.
  - c. Yard requirements, which are applicable to all pumps, mechanical equipment and other appliances in addition to the main structure, are as follows:
    - i. Front, side and rear yard area: 25 ft., current is 15.5 ft. front and rear, 5 ft. side.
    - ii. Maximum lot coverage: 20%, current coverage is 79%.
5. If approved, the applicant would need to obtain a Business License from the Town of Elsmere Code Enforcement Department.



1250  
1850

OAK AVENUE  
(50' WIDE)

# KIRKWOOD HIGHWAY A.K.A. NEW ROAD (121' WIDE)



SOURCE OF TITLE: INST #20241007-0067260

TAX PARCEL NO. 19-004.00-215

SOURCE OF BEARING SYSTEM: MF #570

**Mortgage Survey Plan**

for

Fausto Siguencia

1306 Kirkwood Highway

Lot 5,6 &amp; 7, Block G, Oak Grove

Town Of Elsmere

New Castle County, Delaware

Index Sheet 1 of 2

THE  
PELSA  
COMPANY

610 PEOPLES PLAZA  
(302) 834-3771NEWARK, DE 19702  
(410) 398-3800

ANY ENCROACHMENTS SHOWN OR NOT SHOWN ON THIS PLAN ARE BASED UPON  
FOUND CONTROL POINTS. CHANGES COULD OCCUR IF A BOUNDARY SURVEY IS  
COMPLETED.  
IN ACCORDANCE TO THE DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS'  
REGULATION 12.7, A WAIVER NOT TO SET CORNER MARKERS HAS BEEN OBTAINED

Engineering, Surveying, Environmental Sciences

THIS PLAN IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER, TITLE INSURANCE COMPANY OR ITS  
AGENT IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING, REFINANCING. THIS PLAN IS NOT A PROPERTY  
SURVEY, NO FURTHER IMPROVEMENTS SHOULD BE MADE FROM IT.

IF THIS DRAWING DOES NOT CONTAIN AN ORIGINAL SIGNATURE AND RAISED IMPRESSION SEAL IT IS NOT IN COMPLIANCE WITH  
REGULATIONS AND IS A PRELIMINARY DRAFT ONLY. PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS & RESERVATIONS OF  
RECORD.

DEGREE OF ACCURACY ± MARSH\_ RURAL\_ SUBURBAN X URBAN\_ DMM 07/23/2025 1" = 30' Project Number Mo25-0596

# EXHIBIT

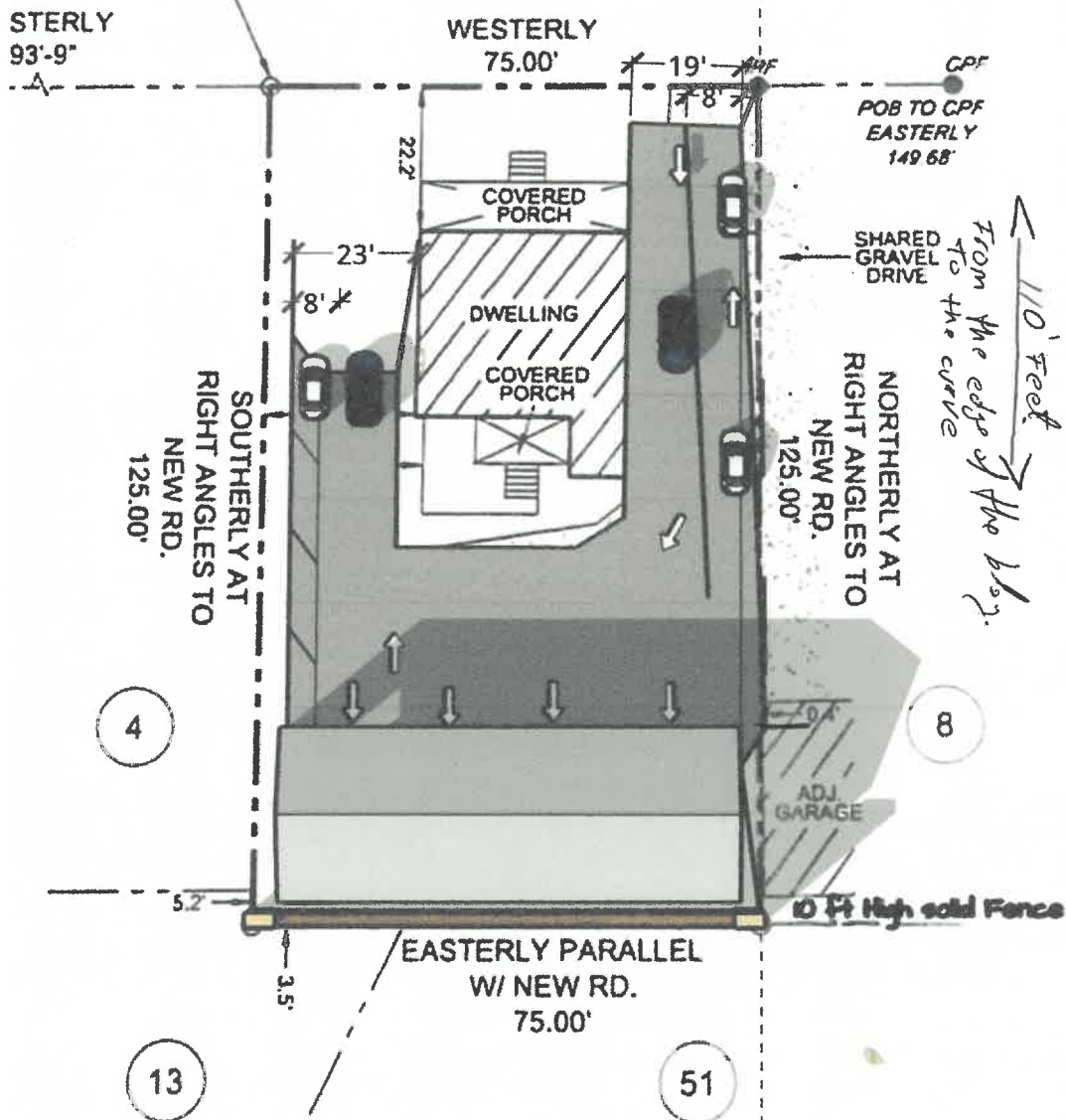
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26-02 J

## KIRKWOOD HIGHWAY

A.K.A. NEW ROAD

(121' WIDE)



26-02 K



## OFFICE OF STATE FIRE MARSHAL APPLICATION FOR FIRE PROTECTION

TENANT FIT OUT / RENOVATION / OCCUPANCY CHANGE**Sussex County**

Delaware Fire Service Center  
22705 Park Avenue Georgetown,  
DE 19947-6303  
302-856-5298 / Fax 302-856-5800

**Kent County**

Delaware Fire Service Center  
1537 Chestnut Grove Road  
Dover, DE 19904-1544  
302-739-4394 / Fax 302-739-3696

**New Castle County**

Delaware Fire Service Center  
2307 MacArthur Road  
New Castle, DE 19720-2426  
302-323-5365 / Fax 302-323-5366

1. Project Name: ELSMERE ELSMERE MECHANIC SHOP.

Phase: \_\_\_\_\_ Please note: One phase per application. One building per application.

Address: 1306 KICKWOOD HWY WILMINGTON DE 19805

Complete Tax Parcel Number: \_\_\_\_\_ County: \_\_\_\_\_

Number of Stories: 1 STORE

Total Square Footage: \_\_\_\_\_

2. Project Description: ☐ Tenant Fit Out ☐ Renovation

Description / Use Details: \_\_\_\_\_

open existing auto body shop*An incomplete application may cause a delay in the processing of the project.*3. Fee Calculation: Building Construction Costs: 2500% Check #: \_\_\_\_\_ Fee: 150%

Check or Money Order made payable to the "State of Delaware" NO CASH ACCEPTED

Exempt Status: ☐ State ☐ County ☐ Federal ☐ DSHA ☐ Fire Co. / Ambulance ☐ Municipality ☐ No Impact

4. Property Information (see checklist on page 2 for details)

Property Name: DATA ERASEBuilding Name: RECEIVED

Suite / Unit: \_\_\_\_\_

5. Primary Point of Contact

Phone: 302/418 2929

Signature required in Item #8: \_\_\_\_\_

Name: FAUSTO SIGUENCIACompany Name: - SAME AS PROPERTYAddress: owner

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Email: gsiguencia77@gmail.com

6. Property Owner Info Phone: \_\_\_\_\_

Cell: 302/418 2929Name: FAUSTO SIGUENCIAAddress: 4911 LANCASTER PIKECity: Wilmington State: DE Zip Code: 19807Email: gsiguencia77@gmail.com

7. Tenant Info

Phone: \_\_\_\_\_

Cell: \_\_\_\_\_

Name: FAUSTO SIGUENCIAAddress: - SAME AS PROPERTY owner

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Email: \_\_\_\_\_

8. Applicant Signature: \_\_\_\_\_

Date: 08-13-2025FOR OFFICE  
USE ONLY:

FIRE PROTECTION SPECIALIST

DATE

Plan Review # 2025-02-22 NOV TPO-01 Deposit / Return Date: 8/18



**OFFICE OF THE STATE FIRE MARSHAL**  
**Technical Services**

2307 MacArthur Road  
New Castle, DE 19720-2426



**SFMO PERMIT NO INSPECTION REQUIRED**

**Plan Review Number:** 2025-02-221665-TFO-01

**Tax Parcel Number:** 1900400215

**Status:** Approved as Submitted

**Date:**

**Project**

Elsmere Mechanic Shop  
1306 Kirkwood Highway  
1306 Kirkwood Highway

**Scope of Project**

**Number of Stories:**  
**Square Footage:**  
**Construction Class:**  
**Fire District:**

**Occupant Load Inside:**  
**Occupancy Code:**

**Applicant**

Fausto Siguenia  
4911 Lancaster Pike  
Wilmington, DE 19807

This office has reviewed the plans and specifications of the above described project for compliance with the Delaware State Fire Prevention Regulations, in effect as of the date of this review.

A Review Status of "Approved as Submitted" or "Not Approved as Submitted" must comply with the provisions of the attached Plan Review Comments.

Any Conditional Approval does not relieve the Applicant, Owner, Engineer, Contractor, nor their representatives from their responsibility to comply with the plan review comments and the applicable provisions of the Delaware State Fire Prevention Regulations in the construction, installation and/or completion of the project as reviewed by this Agency.

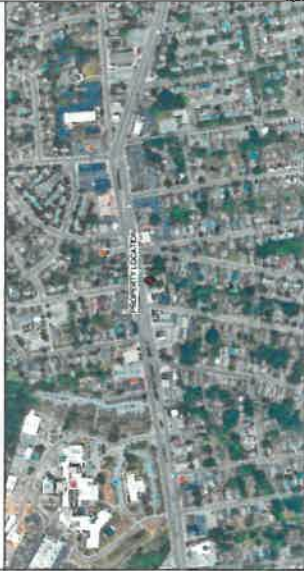
Even though a final inspection was not conducted by this agency code compliance shall be required and is the sole responsibility of the owner.

This Plan Review Project was prepared by:

James Facciolo  
Assistant Chief Fire Protection Specialist III







PARCEL # 1900400215  
1306 KIRKWOOD HWY, WILMINGTON, DE 1903

PROJECT DESCRIPTION:

DOCUMENTATION IS FOR ARCHITECTURAL AND GENERAL ORDER COMPLAINTS ONLY. ANY WORK SHOULD NOT MAKE THE BUILDING MORE COMPLAINT PRIOR TO REPAIRS. WORK DOES NOT REQUIRE CHANGE IN USE GROUP, CONSTRUCTION CLASSIFICATION, OCCUPANCY OR GROUP, AND STRUCTURAL MITIGATION.

## CODE SUMMARY







GENERAL INFORMATION	
PROJECT DESCRIPTION	LIFE SAFETY FOR EXISTING AUTOMOBILE REPAIR GARAGE
TAX PARCEL ID #	1040627'S
ZONING	COMPLIANT COMMERCIAL
RISK CATEGORY	3
NOTES	CLOSE COMPLIANCE HAS TO REVEAL A BUSINESS NO CHANGES TO EXISTING CODES OR STANDARDS, FOR THE PROJECT TO BE APPROVED.

[illegible]

BUILDING DATA		IBC 2006	PROVIDED
OCCUPANCY CLASSIFICATION		IBC 311.2	S-1 - MODERATE HAZARD STORAGE
		NEPA Ch. 25	1 - INDUSTRIAL

NAME OF EGRESS	IBC 2011	# PROVIDED	ALLOWABLE ON REQUIRED
IBC 7.10.1.1	67'-2"	500'-0"	
HFA 181	67'-2"	367'-0"	
IBC 7.10.1.2	289'-2"	289'-2"	
IBC 7.10.1.3	43'-4"	567'-0"	
IBC 7.10.1.4	4		
IBC 7.10.1.5	2		
IBC 7.10.1.6	8		
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DATE	REMARKS	REVISION	DESCRIPTION
10/10/2010	REPAIRING	WCC 1.434	THE WORK SHALL NOT HAVE THE BULGING 1 PPS COMB THAT IT WAS BEFORE THE REPAIR WAS UNDERTAKEN

LIFE SAFETY LEGEND	
	PATH OF TRAVEL
	PORT LIGHT EMERGENCY LIGHTS
	EXIT LIGHT
	BLINDING EXTERIOR LIGHTS
	EXISTING EXTERIOR EMERGENCY LIGHTS
	EXISTING FIRE EXTINGUISHER

1 LIFE 114" x 110"

**tablets**

26-02 P

## EXHIBIT

DATE: 07/24/25  
DRAWN BY: DM  
SCALE: 1/4" = 1'-0"  
CHECK BY: MB  
APPROVED BY: CM/CP

[illegible]

AND DRAWING OR DESIGN INFORMATION, THE INFORMATION AND KNOW-HOW HEREON MAY NOT BE USED NOR THE DRAWING REPRODUCED WITHOUT THE WRITTEN PERMISSION OR DRAFTER'S PERMISSION, INC. ALL REPRODUCTIONS IN WHOLE OR IN PART, INCLUDING REPRODUCTION OF DRAWINGS SHALL BEASOR REFER TO THE DRAFTSMAN.

FIRE SAFETY PLAN  
FAUSTO SIGUENCIA  
1306 KIRKWOOD HWY.  
WILMINGTON, DE 19805



**D. DALBY**  
**ARCHITECT**  
PO Box 608  
Newark, DE 19716  
P. (302) 388-3511  
F. (302) 388-3856  
DDALBY@DDBALBYARCHITECT.COM



Property Address: 1306 KIRKWOOD HWY  
WILMINGTON, DE 19805-  
Subdivision: OAK GROVE  
Owner: SIGUENCIA FAUSTO, YAGUANA AQUILES  
4911 LANCASTER PIKE  
Owner Address:  
WILMINGTON, DE 19807  
Municipal Info: Incorporated in ELSMERE PROPERTY TAX AREA

Lot #: 5 6 7	Property Class: COMMERCIAL
Location:	Lot Size: 0.22
Map Grid: 09403560	Lot Depth: 125
Block: G	Lot Frontage: 75
Census Tract: 124	Street Finish:
Street Type:	
Water:	
Microfilm #: 000570	

Tax/Assessment Info

Current Assessment

Land: 219300  
Structure: 221800  
Homesite: 0  
Total: 441100  
County Taxable: 441100  
School Taxable: 441100

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
- OAK GROVE - Civic Organization - no contact information available

Zoning

- 19CC - COMMUNITY COMMERCIAL

Deed History

Grantee(s)	Deed	Multi?	Sale Date	Sale Amount
REED HAROLD I & WF	F54 490	N	Not Available	\$0.00
REED HAROLD I & EDNA J & DAVID H	20080924 0063991	N	8/19/2008	\$10.00
REED DAVID & HAROLD	WR187087	N	11/20/2018	\$0.00
	20240501 0027516	N	4/21/2024	\$10.00
YAGUANA AQUILES	20241007 0067260	N	10/2/2024	\$10.00
SIGUENCIA FAUSTO	20241007 0067260	N	10/2/2024	\$10.00

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	\$198.64	\$0.00	\$0.00	\$827.33
2011A	\$0.00	\$0.00	\$202.25	\$0.00	\$0.00	\$818.62
2012A	\$0.00	\$0.00	\$202.82	\$0.00	\$0.00	\$810.66
2013A	\$0.00	\$0.00	\$201.65	\$0.00	\$0.00	\$858.89
2014A	\$0.00	\$0.00	\$202.42	\$0.00	\$0.00	\$874.12
2015A	\$0.00	\$0.00	\$201.70	\$0.00	\$0.00	\$969.37
2016A	\$0.00	\$0.00	\$201.20	\$0.00	\$0.00	\$1,055.39
2017A	\$0.00	\$0.00	\$214.39	\$0.00	\$0.00	\$1,185.64
2018A	\$0.00	\$0.00	\$216.57	\$0.00	\$0.00	\$1,251.99
2019A	\$0.00	\$0.00	\$212.58	\$0.00	\$0.00	\$1,535.76
2020A	\$0.00	\$0.00	\$186.83	\$0.00	\$0.00	\$1,462.61
2021A	\$0.00	\$0.00	\$183.49	\$0.00	\$0.00	\$1,455.83
2022A	\$0.00	\$0.00	\$228.40	\$0.00	\$0.00	\$1,458.48
2023A	\$0.00	\$0.00	\$238.67	\$0.00	\$0.00	\$1,458.48





7/29/2010	\$1,025.97
9/23/2011	\$1,020.87
8/23/2012	\$1,013.48
8/23/2013	\$1,060.54
9/26/2014	\$1,076.54
7/31/2015	\$1,171.07
8/24/2016	\$1,256.59
10/6/2017	\$1,320.78
10/30/2017	\$79.25
4/5/2018	\$11.19
10/1/2018	\$1,457.37
10/7/2019	\$1,663.16
10/24/2019	\$85.18
9/28/2020	\$1,649.44
9/8/2021	\$1,639.32
9/22/2022	\$1,686.88
9/15/2023	\$1,697.15
9/25/2024	\$1,935.19
9/26/2024	\$1,935.19
Not Available	\$362.85
County Balance Due: \$502.37	
School Balance Due: \$3,153.86	

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
2007S1	\$0.00	\$0.00	2/15/2007	\$102.25
2008S1	\$0.00	\$0.00	2/8/2008	\$102.25
2009S1	\$0.00	\$0.00	2/18/2009	\$92.96
2010S1	\$0.00	\$0.00	2/15/2010	\$71.58
2011S1	\$0.00	\$0.00	2/28/2011	\$74.44
2012S1	\$0.00	\$0.00	2/1/2012	\$66.30
2013S1	\$0.00	\$0.00	2/15/2013	\$77.35
2014S1	\$0.00	\$0.00	2/26/2014	\$68.88
2015S1	\$0.00	\$0.00	2/27/2015	\$80.36
2016S1	\$0.00	\$0.00	2/4/2016	\$68.88
2017S1	\$0.00	\$0.00	2/10/2017	\$57.40
2018S1	\$0.00	\$0.00	4/4/2018	\$73.01
2019S1	\$0.00	\$0.00	3/29/2019	\$68.14
2020S1	\$0.00	\$0.00	1/22/2020	\$56.00
2021S1	\$0.00	\$0.00	2/24/2021	\$56.00
2022S1	\$0.00	\$0.00	2/16/2022	\$81.00
2023S1	\$0.00	\$0.00	2/7/2023	\$81.00
2024S1	\$0.00	\$0.00	2/27/2024	\$81.00
2025S1	\$0.00	\$0.00	2/13/2025	\$298.00
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

26-02 S

tabbles



Planning Commission Meeting  
Petition 26-02  
1306 Kirkwood Highway  
October 7, 2025

Sally Jensen, 1<sup>st</sup> District Councilwoman

- Petitioner is requesting a special exception use permit for the Elsmere Mechanic Shop. Understand the former automotive repair shop has not operated for approximately 11 years which is a long time for a business not to be in existence.
  - Will this mechanic shop be a commercial or personal repair shop?
  - What type of work will be performed on vehicles - tune-ups, mechanical, body work?
  - Will a large number of vehicles be parked on the property waiting for repair?
  - What are the proposed days/hours of operation? How many employ?
  - Where will employees park and where will vehicles waiting for repair be parked? Is this property large enough to accommodate both employees and vehicles awaiting repair? If the “backyard” is to be treated as a parking lot, shouldn’t the property be lined like other commercial parking lots throughout Town? Vehicles are already being parked haphazardly on this property.
  - What is the plan for ingress and egress from the mechanical repair shop? Presumably, the resident of the house in front of the property will park in the driveway. If the intent is to either enter or exit the repair shop via the curb cut at 1300 Kirkwood Highway, I object. The three properties – 1300, 1304 and 1306 are separate properties and must be treated as separate properties.
- How does an automotive repair shop fit the harmonious development intent?
  - Noise – How will noise from this type of business affect the quality of life of neighboring residents? The setback on the side yards are only 5 feet from the property line on either side where two residences are located (and probably

another 5 feet to each neighboring residence). The setback on the rear yard is 15.5 feet from the property line where a residence is located and another residence is behind the residence behind the garage, the required setback is 20 feet. How will noise from this type of business affect the quality of life of those living in neighboring residences. Have you ever taken your vehicle in for brakes and heard how loud a mechanic shop is? The tool is that removes and tightens lug nuts – how would you like to listen to that emanating from the property next to your home all day, every day? You'd hardly ever be outside in your own yard enjoying the property in which you have invested so much.

- Disposal of fluids – What is the plan for disposal of oil and other fluids from vehicles in for repair?
- Odors – With the garage being located so close to residential properties, how will odors be contained not only from any fluids being drained but also the fumes of an idling vehicle.

I have many concerns regarding the property located at 1306 Kirkwood Highway, as well as the two properties located at 1304 and 1300 Kirkwood Highway which were purchased by this individual. There have been numerous complaints filed by me a former councilperson, and who knows who else, not to mention violations noted by Town Code Enforcement Officers. I have grave concerns that, based on past practices or actions by this property owner, that complaints will continue to be filed. I ask you to think about how neighbors and the Town know that Town Code will be complied with going forward considering experience with this property owner and employees.

Lastly, I have to say that I do not believe that the three properties – 1300, 1304, 1306 Kirkwood Highway have always been gravel or any other type of parking surface. There are photographs that show trees and grass on the three properties.

Thank you for your attention.



EXHIBIT

tabbles

26-02 V

1500 Kitchwood Ave.



1500 Kitchwood Ave. is Photo  
(Area shown with orange circle)

1300 Richmond Hwy

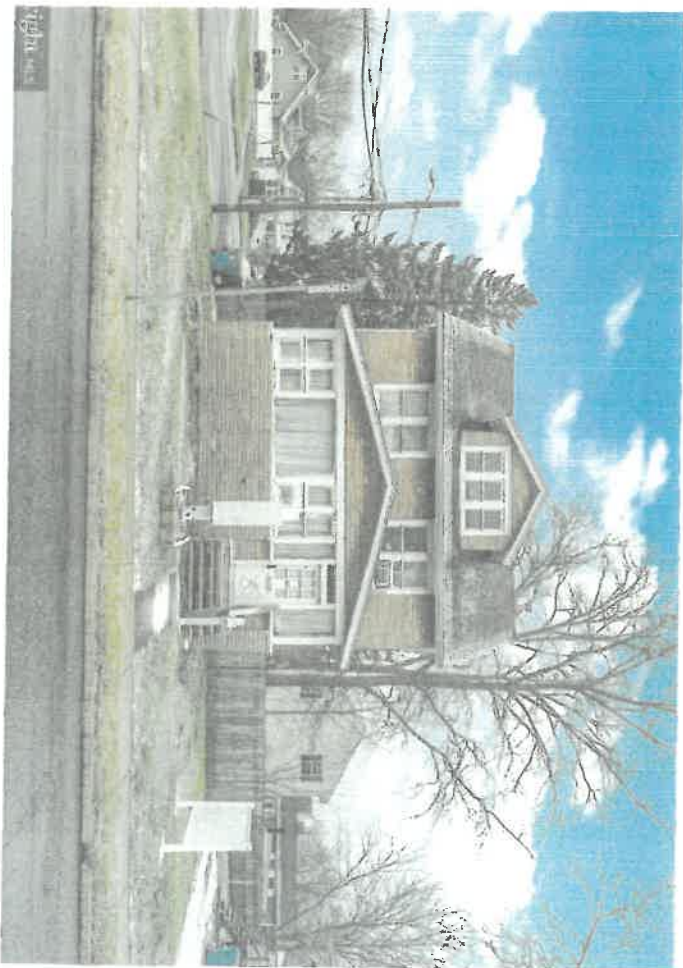
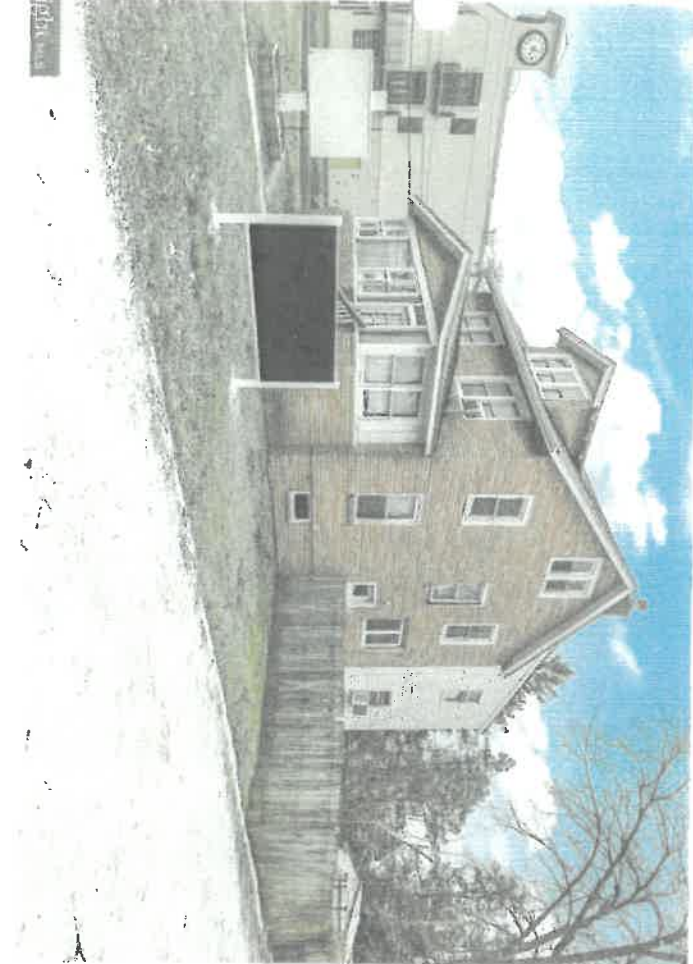
EXHIBIT

tabbles

26-02 W



Sold Nov 2021  
Photos from listing  
(K28614)





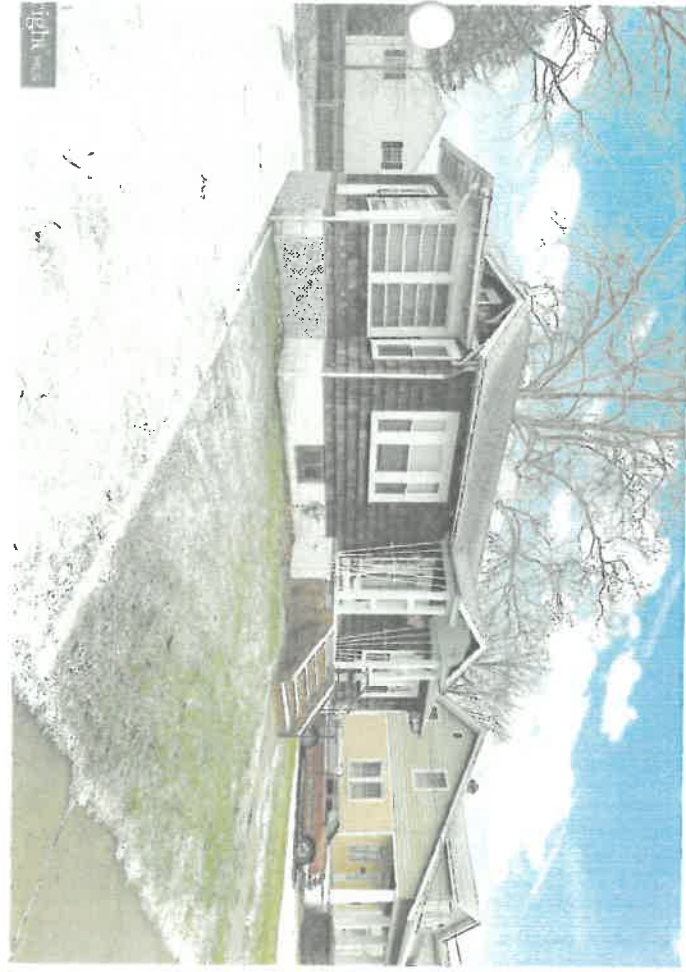
1501 Kilmore Ave.

EXHIBIT

tabbles®  
26-02X



Sold April 2024  
Photos Econ Midway  
(Reddy)





1500 Kisswood Hwy.

EXHIBIT

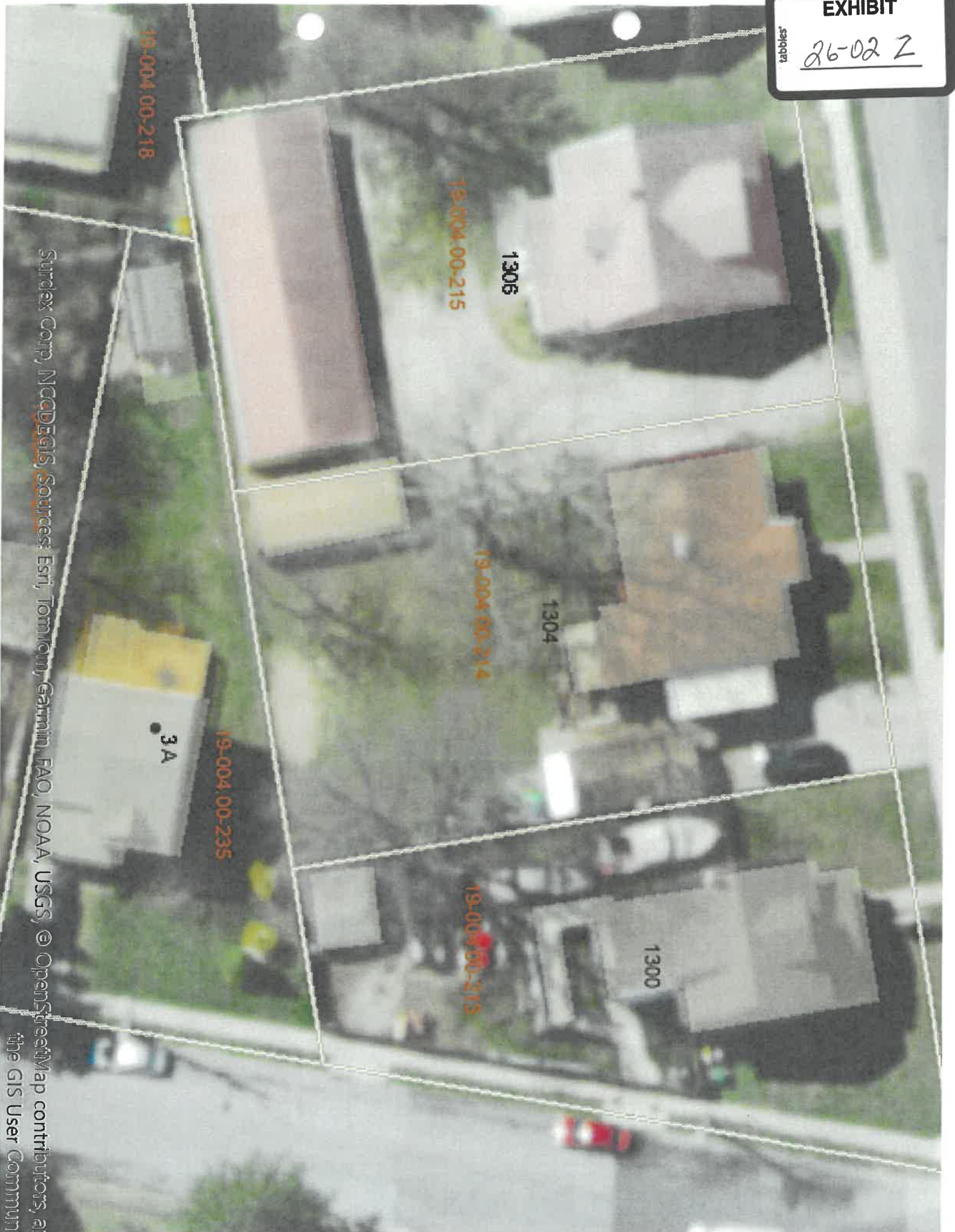
26-02Y



Sold April 2024  
\$1,020,000  
(211000)







1306

19-004-00-215

1304

19-004-00-214

1300

19-004-00-213

3A

19-004-00-235

19-004-00-218

**Steve Martin**

---

**From:** Mary Steppi <m.steppi@verizon.net>  
**Sent:** Thursday, October 9, 2025 10:47 AM  
**To:** Steve Martin  
**Subject:** Re: Found! 1308 Kirkwood - 2018 petition for zumba studio

I can forward you additional photos, give me a few days though. However, I do disagree with the statement made that the properties were already impervious gravel. There were gravel driveways, but backyards were definitely grass with trees and shrubs.

I do recall there was a wooden fence separating 1300 and 1304. The renters at 1304 had dogs. I remember the dog being tied up at times in the backyard under the tree and yes, there was grass in the backyard. 1304 had a backyard, now it is a parking lot. As I stated, this sets a huge precedent for all residents to just park in their backyards and ignore Town code.

In the past year, all trees were removed in the backyards of 1300, 1304, 1306, 1308. I remember seeing the tree removal equipment on the properties.

This past summer, I saw heavy equipment in the backyards of properties appearing to grade all the yards on same level. Normally this type of construction was performed on weekends as I noticed when walking my dog. They would park the equipment behind 1300 when not in use.

There remains a pile of gravel in the backyard of one of the properties, Councilman Holloway referred to this as well. I will try to get a photo. This pile is what remains after they spread gravel over all of the backyards after they graded all the properties.

At one point over the summer, I could smell hot asphalt nearby, as in 'driveway' asphalt. This was definitely related to 1300, but I did not actually witness this happening, only after when walking my dog could I see a newly paved area. 1300 has a combo of gravel and 'paved' surface. 1300 also previously had a backyard, although filled with junk, boats, etc. Now it is a parking lot.

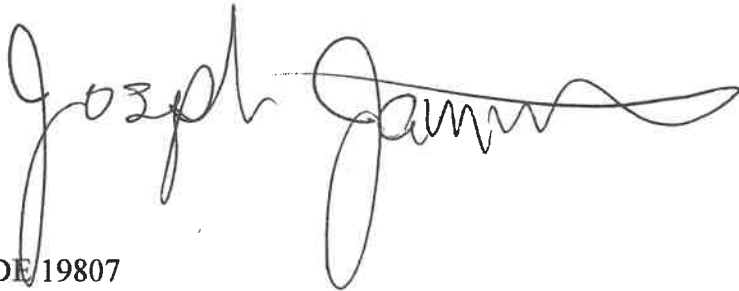
More later.

To Whom It May Concern,

I Joseph Janner resident of 1310 Kirkwood Hwy, the undersigned neighbor of Fausto Gonzalo Siguencia, the owner of 1306 Kirkwood Highway, Wilmington, DE 19805, hereby acknowledge and agree to the operation of a small-scale, home-based mechanic business at the above address called Elsmere Mechanic Shop.

I understand that this business will involve automotive repair and maintenance conducted by appointment only, and that it will be operated in a manner that is respectful of the neighborhood—maintaining reasonable noise levels, cleanliness, and limited traffic.

By signing below, I confirm that I have no objections to this business being conducted from the property and support Fausto Gonzalo Siguencia's efforts to establish and maintain their local enterprise.



Sincerely,

Fausto Siguencia

4911 Lancaster Pike Wilmington, DE 19807

(347) 418-2929

To Whom It May Concern,

I Claire K. Reynolds <sup>works at Krienen-Griffith Funeral Home</sup>  
~~resident of~~ 1400 Kirkwood Hwy, the  
undersigned neighbor of Fausto Gonzalo Siguencia, the owner of 1306 Kirkwood Highway,  
Wilmington, DE 19805, hereby acknowledge and agree to the operation of a small-scale,  
home-based mechanic business at the above address called Elsmere Mechanic Shop.

I understand that this business will involve automotive repair and maintenance conducted by  
appointment only, and that it will be operated in a manner that is respectful of the  
neighborhood—maintaining reasonable noise levels, cleanliness, and limited traffic.

By signing below, I confirm that I have no objections to this business being conducted from the  
property and support Fausto Gonzalo Siguencia's efforts to establish and maintain their local  
enterprise.



Sincerely,

Fausto Siguencia

4911 Lancaster Pike Wilmington, DE 19807

(347) 418-2929

EXHIBIT

tabbles

26 02 AD

To Whom It May Concern,

I Mary Jane Stubbs <sup>WORKS AT</sup> resident of Green - Griffith F.H. the undersigned neighbor of Fausto Gonzalo Siguencia, the owner of 1306 Kirkwood Highway, Wilmington, DE 19805, hereby acknowledge and agree to the operation of a small-scale, home-based mechanic business at the above address called Elsmere Mechanic Shop.

I understand that this business will involve automotive repair and maintenance conducted by appointment only, and that it will be operated in a manner that is respectful of the neighborhood—maintaining reasonable noise levels, cleanliness, and limited traffic.

By signing below, I confirm that I have no objections to this business being conducted from the property and support Fausto Gonzalo Siguencia's efforts to establish and maintain their local enterprise.

Mary Jane Stubbs

Sincerely,

Fausto Siguencia

4911 Lancaster Pike Wilmington, DE 19807

(347) 418-2929

To Whom It May Concern,

I LINDA CIOCHI resident of 2 OAK AVE, the undersigned neighbor of Fausto Gonzalo Siguencia, the owner of 1306 Kirkwood Highway, Wilmington, DE 19805, hereby acknowledge and agree to the operation of a small-scale, home-based mechanic business at the above address called Elsmere Mechanic Shop.

I understand that this business will involve automotive repair and maintenance conducted by appointment only, and that it will be operated in a manner that is respectful of the neighborhood—maintaining reasonable noise levels, cleanliness, and limited traffic.

By signing below, I confirm that I have no objections to this business being conducted from the property and support Fausto Gonzalo Siguencia's efforts to establish and maintain their local enterprise.

*Linda Ciochi*

Sincerely,

Fausto Siguencia

4911 Lancaster Pike Wilmington, DE 19807

(347) 418-2929

To Whom It May Concern,

I David R Sponner resident of 3 Oak Avenue, the undersigned neighbor of Fausto Gonzalo Siguencia, the owner of 1306 Kirkwood Highway, Wilmington, DE 19805, hereby acknowledge and agree to the operation of a small-scale, home-based mechanic business at the above address called Elsmere Mechanic Shop.

I understand that this business will involve automotive repair and maintenance conducted by appointment only, and that it will be operated in a manner that is respectful of the neighborhood—maintaining reasonable noise levels, cleanliness, and limited traffic.

By signing below, I confirm that I have no objections to this business being conducted from the property and support Fausto Gonzalo Siguencia's efforts to establish and maintain their local enterprise.



Sincerely,

Fausto Siguencia

4911 Lancaster Pike Wilmington, DE 19807

(347) 418-2929

To Whom It May Concern,

I John & Marcel Mosko resident of 4 Oak Ave. Elsmere, the undersigned neighbor of Fausto Gonzalo Siguencia, the owner of 1306 Kirkwood Highway, Wilmington, DE 19805, hereby acknowledge and agree to the operation of a small-scale, home-based mechanic business at the above address called Elsmere Mechanic Shop.

I understand that this business will involve automotive repair and maintenance conducted by appointment only, and that it will be operated in a manner that is respectful of the neighborhood—maintaining reasonable noise levels, cleanliness, and limited traffic.

By signing below, I confirm that I have no objections to this business being conducted from the property and support Fausto Gonzalo Siguencia's efforts to establish and maintain their local enterprise.

John & Marcel Mosko

Sincerely,

Fausto Siguencia

4911 Lancaster Pike Wilmington, DE 19807

(347) 418-2929



To Whom It May Concern,

I STEVE DUNHAM resident of 11 BUNGLOW AVE., the undersigned neighbor of Fausto Gonzalo Siguencia, the owner of 1306 Kirkwood Highway, Wilmington, DE 19805, hereby acknowledge and agree to the operation of a small-scale, home-based mechanic business at the above address called Elsmere Mechanic Shop.

I understand that this business will involve automotive repair and maintenance conducted by appointment only, and that it will be operated in a manner that is respectful of the neighborhood—maintaining reasonable noise levels, cleanliness, and limited traffic.

By signing below, I confirm that I have no objections to this business being conducted from the property and support Fausto Gonzalo Siguencia's efforts to establish and maintain their local enterprise.

*Stephen G. Dunham*

Sincerely,

Fausto Siguencia

4911 Lancaster Pike Wilmington, DE 19807

(347) 418-2929

To Whom It May Concern,

I Reynaldo Lopez resident of 3a bungalow ave, the undersigned neighbor of Fausto Gonzalo Siguencia, the owner of 1306 Kirkwood Highway, Wilmington, DE 19805, hereby acknowledge and agree to the operation of a small-scale, home-based mechanic business at the above address called Elsmere Mechanic Shop.

I understand that this business will involve automotive repair and maintenance conducted by appointment only, and that it will be operated in a manner that is respectful of the neighborhood—maintaining reasonable noise levels, cleanliness, and limited traffic.

By signing below, I confirm that I have no objections to this business being conducted from the property and support Fausto Gonzalo Siguencia's efforts to establish and maintain their local enterprise.



Sincerely,

Fausto Siguencia

4911 Lancaster Pike Wilmington, DE 19807

(347) 418-2929

To Whom It May Concern,

I Tade Zell resident of 5 Bungalow Ave, the undersigned neighbor of Fausto Gonzalo Siguencia, the owner of 1306 Kirkwood Highway, Wilmington, DE 19805, hereby acknowledge and agree to the operation of a small-scale, home-based mechanic business at the above address called Elsmere Mechanic Shop.

I understand that this business will involve automotive repair and maintenance conducted by appointment only, and that it will be operated in a manner that is respectful of the neighborhood—maintaining reasonable noise levels, cleanliness, and limited traffic.

By signing below, I confirm that I have no objections to this business being conducted from the property and support Fausto Gonzalo Siguencia's efforts to establish and maintain their local enterprise.

Tade Zell

Sincerely,

Fausto Siguencia

4911 Lancaster Pike Wilmington, DE 19807

(347) 418-2929



# The Town of Elsmere

11 Poplar Avenue, Elsmere, Delaware 19805

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

EXHIBIT

tabbies

26-02 AK

## MEMORANDUM

Mayor

Joann I. Personti

To: Chairman James Personti  
Town of Elsmere Board of Adjustment

1<sup>st</sup> District Councilwoman  
Secretary of Council

Jane McDaniel

From: Chairman Robert Anderson  
Town of Elsmere Planning Commission

2<sup>nd</sup> District Councilwoman  
President Pro-Tempore

Sally Jensen

Re.: Petition 26-02

Date: November 4, 2025

3<sup>rd</sup> District Council

Brian Reinhold Jr.

Dear Chairman Personti,

4<sup>th</sup> District Councilman

John Holloway

5<sup>th</sup> District Councilman

Marc Henry

6<sup>th</sup> District Councilman

Erik Ellison

At the November 4, 2025, meeting of the Town of Elsmere's Planning Commission, the Commission reviewed the request for Petition 26-02 regarding Tax Parcel Number 1900-400-215. In this request, the applicant is seeking to operate a Automotive Repair shop at the subject parcel. The Planning Commission will make a recommendation to the Board of Adjustment.

Town Treasurer

Paul Chalfant

After hearing testimony and having their questions answered, the commissioners in attendance voted unanimously to recommend **approval** of the petition to the Board of Adjustment.

City Solicitor

James McMackin

Sincerely,

Robert Anderson, Chairman  
Town of Elsmere Planning Commission