



# The Town of Elsmere

11 Poplar Avenue, Elsmere, Delaware 19805

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

EXHIBIT  
tabbies  
26-09 A

## Application for Hearing

Board of Adjustment

Planning Commission

Petition # 26-09 Filing Fee: 50 Date Received 1/9/26 Received by: Dmr

Subject Property: 103<sup>N</sup>. Colonial Ave

Property is:  Residential  Commercial

Tax Parcel # 1900200135 Zoning District: \_\_\_\_\_

Applicant name: Collier Colonial 2 LLC

Address: P.O. Box 30078 Telephone # \_\_\_\_\_

City: Wilmington State: DE Zip Code: 19805

Application for Zoning Variance Related to: \_\_\_\_\_

Front yard setback

Rear yard setback

Side yard setback

Lot Area

Rezoning

Lot Coverage

Fencing

Parking requirements

Signage

302-561-5971

Current Zoning: \_\_\_\_\_ New Zoning Request: \_\_\_\_\_

Application for Special Exception Use Permit for the following use: Dog Groomer

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: \_\_\_\_\_

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

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

Please submit the following with this petition:

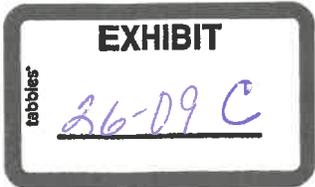
- A copy of a plot plan showing the following: location of the property; a diagram showing the layout, size, and location of existing structures on the property.
- A copy of any deed restrictions on the property.  
NOTE: THE BOARD OF ADJUSTMENT OR PLANNING COMMISSION CANNOT APPROVE ANY APPLICATION PROHIBITED 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: \_\_\_\_\_ Date: 1/9/06

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



Site Analysis  
Petition 26-09

**Property Owner:** Collier Colonial LLC  
**Zoning District:** GI  
**Address:** 103 N. Colonial Ave  
**Primary Use:** GI  
**Parcel No.:** 19-00200-135

LOT COVERAGE CALCULATIONS

<b><u>Lot Area in Sq. Ft.:</u></b>	Sq. Ft.
<b><u>Allowable Lot Coverage:</u></b>	Sq. Ft.
<b><u>Total Lot Coverage Existing:</u></b>	Sq. Ft.
❖ Residence =	Sq. Ft.
❖ Garage =	
❖ Impervious Pave =	Sq. Ft.

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**Proposed Addition:**           0                   Sq. Ft.

**Proposed Lot Coverage Total:**                   Sq. Ft.

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

**Required Setbacks:**   Front:   20'                   Rear:           20'  
                                  Side:                   Both Sides:

**Existing Setbacks:**   Front:                   Rear:  
                                  Side:                   Both Sides:

**Proposed Setbacks:**   Front:                   Rear:  
                                  Side:                   Both Sides:

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



### **STATEMENT OF FACT**

The applicant is seeking to operate a dog grooming business at the subject parcel of 103 N. Colonial Avenue located in the GI – General Industrial zoning district. The Planning Commission shall determine if the proposed meets the harmonious development intent of the Town of Elsmere 225-9.

### **REQUEST BY THE APPLICANT**

The applicant is seeking to operate a dog grooming business at the subject parcel.

### **ISSUE(S)**

Per the Town of Elsmere Code, a dog grooming business falls outside the standard Town Code provision and does not explicitly enumerate a dog grooming business as a permitted use within any zoning district therefore, requires a Special Exception Use Permit within the General Industrial District.

### **GRANTING OF THE PETITION**

1. The Planning Commission of the Town of Elsmere would need to determine that the proposed request meets the harmonious development intent of the Town of Elsmere Code 225-9.
2. The Board of Adjustment would need to grant a Special Exception Use permit for a dog grooming business to operate at the subject parcel.
3. If approved, the applicant would need to obtain a Business License from the Town of Elsmere Code Enforcement Department.



TENANT FIT OUT / RENOVATION / OCCUPANCY CHANGE

Sussex County
Delaware Fire Service Center
2205 Park Avenue Georgetown,
DE 19047-4303
302-836-3298 Fax 302-836-5800

Kent County
Delaware Fire Service Center
4537 Chestnut Grove Road
Dover, DE 19904-1544
302-749-1394 Fax 302-749-3096

New Castle County
Delaware Fire Service Center
2297 MacArthur Road
New Castle, DE 19720-2426
302-323-3365 Fax 302-323-5266

1. Project Name: Jurassic Bark LLC

Phase: Please note: One phase per application One building per application

Address: 103 Colonial Avenue

Complete Tax Parcel Number: 1900200135

County: NC

Number of Stories: 1

Total Square Footage: 1200

2. Project Description: [ ] Tenant Fit Out [ ] Renovation [x] Occupancy Change from garcia and son to jurassic bark l

Description / Use Details:

warehouse- new tenant

An incomplete application may cause a delay in the processing of the project

3. Fee Calculation: Building Construction Costs: 100 Check #: 568 Fee: 150.00

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

Exempt Status: [ ] State [ ] County [ ] Federal [ ] Local [ ] Fed Co. / Ambulance [ ] Municipality [ ] No Impact

4. Property Information (see check for review page if inspection is required)

Property Name:

Building Name:

Suite / Unit:

6. Project Owner Info Phone:

Cell: 3025615971

Name: Randy Collier

Address: p.o. box 30078

City: wilmington

State: DE

Zip Code: 19805

Email:

5. Primary Point of Contact

Phone:

Signature required in form # Cell: 3025615971

Name: Randy Collier

Company Name:

Address: P.O. box 30078

City: wilmington

State: DE

Zip Code: 19805

Email: randyc330@yahoo.com

7. Tenant Info

Phone:

Cell: 2157607875

Name: Gloriana Hayward

Address: 222 E. 2nd ST

City: New Castle

State: DE

Zip Code: 19720

Email: glorianahayward@gmail.com

8. Applicant Signature:

Date: 12/22/25

FOR OFFICIAL USE ONLY

FIRE PROTECTION SPECIALIST

Plan Review #

DATE

Deposit / Return Date:



Property Address: 103 COLONIAL AVE  
 WILMINGTON, DE 19805-  
 Subdivision: ELSMERE  
 Owner: COLLIER COLONIAL 2 LLC  
 PO BOX 30078  
 Owner Address:  
 WILMINGTON, DE 19805  
 Municipal Info: Incorporated in ELSMERE PROPERTY TAX AREA

Lot #:	Property Class: COMMERCIAL
Location:	Lot Size: 0.12
Map Grid: 09603560	Lot Depth: 120
Block:	Lot Frontage: 42
Census Tract: 123	Street Finish:
Street Type:	
Water:	
Microfilm #: 000000	

<b>Tax/Assessment Info</b>	
Current Assessment	
Land: 129000	
Structure: 153700	
Homesite: 0	
Total: 282700	
County Taxable: 282700	
School Taxable: 282700	

<b>District &amp; Zoning Info</b>	
Districts	
<ul style="list-style-type: none"> <li>▪ <b>FIRE/RESCUE - ELSMERE</b></li> <li>▪ <b>RED CLAY SCHOOL DIST-TRES</b></li> <li>▪ DE SEN 07-SPIROS MANTZAVINOS</li> <li>▪ COUNCIL 1 - BRANDON T TOOLE</li> <li>▪ DE REP 13-DESHANNA U NEAL</li> <li>▪ NORTH OF C&amp;D CANAL</li> <li>▪ ADD REQ PER SEC 10.3.4.4 DSSR</li> <li>▪ SEWER DISTRICT NORTHERN-ASMT</li> <li>▪ PLANNING 8 - LOWER CHRISTINA</li> <li>▪ TRAFFIC ZONE T087 (YR2022)</li> </ul>	
Zoning	
<ul style="list-style-type: none"> <li>▪ 19GI - GENERAL INDUSTRY</li> </ul>	

<b>Deed History</b>				
Grantee(s)	Deed	Multi?	Sale Date	Sale Amount
CHAMBERS ROBERT L COLLIER COLONIAL 2 LLC	V118 1 20230802 0051157	N	Not Available	\$22,500.00
		N	12/1/1977	\$43,000.00
		N	6/1/1982	\$1.00
		N	7/25/2023	\$10.00

<b>Tax Bills as of 1/27/2026 3:01:53 AM</b>						
Tax Year	County			School		
	Principal Due	Penalty Due	Amt Paid	Principal Due	Penalty Due	Amt Paid
2010A	\$0.00	\$0.00	\$213.79	\$0.00	\$0.00	\$1,158.25
2011A	\$0.00	\$0.00	\$217.68	\$0.00	\$0.00	\$1,144.91
2012A	\$0.00	\$0.00	\$218.29	\$0.00	\$0.00	\$1,131.57
2013A	\$0.00	\$0.00	\$230.05	\$0.00	\$0.00	\$1,272.84
2014A	\$0.00	\$0.00	\$234.11	\$0.00	\$0.00	\$1,409.65
2015A	\$0.00	\$0.00	\$229.52	\$0.00	\$0.00	\$1,553.77
2016A	\$0.00	\$0.00	\$216.55	\$0.00	\$0.00	\$1,628.75
2017A	\$0.00	\$0.00	\$217.68	\$0.00	\$0.00	\$1,710.05
2018A	\$0.00	\$0.00	\$233.09	\$0.00	\$0.00	\$1,652.81
2019A	\$0.00	\$0.00	\$215.85	\$0.00	\$0.00	\$1,663.75
2020A	\$0.00	\$0.00	\$201.08	\$0.00	\$0.00	\$1,651.44
2021A	\$0.00	\$0.00	\$197.50	\$0.00	\$0.00	\$1,566.86
2022A	\$0.00	\$0.00	\$254.58	\$0.00	\$0.00	\$1,774.35
2023A	\$0.00	\$0.00	\$256.87	\$0.00	\$0.00	\$1,569.72
2024A	\$0.00	\$0.00	\$261.61	\$0.00	\$0.00	\$1,821.18
2025A	\$0.00	\$0.00	\$321.97	\$0.00	\$0.00	\$2,021.30
2025A1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$956.01

Tax Bills as of 1/27/2026 3:01:53 AM

**EXHIBIT**

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9/28/2012	\$1,349.86
11/1/2013	\$1,502.89
12/1/2014	\$200.00
3/3/2015	\$300.00
4/8/2015	\$300.00
5/5/2015	\$300.00
7/8/2015	\$100.00
8/7/2015	\$100.00
2/22/2016	\$500.00
3/29/2016	\$300.00
4/26/2016	\$300.00
6/24/2016	\$300.00
7/25/2016	\$300.00
8/29/2016	\$300.00
10/5/2016	\$300.00
11/9/2016	\$300.00
12/6/2016	\$300.00
1/17/2017	\$200.00
2/15/2017	\$250.00
3/8/2017	\$250.00
4/10/2017	\$250.00
5/25/2017	\$250.00
9/28/2017	\$172.35
10/26/2017	\$250.00
11/27/2017	\$250.00
12/28/2017	\$250.00
1/25/2018	\$250.00
3/1/2018	\$250.00
3/29/2018	\$250.00
4/5/2018	\$250.00
4/26/2018	\$43.78
9/27/2018	\$133.95
10/26/2018	\$400.00
11/29/2018	\$400.00
12/28/2018	\$400.00
1/30/2019	\$400.00
9/27/2019	\$285.90
10/29/2019	\$400.00
11/27/2019	\$400.00
12/31/2019	\$400.00
1/27/2020	\$400.00
2/6/2020	\$276.12
10/1/2020	\$3.48
11/4/2020	\$400.00
12/3/2020	\$400.00
1/5/2021	\$400.00
2/8/2021	\$500.00
3/2/2021	\$100.00
10/5/2021	\$52.50
10/5/2021	\$197.50
9/30/2022	\$1,566.88
10/31/2022	\$100.00
8/1/2023	\$400.00
10/1/2024	\$3,571.72
12/30/2025	\$2,082.79
County Balance Due: \$0.00	\$3,299.28
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.

**Sewer History as of 1/27/2026 3:01:19 AM**

Tax Year	Principal Due	Penalty Due	Date Paid	Amount Paid
2007S1	\$0.00	\$0.00	2/7/2007	\$12.50
2007S2	\$0.00	\$0.00	5/9/2007	\$12.50
2007S3	\$0.00	\$0.00	7/24/2007	\$12.50
2007S4	\$0.00	\$0.00	5/22/2009	\$0.13
2008S1	\$0.00	\$0.00	5/22/2009	\$0.00
2008S2	\$0.00	\$0.00	Not Available	\$0.00
2013S1	\$0.00	\$0.00	3/1/2013	\$22.10
2013S2	\$0.00	\$0.00	8/13/2013	\$23.87
2013S3	\$0.00	\$0.00	8/13/2013	\$22.96
2013S4	\$0.00	\$0.00	4/8/2014	\$24.37
2014S1	\$0.00	\$0.00	4/8/2014	\$34.44
2014S2	\$0.00	\$0.00	6/24/2014	\$36.51
2014S3	\$0.00	\$0.00	9/22/2014	\$36.51
2014S4	\$0.00	\$0.00	12/9/2014	\$34.44
2015S1	\$0.00	\$0.00	3/2/2015	\$22.96

**EXHIBIT**

tables

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2016S1	\$0.00	\$0.00	5/31/2016	\$0.00
2016S2	\$0.00	\$0.00	5/31/2016	\$0.00
2016S3	\$0.00	\$0.00	8/9/2016	\$40.18
2016S4	\$0.00	\$0.00	11/16/2016	\$40.18
2017S1	\$0.00	\$0.00	2/28/2017	\$12.50
2017S2	\$0.00	\$0.00	5/26/2017	\$12.50
2017S3	\$0.00	\$0.00	8/25/2017	\$12.50
2017S4	\$0.00	\$0.00	11/30/2017	\$12.50
2018S1	\$0.00	\$0.00	3/6/2018	\$22.96
2018S2	\$0.00	\$0.00	6/4/2018	\$22.96
2018S3	\$0.00	\$0.00	9/18/2018	\$27.27
2018S4	\$0.00	\$0.00	2/28/2019	\$27.79
2019S1	\$0.00	\$0.00	2/28/2019	\$14.00
2019S2	\$0.00	\$0.00	6/7/2019	\$14.00
2019S3	\$0.00	\$0.00	12/9/2019	\$14.87
2019S4	\$0.00	\$0.00	3/5/2020	\$14.86
2020S1	\$0.00	\$0.00	3/5/2020	\$14.00
2020S2	\$0.00	\$0.00	6/1/2020	\$14.00
2020S3	\$0.00	\$0.00	9/1/2020	\$14.00
2020S4	\$0.00	\$0.00	12/28/2020	\$14.84
2021S1	\$0.00	\$0.00	5/28/2021	\$14.86
2021S2	\$0.00	\$0.00	5/28/2021	\$14.00
2021S3	\$0.00	\$0.00	8/30/2021	\$20.25
2021S4	\$0.00	\$0.00	3/1/2022	\$21.48
2022S1	\$0.00	\$0.00	3/1/2022	\$20.25
2022S2	\$0.00	\$0.00	8/30/2022	\$20.25
2022S3	\$0.00	\$0.00	8/30/2022	\$20.25
2022S4	\$0.00	\$0.00	3/10/2023	\$20.59
2023S1	\$0.00	\$0.00	6/29/2023	\$21.49
2023S2	\$0.00	\$0.00	6/29/2023	\$21.46
2023S3	\$0.00	\$0.00	8/1/2023	\$20.25
2023S4	\$20.25	\$6.41	Not Available	\$0.00
2024S1	\$25.54	\$7.27	Not Available	\$0.00
2024S2	\$25.54	\$6.52	Not Available	\$0.00
2024S3	\$25.54	\$5.77	Not Available	\$0.00
2024S4	\$25.54	\$5.02	Not Available	\$0.00
2025S1	\$20.25	\$3.41	Not Available	\$0.00
2025S2	\$20.25	\$2.81	Not Available	\$0.00
2025S3	\$26.50	\$2.95	Not Available	\$0.00
2025S4	\$26.50	\$2.14	Not Available	\$0.00

Balance Due: \$258.21

These amounts are valid through the last day of the month. Statutory penalty will accrue on the first day of next month.

EXHIBIT  
26-09 I  
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# 26-09 103 N. Colonial Ave



2/2026, 10:55:26 AM

ads

5 | 10 | Neighborhood road in municipality

ictures

Common F

Address

Parcels

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3





# The Town of Elsmere

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



## 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 26-09

Date: February 3, 2026

3<sup>rd</sup> District Council

Brian Reinbold Jr.

Dear Chairman Personti,

4<sup>th</sup> District Councilman

John Holloway

At the February 3, 2026, meeting of the Town of Elsmere's Planning Commission, the Commission reviewed the request for Petition 26-09 regarding Tax Parcel Number 1900-200-135. In this request, the applicant is seeking to operate a dog grooming business at the subject parcel. The Planning Commission will make a recommendation to the Board of Adjustment.

5<sup>th</sup> District Councilman

Marc Henry

6<sup>th</sup> District Councilman

Erik Ellison

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

Town Treasurer

Paul Chalfant

City Solicitor

James McMackin

Sincerely,

Robert Anderson, Chairman  
Town of Elsmere Planning Commission