



The Town of Elsmere

11 Poplar Avenue, Elsmere, Delaware 19805

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

EXHIBIT

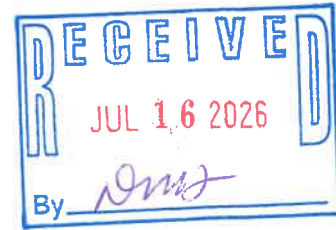
tabbies

26-21 A

Application for Hearing

☒ Board of Adjustment

☐ Planning Commission



Petition # 26 03 Filing Fee: \$50.00 Date Received 7/16/26 Received by: DMZ

Subject Property: 213 Olga Rd, Wilmington, DE 19805

Property is:

☒ Residential

☐ Commercial

Tax Parcel # 1900100073 Zoning District: _____

Applicant name:

FRANK & ANNA McKeon

Address: 213 Olga Rd Telephone # 302-893-1388

City: Elsmere 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

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:

Shape and Size of a 10x20 Shed
at our proposed location minimizes impact on the
neighboring properties while allowing practical use of the
rear yard.

A Council - Manager Municipality
Located on the Net at townofelsmere.com

Application for relief other than above: _____

State reasons for this request:

We have requested to replace our
Shed in the rear of our yard and for a bigger one.
We need the extra space. We have also requested for
add to expand our driveway due to the lack of
parking on Olga Rd.

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:

FRANK and ANNA McKEON

Address:

213 Olga Rd

FRANK#
Telephone #

302-893-1388

ANNA

610733-626
3

City:

Elsmere

State:

DE

Zip Code:

19805

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:

Frank McKeon

Date:

7-14-26

Legal Owner's Signature:

Frank McKeon

Date:

7-14-26

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: _____

VARIANCE HARDSHIP WORKSHEET

Town of Elsmere Petition Number: 26-21

Property Owners Name: Frank McKeon

Person(s) Representing the Property Owner: _____

☒ 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:

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

Please explain how this applies:

- (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:

- (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:

- (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:

- (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 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:

Frank McKen

Date: 7-16-26

Signature Code Department Representative:

Dennis Lusk

Date:

7/16/2026

1) Special conditions and circumstances :

The property contains an existing house, drive way, and other improvements that limit where a 10'x20' storage shed can reasonably be located.

Due to the size and layout of the lot and the required setback requirements, strict application of zoning codes creates an unnecessary hardship by preventing a practical location for the shed.

The proposed location is the most suitable area on the property and will not interfere with neighboring properties.

(2) Conditions not resulting from the applicant's actions :

The conditions requiring this variance are due to the existing, size, shape, and layout of the property and the placement of the existing home and improvements. These conditions were not created by the current property owner.

(3) The variance will not confer a special privilege :

Grant this variance will not provide a special privilege that is unavailable to other similarly zoned properties. The request is only to allow a reasonable location for a 10'x20' Storage shed and driveway expansion due to the unique layout of the property and doesn't provide any unfair advantage.

- (4) Literal enforcement would deprive the applicant of rights commonly enjoyed by other properties:

strict enforcement of the setback requirements would prevent the reasonable placement of a storage shed on this property. Many similarly zoned residential properties are able to have storage sheds, and without the requested variance, this property would be deprived of a similar reasonable use because of its existing layout.

- (5) The variance requested is the minimum necessary:

The requested variance is the minimum necessary to allow the construction of the proposed 10'x2" storage shed and driveway expansion. The shed has been located to minimize the need for relief while maintaining the greatest practical distance from neighboring properties and existing structures.

- (6) Granting the variance will be in harmony with the zoning code and not injurious to the public welfare

The proposed shed will be used only for residential storage. Granting the setback variance will not adversely affect neighboring properties, traffic, drainage, or public safety. The shed will be compatible with the surrounding neighborhood and consistent with the intent of the zoning ordinance.

Site Analysis
Petition 26-21

Property Owner: Frank McKeon
Zoning District: Residential
Address: 213 Olga Rd
Primary Use: R1 – Single Family Dwelling
Parcel No.: 19-00100-073

LOT COVERAGE CALCULATIONS

<u>Lot Area in Sq. Ft.:</u>	5,000	Sq. Ft.
<u>Allowable Lot Coverage:</u>	1,500	Sq. Ft. (30%)
<u>Total Lot Coverage Existing:</u>	1,468 +/-	Sq. Ft. (29%)
❖ Residence =	1,100	Sq. Ft. (22%)
❖ Driveway/Imp cov =	248 +/-	Sq. Ft. (5%)
❖ Porch =	120	Sq. Ft. (2%)

<u>Proposed Addition:</u>	392	Sq. Ft. (7.5 +/- %)
<u>Proposed Lot Coverage Total:</u>	1,860	Sq. Ft. (37%)

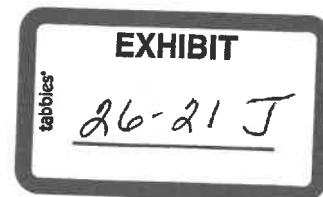
Conclusion: The applicant seeks to add 392 sq. feet of additional impervious coverage.

<u>Required Setbacks:</u>	Front: 20'	Rear: 20'
	Side: 5'	Both Sides: 5'

<u>Existing Setbacks:</u>	Front: 28'	Rear: 30'
	Side: 12.8'	Both Sides: 10'

<u>Proposed Setbacks:</u>	Front: 20'	Rear: 3'
	Side: 3'	Both Sides: 10'

Conclusion: The applicant seeks to construct a shed within 3' of the side yard property line and 3' of the rear yard property line.



STATEMENT OF FACT

The subject parcel is currently compliant with the Code of the Town of Elsmere.

REQUEST BY THE APPLICANT

The applicant seeks to install a 10' x 20' shed in the rear yard of the property and an extend the driveway by 24' x 8'.

ISSUE(S)

The Town of Elsmere Code 225 Attachment #3 allows for a maximum lot coverage of 30%. The proposed lot coverage is 37%.

The Town of Elsmere Code 225-8 I. requires that detached accessory buildings be located no less than 5' of side yard property lines and no less than 20' from the rear yard property lines.

GRANTING OF THE PETITION

1. The Planning Commission of the Town of Elsmere would need to determine that the proposed driveway meets the harmonious development intent of the Town of Elsmere Code 225-9.
2. The Planning Commission would need to determine that the proposed driveway meets the intent of the Towns NPDES permit.
3. The Board of Adjustment of the Town of Elsmere would need to grant a variance from the Town of Elsmere Code 225 Attachment #3, to allow for 37% lot coverage in lieu of the maximum 30%.
4. The Board of Adjustment of the Town of Elsmere shall grant a variance from the Town of Elsmere Code 225-8 I to allow for a 3' side yard and 3' back yard setback.
5. If approved, the applicant shall obtain a permit from the Town of Elsmere within one year of approval.

BUILDING SUBCODE TECHNICAL SECTION

A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE.

Block _____ Lot _____

Work Site Location
213 Olga Rd. Wilmington, DE 19805

Owner in Fee Frank McKee

Address 213 Olga Rd. Wilmington, DE 19805

Tele. 302-893-1388

Contractor _____

Address _____

Tele. _____ Fax _____

Lic. No. or Bids. Reg. No. _____

Federal Emp. No. _____

JOB SUMMARY (Office Use Only)

PLAN REVIEW		INSPECTIONS		Dates (Month/Day)	
		Type	Failure	Approval	Initial
☐	No Plans Required				
☐	All	Footings			
☐	Footings	Foundation			
☐	Foundation	Slab			
☐	Frame	Frame			
☐	Other	Barrier-Free			
Joint Plan Review Required:		Insulation			
☐	Elec.	Finishes			
☐	Plumb.	Energy			
☐	Fire	Mechanical			
☐	Elevator	TCO			
☐	CA	Other			
☐	CCO	Final			
☐	CO	Barrier-Free			
SUBCODE APPROVAL					
☐	CO				
☐	CCO				
☐	CA				
Date					
Approved by					

B. BUILDING CHARACTERISTICS

Use Group Present _____ Proposed U (Storage)

Constr. Class Present _____ Proposed _____

No. of Stories 1

Height of Structure 10 Ft.

Area — Largest Floor 200 Sq. Ft.

New Bldg. Area/All Floors _____ Sq. Ft.

Volume of New Structure _____ Cu. Ft.

Total Land Area Disturbed approximately 300 Sq. Ft.

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent of) owner of record and am authorized to make this application.

Frank McKee Signature



Date Received 6-10-2026
Date Issued _____
Control # _____
Permit # _____

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK

Construction of a new detached 10x20^{ft} shed for residential accessory use. One-story wood frame storage shed to be located in rear yard. No plumbing, HVAC or living space proposed.

TYPE OF WORK

☒ New Building
☐ Addition
☐ Alteration
☐ Roofing
☐ Siding
☐ Fence
☐ Sign
☐ Pool
☐ Asbestos Abatement
☐ Lead Haz. Abatement
☐ Other
☐ Demolition

FEE (Office Use Only)

\$ _____

tabbies

EXHIBIT

26-21 K

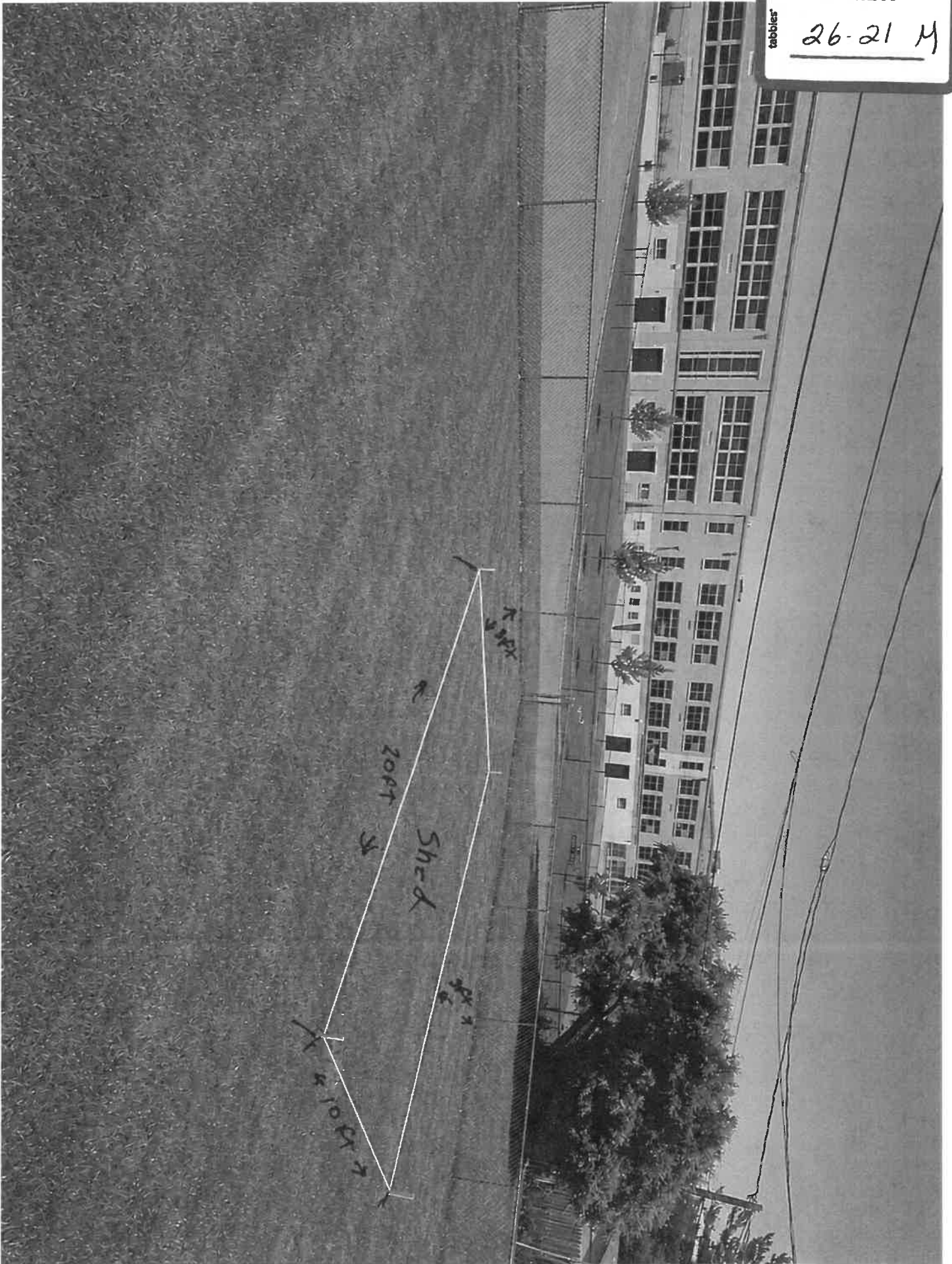
Administrative Surcharge \$ _____
Minimum Fee \$ _____
Fee \$ _____
TOTAL FEE \$ _____

1 White = Inspector Copy
3 Pink = Office Copy
2 Canary = Office Copy

EXHIBIT

tabbles

26-21 M



200 50 feet

**BUILDING
SUBCODE
TECHNICAL SECTION**

A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE.

Block _____ Lot _____
Work Site Location _____
Owner in Fee Frank Mckee
Address 213 Olga Rd Wilmington, DE 19805
Tele. 302-893-1388
Contractor _____
Address _____
Tele. _____ Fax _____
Lic. No. or Bids. Reg. No. _____
Federal Emp. No. _____

JOB SUMMARY (Office Use Only)

PLAN REVIEW		Date	Initial	INSPECTIONS		Dates (Month/Day)	
[] No Plans Required	[] All			Type:	Failure	Approval	Initial
[] Footing	[] All			Footing			
[] Foundation	[] All			Foundation			
[] Frame	[] All			Slab			
[] Other	[] All			Frame			
Joint Plan Review Required:				Barrier-Free			
[] Elec.	[] Plumb.	[] Fire	[] Elevator	Insulation			
SUBCODE APPROVAL				Finishes			
[] CO	[] CCO	[] CA		Energy			
Date				Mechanical			
Approved by				TCO			
				Other			
				Final			
				Barrier-Free			

B. BUILDING CHARACTERISTICS

Use Group Present _____ Proposed _____
Constr. Class Present _____ Proposed _____
No. of Stories _____
Height of Structure _____ Ft.
Area — Largest Floor _____ Sq. Ft.
New Bldg. Area/All Floors _____ Sq. Ft.
Volume of New Structure _____ Cu. Ft.
Total Land Area Disturbed _____ Sq. Ft.

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent of) owner of record and am authorized to make this application.

Signature Frank Mckee



Date Received _____
Date Issued _____
Control # _____
Permit # _____

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK

Expand Driveway to sidewalk

24 x 8 = 192 Sq. feet

TYPE OF WORK

☐ New Building
☐ Addition
☒ Alteration
☐ Roofing
☐ Siding
☐ Fence
☐ Sign
☐ Pool
☐ Asbestos Abatement
☐ Lead Haz. Abatement
☒ Other Driveway
☐ Demolition

FEE (Office Use Only)

\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____

Administrative Surcharge \$ _____
Minimum Fee \$ _____
Fee \$ _____
TOTAL FEE \$ _____

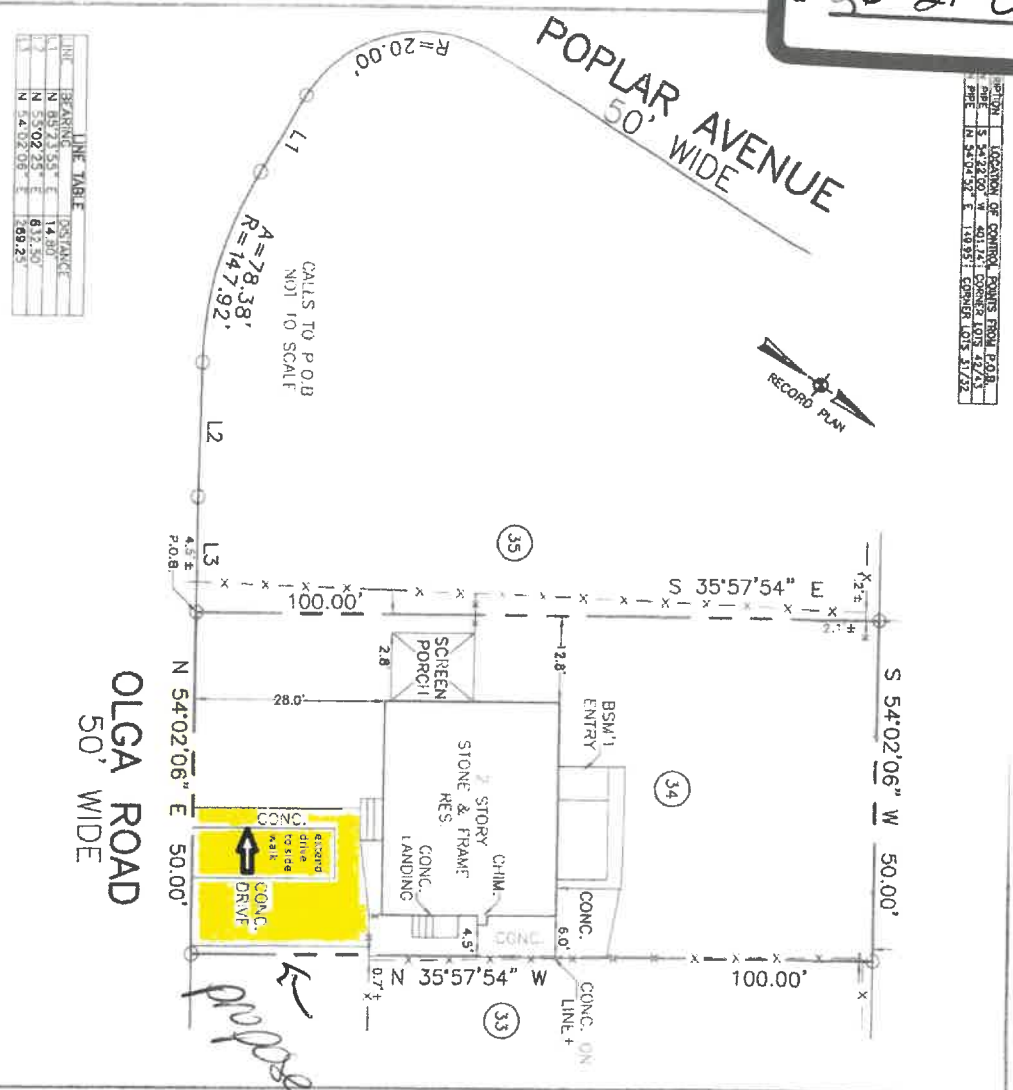
1 White = Inspector Copy
3 Pink = Office Copy
2 Century = Office Copy

EXHIBIT

26-21 N

26-21 0

SECTION	LOCATION OF CONTROL POINTS FROM P.O.B.
PIPE	S 24°22'00" W 401.74 CORNER 1015 42/43
PIPE	N 34°04'32" E 140.95 CORNER 1015 31/32



LINE TABLE		
LINE	BEARING	DISTANCE
1	N 65°23'55" E	14.80'
2	N 55°02'25" E	632.50'
3	N 54°02'06" E	269.25'

[illegible]

FRANK J. MCKEON

ZONED: R1 (BUILT IN 1950)
SETBACKS:

1000

MORTGAGE SURVEY PLAN
312 014 ROAD

213 OLGA ROAD
LOT 34 - BLOCK M

VILONE VILLAGE

TOWN OF ELSMERE
STEE COUNTY - DEPTNEW CASTLE COUNTY - DELAWARE
TAX PARCEL # 19 001.00 073

TAX PARCEL # 19 001.00 073

[illegible]

AMERICAN EASTCOAST
SURVEYING & MAPPING
3613 OLD CARROLL TRAIL
WILMINGTON, DE 19808
PHONE: 302-993-1039
EMAIL: DUTTE@EASYSURVEYORS.COM

SCALE: 1"=20'
DATE: 1/30/24

PHONE: 302-993-1059
EMAIL: OFFICE@AESURVEYORS.I

COM

SCALE: 1"=20'	DATE: 1/30/24
---------------	---------------

DATE: 1/30/24

DEED REF: BK.903, PG.48

PLAT REF: MF#579

IGB # 20240218	CLASS \$ SURVEY
----------------	-----------------

CLASS \$ SURVEY

Donald C. Smith

EXHIBIT

tabbies

26-21 P



192
50. Feet

Parcel # 1900100073

Property Address: 213 OLGA RD
WILMINGTON, DE 19805-
Subdivision: VILONE VILLAGE
Owner: MCKEON FRANK J
213 OLGA ROAD
Owner Address:
WILMINGTON, DE 19805
Municipal Info: Incorporated in ELSMERE PROPERTY TAX AREA

Lot #: 34	Property Class: RESIDENTIAL
Location:	Lot Size: 0.11
Map Grid: 09603560	Lot Depth: 100
Block: M	Lot Frontage: 50
Census Tract: 123	Street Finish:
Street Type: NEIGHBORHOOD	
Water: PUBLIC	
Microfilm #: 000579	

Tax/Assessment Info**Current Assessment**

Land: 54100
Structure: 176900
Homesite: 0
Total: 231000
County Taxable: 231000
School Taxable: 231000

District & Zoning Info**Districts**

- **FIRE/RESCUE - ELSMERE**
- **RED CLAY SCHOOL DIST-TRES**
- DE SEN 07-SPIROS MANTZAVINOS
- TRAFFIC ZONE T089 (YR2022)
- COUNCIL 1 - BRANDON T TOOLE
- DE REP 13-DESHANNA U NEAL
- NORTH OF C&D CANAL
- VILONE VILLAGE - Civic Organization - no contact information available
- ADD REQ PER SEC 10.3.4.4 DSSR
- SEWER DISTRICT NORTHERN-ASMT
- PLANNING 8 - LOWER CHRISTINA

Zoning

- 19R1 - ONE FAMILY DWELLING

Deed History

Grantee(s)	Deed	Multi?	Sale Date	Sale Amount
CARDILLO CANDIDA	B70 392	N	Not Available	\$0.00
CARDILLO CANDIDA ESTATE	WR094892	N	3/23/1989	\$0.00
MCKEON FRANK W & MARGARET M	903 48	N	7/20/1989	\$85,500.00
MCKEON MARGARET M	WR186483	N	11/22/2021	\$0.00
MCKEON FRANK J	20240307 0014526	N	2/29/2024	\$10.00

Tax Bills as of 7/16/2026 3:01:57 AM

Tax Year	County			School		
	Principal Due	Penalty Due	Amt Paid	Principal Due	Penalty Due	Amt Paid
2002A	\$0.00	\$0.00	\$81.06	\$0.00	\$0.00	\$373.09
2003A	\$0.00	\$0.00	\$92.67	\$0.00	\$0.00	\$483.41
2004A	\$0.00	\$0.00	\$98.07	\$0.00	\$0.00	\$543.27
2005A	\$0.00	\$0.00	\$84.90	\$0.00	\$0.00	\$546.11
2006A	\$0.00	\$0.00	\$87.43	\$0.00	\$0.00	\$558.23
2007A	\$0.00	\$0.00	\$103.41	\$0.00	\$0.00	\$614.80
2008A	\$0.00	\$0.00	\$123.87	\$0.00	\$0.00	\$817.70
2009A	\$0.00	\$0.00	\$146.56	\$0.00	\$0.00	\$780.15
2010A	\$0.00	\$0.00	\$130.64	\$0.00	\$0.00	\$734.23
2011A	\$0.00	\$0.00	\$130.57	\$0.00	\$0.00	\$687.20
2012A	\$0.00	\$0.00	\$164.16	\$0.00	\$0.00	\$849.97
2013A	\$0.00	\$0.00	\$148.49	\$0.00	\$0.00	\$821.27
2014A	\$0.00	\$0.00	\$134.34	\$0.00	\$0.00	\$753.55
2015A	\$0.00	\$0.00	\$121.70	\$0.00	\$0.00	\$761.48
2016A	\$0.00	\$0.00	\$121.40	\$0.00	\$0.00	\$830.29
2017A	\$0.00	\$0.00	\$122.04	\$0.00	\$0.00	\$880.85
2018A	\$0.00	\$0.00	\$130.67	\$0.00	\$0.00	\$876.12

tabbies

26-21 S

2019A	\$0.00	\$0.00	\$121.02	\$0.00	\$0.00	\$0.00
2020A	\$0.00	\$0.00	\$112.73	\$0.00	\$0.00	\$0.00
2021A	\$0.00	\$0.00	\$110.72	\$0.00	\$0.00	\$0.00
2022A	\$0.00	\$0.00	\$137.81	\$0.00	\$0.00	\$0.00
2023A	\$0.00	\$0.00	\$137.21	\$0.00	\$0.00	\$0.00
2024A	\$0.00	\$0.00	\$146.67	\$0.00	\$0.00	\$0.00
2025A	\$0.00	\$0.00	\$177.85	\$0.00	\$0.00	\$0.00
2025A1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
					\$0.00	\$1,453.89
					\$0.00	\$0.00

Tax Payments as of 7/16/2026 3:01:57 AM

Date Paid	Amt Paid
8/9/2002	\$81.06
8/21/2002	\$373.09
4/14/2004	\$81.06
4/14/2004	\$421.15
1/6/2006	\$200.00
3/7/2006	\$194.58
3/7/2006	\$1,131.96
6/6/2006	\$42.07
11/22/2006	\$600.00
10/11/2007	\$650.13
5/21/2008	\$41.35
6/3/2010	\$500.00
1/18/2011	\$277.20
1/18/2011	\$722.80
2/10/2011	\$500.00
5/26/2011	\$726.23
11/9/2011	\$816.58
5/7/2012	\$8.11
2/23/2015	\$794.87
2/23/2015	\$756.76
2/23/2015	\$807.19
2/24/2015	\$174.89
2/24/2015	\$119.83
2/24/2015	\$80.70
2/24/2015	\$257.37
9/25/2015	\$883.18
9/26/2016	\$951.69
9/25/2017	\$1,002.89
9/7/2018	\$1,006.79
9/26/2019	\$1,003.55
9/24/2020	\$995.26
9/24/2021	\$989.15
9/26/2022	\$1,017.84
9/25/2023	\$1,017.24
9/26/2024	\$1,167.68
12/30/2025	\$1,631.74

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.

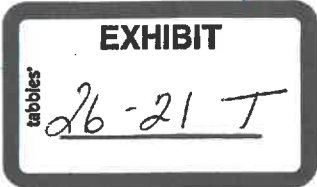
Sewer History as of 7/16/2026 3:01:19 AM

Tax Year	Principal Due	Penalty Due	Date Paid	Amount Paid
1999S1	\$0.00	\$0.00	9/15/1999	\$361.40
2000S1	\$0.00	\$0.00	3/13/2000	\$233.65
2001S1	\$0.00	\$0.00	8/8/2002	\$300.95
2002S1	\$0.00	\$0.00	8/8/2002	\$349.83
2003S1	\$0.00	\$0.00	4/26/2005	\$438.47
2004S1	\$0.00	\$0.00	1/10/2006	\$397.09
2005S1	\$0.00	\$0.00	3/16/2006	\$328.60
2006S1	\$0.00	\$0.00	6/7/2006	\$270.86
2007S1	\$0.00	\$0.00	3/13/2007	\$256.19
2008S1	\$0.00	\$0.00	4/2/2008	\$197.07
2009S1	\$0.00	\$0.00	5/27/2010	\$312.29
2010S1	\$0.00	\$0.00	5/27/2010	\$254.00
2011S1	\$0.00	\$0.00	3/3/2011	\$255.24
2012S1	\$0.00	\$0.00	3/28/2012	\$179.01
2013S1	\$0.00	\$0.00	2/21/2013	\$132.60
2014S1	\$0.00	\$0.00	2/27/2015	\$119.83
2015S1	\$0.00	\$0.00	3/2/2015	\$114.81
2016S1	\$0.00	\$0.00	2/10/2016	\$103.33
2017S1	\$0.00	\$0.00	2/8/2017	\$103.33
2018S1	\$0.00	\$0.00	2/7/2018	\$68.88
2019S1	\$0.00	\$0.00	2/7/2019	\$90.01
2020S1	\$0.00	\$0.00	1/22/2020	\$77.15
2021S1	\$0.00	\$0.00	2/12/2021	\$56.00
2022S1	\$0.00	\$0.00	2/15/2022	\$140.73
2023S1	\$0.00	\$0.00	2/15/2023	\$81.00
2024S1	\$0.00	\$0.00	2/12/2024	\$81.00
2025S1	\$0.00	\$0.00	2/11/2025	\$89.29

Balance Due: \$0.00

Overpayment: \$8.03

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



ArcGIS Web Map

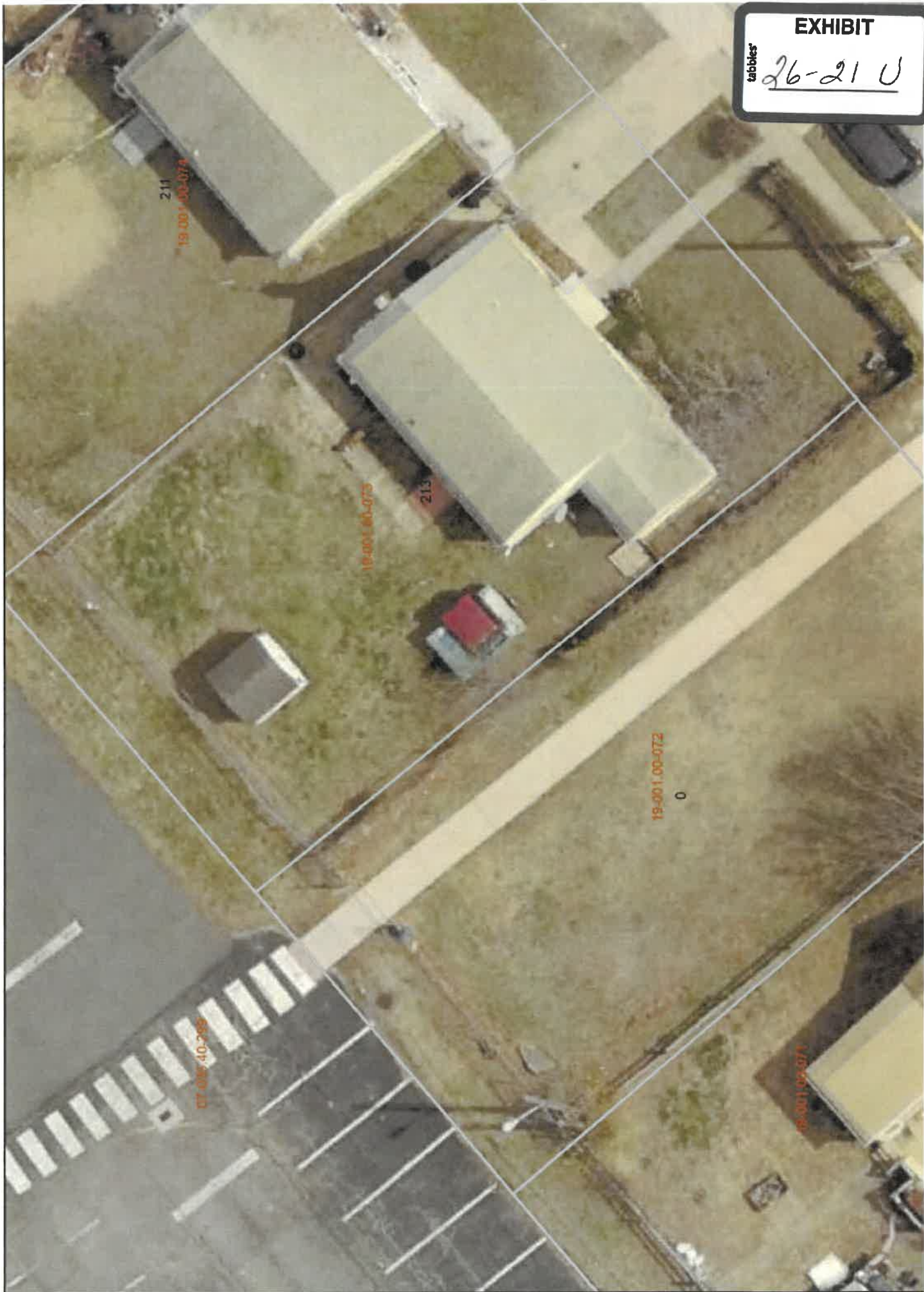


EXHIBIT
26-21 V



EXHIBIT

tabbies'

26-21 W





The Town of Elsmere

11 Poplar Avenue, Elsmere, Delaware 19805

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

EXHIBIT

tabbles

26-21 X

MEMORANDUM

Mayor

Joann I. Personti

1st District Councilwoman
Secretary of Council

Jane McDaniel

2nd District Councilwoman
President Pro-Tempore

Sally Jensen

3rd District Council

Brian Reinbold Jr.

4th District Councilman

John Holloway

5th District Councilman

Marc Henry

6th District Councilman

Erik Ellison

Town Treasurer

Paul Chalfant

City Solicitor

James McMackin

To: Chairman James Personti
Town of Elsmere Board of Adjustment

From: Chairman Robert Anderson
Town of Elsmere Planning Commission

Re.: Petition 26-21

Date: August 4, 2026

Dear Chairman Personti,

At the August 4, 2026, meeting of the Town of Elsmere's Planning Commission, the Commission reviewed the request for Petition 26-21 regarding Tax Parcel Number 1900-100-073. In this request, the applicant seeks to expand their driveway 24' x 8" and install a 10' x 20" shed in the rear yard in the R1 Zoning district. This will increase the lot coverage to 37% in lieu of the 30% allowance.

After hearing testimony and having their questions answered, the commissioners in attendance voted 4-0 to recommend **approval** of the petition to the Board of Adjustment.

Sincerely,

Robert Anderson

Digitally signed by Robert
Anderson
DN: C=US,
E=randerson@tri-mgroup.com,
O="Tri-M Group, LLC", OU=Tri-M
Group, CN=Robert Anderson
Date: 2026.08.10 12:50:51-04'00'

Robert Anderson, Chairman
Town of Elsmere Planning Commission