

**TOWN OF ELSMERE
APPEAL TO THE BOARD OF ADJUSTMENT**

Any person directly affected by a decision of the Code Enforcement Official or a notice or order issued under this Code shall have the right to appeal to the Board of Adjustment of the Town of Elsmere, provided that a written application for appeal is based on a claim that the true intent of this code or the rules legally adopted there under has been incorrectly interpreted or the provisions of this code do not fully apply. Additionally, an application for appeal may be based on a claim that an action other than what is required by the Code: 1) provides the same or better protections than what the Code requires and 2) will not cost the Town of Elsmere any more money than enforcing the code as written. If the appellant proves that an action other than what is required by the code meets these two requirements, the Board of Adjustment may, in its discretion, either enforce the Code as written or permit the proposed alternative action.

Date this Appeal was filed: 9-4-19	Petition Number: 19-07
Date of the Original Action: 8/23/19	Tax Parcel Number: 19004.00018
Subject Property Address: 25 Spruce Ave. Elsmere DE 19805	
Property Owner's Name: Andrew Kunkle	Phone Number: 302.437.5259
Property Owners Address: 25 Spruce Ave. Elsmere DE 19805	
Applicant's Name: Andrew Kunkle	
Applicant's Address: 25 Spruce Ave. Elsmere DE 19805	
Specific Item Being Appealed: (ex: Citation Number, Petition Number, Order Number, Etc.) The decision of code enforcement letter.	
Reason for the Appeal: I would like to construct a building to store lawn equipment, bicycles as well as an area to pursue my woodworking hobbies, but I'm over my lot coverage.	
Relief sought: The permission to exceed the 30% lot coverage.	
Applicant's Signature: Andrew Kunkle Date: 9-4-19	



The Town of Elsmere

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

EXHIBIT
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19-07 B

August 23, 2019

Mayor
Eric Thompson

Andrew Kunkle
25 Spruce Ave
Elsmere, DE 19805

1st District Councilwoman
Marianne Skipski.

Dear Mr. Kunkle,

2nd District Councilwoman
Sally Jensen

After reviewing your application for hearing, it was determined that your property is an existing legal non-conforming lot due to the following:

3rd District Councilman
Robert Kacperski

1. Side yard setback (required 5-foot setback, current lot has 0)
2. Lot coverage (current lot is at 42%, allowable is 30%)

4th District Councilman
Charles McKewen

Chapter 225-31C of the Town of Elsmere Code prohibits the further expansion of an existing legal non-conforming use.

5th District Councilwoman
President Pro-Tempore
Joann I. Personti

“Except as otherwise provided in this article, the lawful use of land or buildings existing at the date of the adoption of this chapter may be continued although such use or building does not conform to the regulations specified by this chapter for the zone in which such land or building is located; provided, however:

6th District
Secretary of Council
Brian Hurst

- A. That no nonconforming lot shall be further reduced in size.*
- B. That no nonconforming building shall be enlarged, extended or increased unless such enlargement would tend to reduce the degree of nonconformance, except that an existing eating and drinking place may add a covered patio not exceeding 1,400 square feet that is connected to the nonconforming building.*

Town Treasurer
Paul Chalfant

- C. That no nonconforming use may be expanded.”*

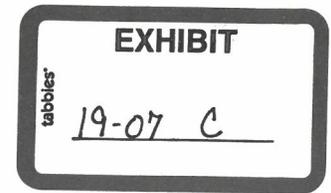
City Solicitor
James McMackin

In conclusion, the Planning Commission and Board of Adjustment will not hear the petition. If you wish to appeal this decision, please reference Chapter 76 of the Town of Elsmere Code.

If you have any questions or concerns, please feel free to reach out to the Code Enforcement Department at (302) 998-2215.

Sincerely,

Scott Allen
Code Enforcement Officer



Town of Elsmere, DE
Tuesday, September 10, 2019

Chapter 225. Zoning

Article VI. Nonconforming Uses

§ 225-31. Continuance.

[Amended 9-11-2014 by Ord. No. 582]

Except as otherwise provided in this article, the lawful use of land or buildings existing at the date of the adoption of this chapter may be continued although such use or building does not conform to the regulations specified by this chapter for the zone in which such land or building is located; provided, however:

- A. That no nonconforming lot shall be further reduced in size.
- B. That no nonconforming building shall be enlarged, extended or increased unless such enlargement would tend to reduce the degree of nonconformance, except that an existing eating and drinking place may add a covered patio not exceeding 1,400 square feet that is connected to the nonconforming building.
- C. That no nonconforming use may be expanded.

Site Analysis
Petition 19-07

Property Owner: Andrew Kunkle
Zoning District: R-1
Address: 25 Spruce Avenue
Primary Use: Residential
Parcel No.: 1900-400-018

LOT COVERAGE CALCULATIONS

Lot Area in Sq. Ft.:	11,925	Sq. Ft.
Allowable Lot Coverage:	3578	Sq. Ft. or 30%
Total Coverage:	4302	Sq. Ft. or 42%
❖ Building =	720	Sq. Ft.
❖ Front Porch =	96	Sq. Ft.
❖ Out Building =	550	Sq. Ft.
❖ Impervious Pave =	2796	Sq. Ft.
❖ Rear Patio =	140	Sq. Ft.

Proposed Addition:	1836	Sq. Ft.
Proposed Total:	6138	Sq. Ft. or 51%

Conclusion: The applicant seeks to add 1836 sq. ft. of impervious coverage.

Required Setbacks:	Front: 20'	Rear: 30'
	Side: 5'	Both Sides: 10'

Existing Setbacks:	Front: 50.6'	Rear: 85'
	Side: 0'	Both Sides: 28.6'

Proposed Setbacks:	Front: 50.6'	Rear: 5'
	Side: 0'	Both Sides: 6'

Conclusion: The applicant seeks to reduce the rear setback from 85ft to 5ft.

STATEMENT OF FACT

The subject parcel was found to be an existing legal non-conforming in regard to:

1. Side yard set-back, Chapter 225 Attachment 3 of the Code of the Town of Elsmere requires a minimum 5-foot side yard setback. The subject parcel currently has a 0-foot set back.
2. Lot coverage, Chapter 225 Attachment 3 limits the allowable lot coverage in the R-1 zoning district to 30%. The subject parcel is currently 42% covered.

REQUEST BY THE APPLICANT

To construct a 26'x36' pole building with a driveway.

ISSUE(S)

1. The subject parcel is existing legal non-conforming in regard to lot coverage and side yard set-back. Chapter 225-31C prohibits the further expansion of an existing legal non-conforming use. The applicant seeks to expand the non-conforming lot coverage of 42% to 51%.
2. The subject parcel is in the base flood zone area.



The Town of Elsmere
11 Poplar Avenue, Elsmere, Delaware 19809
Phone (302) 998-2215 Fax (302) 998-9920

EXHIBIT
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Application for Hearing

- Board of Adjustment
- Planning Commission

Petition # 19-07 Filing Fee: _____ Date Received 8/14/19 Received by: SA

Subject Property: _____

Property is: Residential Commercial

Tax Parcel # _____ Zoning District: _____

Applicant name: Andrew Kunkle

Address: 25 SPRUCE AVE Telephone # 302-437-5259

City: ELSMERE State: DE Zip Code: 19805

Application for Zoning Variance Related to: _____

- Front yard setback
- Rear yard setback
- Side yard setback
- Lot Area
- Lot Coverage
- Fencing
- Parking requirements
- Signage

Application for Special Exception Use Permit for the following use: 26x36

Pole Barn

Application for Appeal of an Administrative decision: _____

By: _____ Date: _____

For the following reasons: _____

Application for relief other than above: _____

State reasons for this request: Storage of lawn equipment and vehicles

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: Andrew Kunkle

Address: 25 SPRUCE AVE Telephone # 302-437-5259

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: Andrew Kunkle Date: _____

Legal Owner's Signature: _____ Date: _____

EXHIBIT
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19-07 H

Name of person representing applicant (if applicable):

Andrew Kunkle

Address: 25 SPRUCE AVE Telephone # 302-437-5259

City: ELSMERE State: DE Zip Code: 19805

I, Andrew Kunkle, 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.

Andrew Kunkle

Legal Owner Signature

8/14/19

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: _____

Property Owners Name: _____

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:

This pole barn will take up the minimum coverage allowable and blend in with surrounding buildings

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

Please explain how this applies:

If approved there are no special circumstances done by the applicant

19-07 J

- (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:

No special privilege will be
granted

- (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:

If unable to build this
structure I would have limited space to
store lawn equipment and vehicle, resulting in an empty
yard.

- (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:

This structure will take
up the minimum ground coverage possible
and blend in with surrounding structures

- (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:

This structure will be used
for storage and not be a nuisance to
neighbors of the general public

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: _____

Andrew Kunkle

Date: _____

9-11-19

Signature Code Department Representative: _____

S. Hill

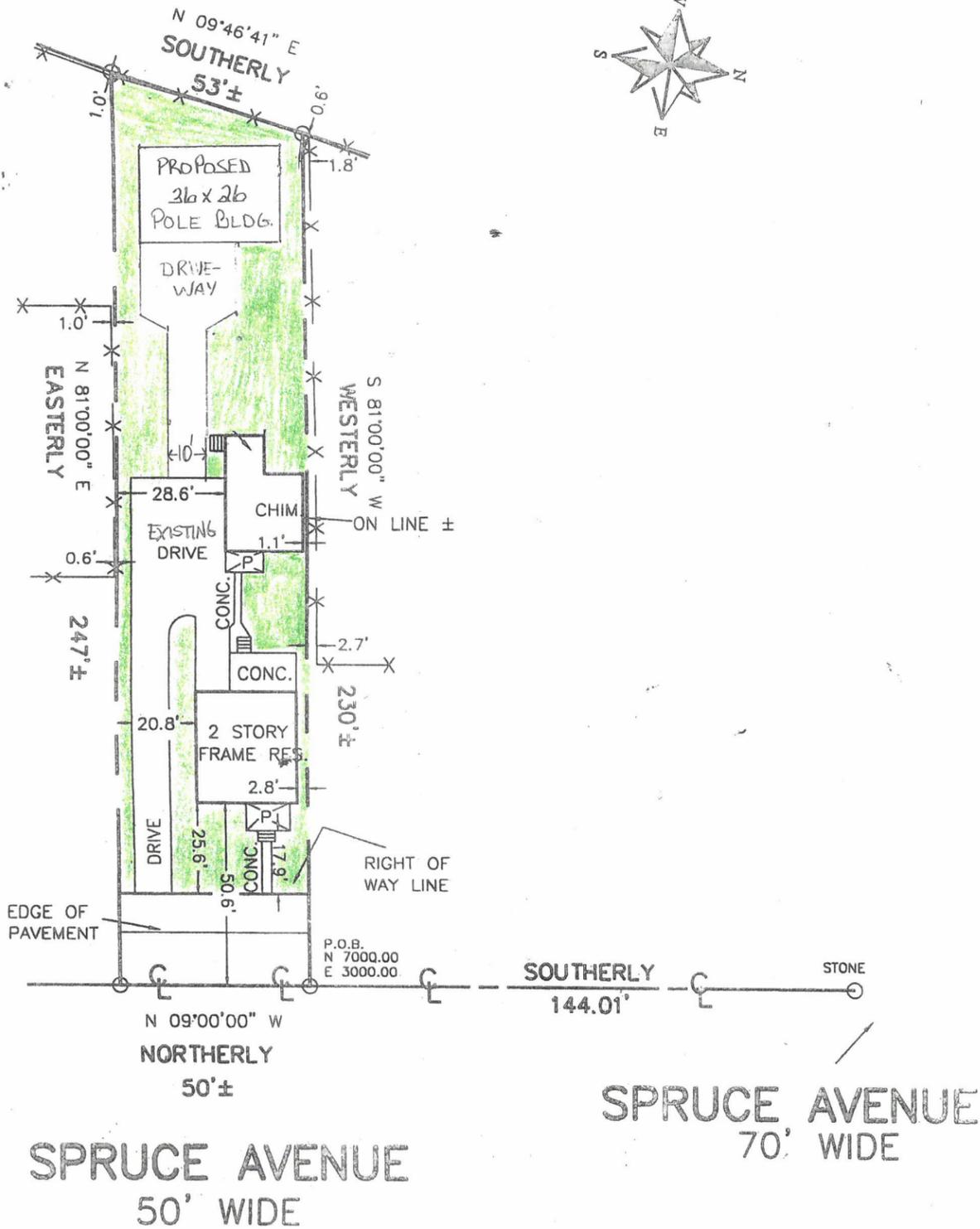
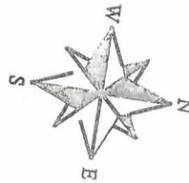
Date: _____

8/14/19

PIN N:6707.60
 FOUND E:3071.62
 PIN N:6847.82
 FOUND E:2998.93

EXHIBIT
 19-07 L

N/F L. J.
 HOLLINGSWORTH



Donald A. Elrod

BOTH RESIDENCES BUILT IN 1933
 ZONED R1 FRONT 20' REAR 30' SIDE 5'

I HEREBY DECLARE THAT THE IMPROVEMENTS SHOWN HEREON HAVE BEEN LOCATED AND LIE WITHIN THE LOT BOUNDARIES UNLESS SHOWN OTHERWISE.
 • THIS PLAN IS INTENDED FOR THE USE OF THE PARTIES INVOLVED WITH THIS LAND TRANSACTION AND SHALL NOT BE REPRODUCED OR USED FOR ANY OTHER PURPOSE, INCLUDING ESTABLISHMENT OF PROPERTY LINES, WITHOUT WRITTEN PERMISSION OF THE LAND SURVEYOR RESPONSIBLE FOR ITS CONTENTS. • FENCES, TREES, LANDSCAPING OR OTHER FEATURES HAVE NOT BEEN LOCATED UNLESS SHOWN AND DIMENSIONED.
 • PROPERTY MARKERS WERE NOT SET UNLESS INDICATED. • PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS AND EASEMENTS OF RECORD.
 • UNLESS THIS PLAN HAS AN IMPRESSED SEAL IT IS NOT AN AUTHORIZED REPRODUCTION OF THE ORIGINAL.

MORTGAGE INSPECTION PLAN 25 SPRUCE AVENUE OAK GROVE TOWN OF ELSMERE NEW CASTLE COUNTY - DELAWARE TAX PARCEL # 19 004.00 018	PROPERTY TO BE CONVEYED TO: ANDREW M. KUNKLE		
	A.E.S. SURVEYORS		
	3913 OLD CAPITOL TRAIL, WILMINGTON, DE. 19808 Tel: 302-993-1059 Fax: 302-993-1067		
	SCALE: 1"=40'	DATE: 11/02/10	JOB # 20102083
DEED REF:	PLAT REF: 570		



EXHIBIT
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19-07 M

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

25 Spruce Ave

Author:

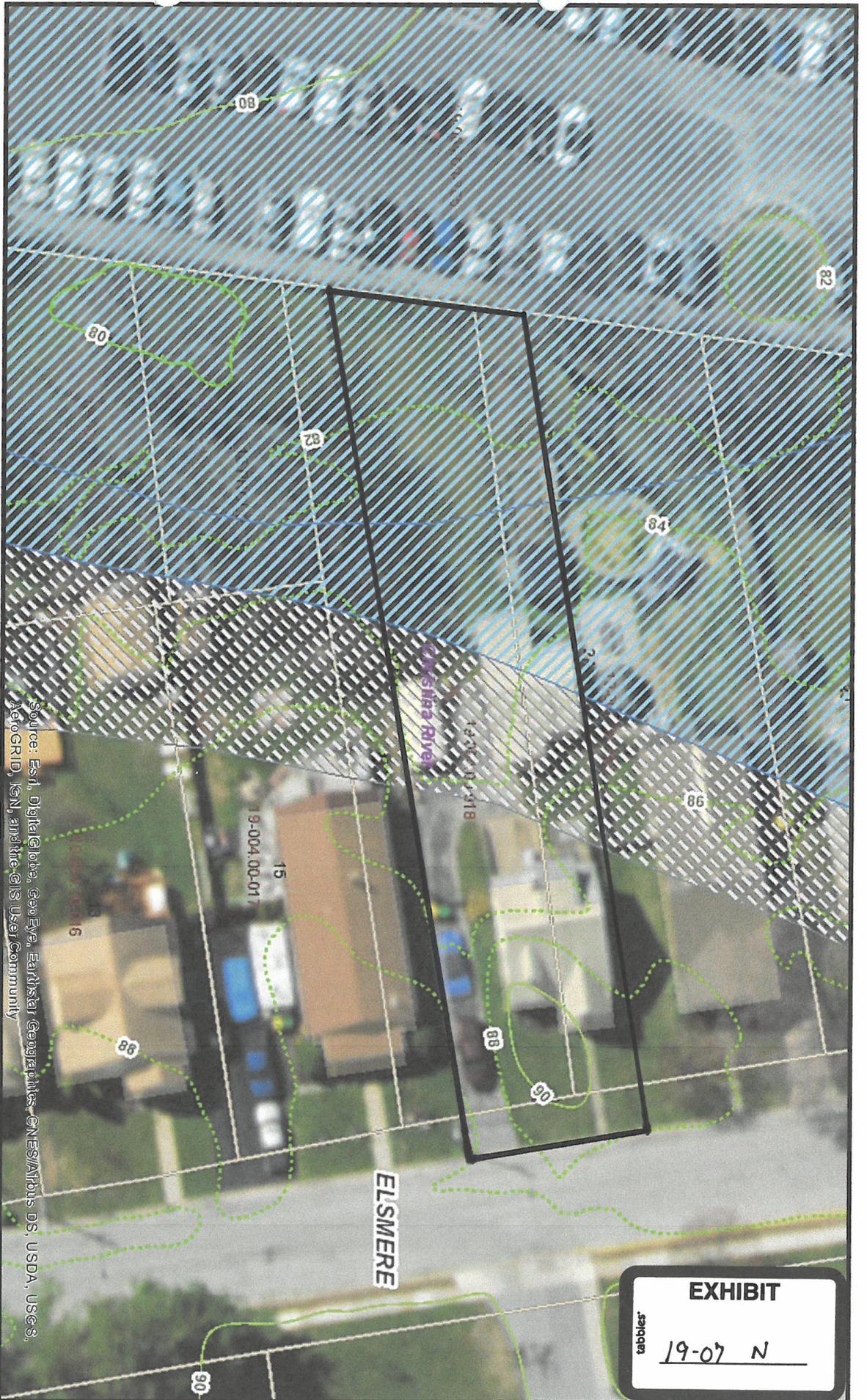


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mi

Date: 8/21/2019



New Castle County Delaware GIS: <http://gis.nccde.org>
Disclaimer: For informational purposes only - not to be used as official documentation.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

25 Spruce Ave Flood Map

Author:



New Castle County Delaware GIS: <http://gis.nccde.org>
 Disclaimer: For informational purposes only - not to be used as official documentation.

EXHIBIT
 19-07 N
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Date: 9/10/2019

Tax Parcel No.: 1900400018

20140422-0016218
 Pages: 2 F: \$57.00
 04/22/14 03:58:18 PM
 T20140009911
 Michael E. Kozikowski
 New Castle Recorder DEE

Prepared by:
 Fox Rothschild, LLP
 919 Market Street, Suite 1300
 Wilmington, DE 19801

Return to:
 Andrew M. Kunkle
 25 Spruce Avenue
 Wilmington, DE 19805

DEED

THIS DEED, made this 26th of March, 2014 between:

MATTHEW GALINSKIE and ANDREW M. KUNKLE, of New Castle County and State of Delaware, parties of the first part,

-AND-

Andrew M. Kunkle, of New Castle County and State of Delaware, party of the second part,

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of TEN DOLLARS, (\$10.00) lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the said party of the second part, his successors and assigns;

ALL that certain lot, piece or parcel of land, with the buildings thereon erected, situate in the Town of Elsmere, New Castle County and State of Delaware, known as 25 Spruce Avenue, on the Plan of Oak Grove, as the Plan thereof is of record in the Office of the Recorder of Deeds in and for New Castle County, and being more particularly bounded and described in accordance with a survey prepared by AES Surveyors dated November 2, 2010, as follows, to wit:

BEGINNING at a point on the centre line of Spruce Avenue, at fifty feet wide, at distance of one hundred forty four and one hundredths feet, Southerly from the stone at the intersection of the center line of Spruce Avenue at Seventy feet wide with the center line of Spruce Avenue. At fifty feet wide; thence Westerly, and at a right angles to Spruce Avenue, two hundred and thirty feet more or less to a point in line of lands now or late of I.G. Hollingsworth; thence Southerly, along said line of lands, fifty-three feet more or less to a point; thence Easterly, and at right angles to Spruce Avenue, and parallel to the first described line, and fifty feet Southerly therefrom, two hundred and forty-seven feet, more or less to a point on the center line of Spruce Avenue at fifty feet wide, and thence thereby Northerly Fifty feet to the place of Beginning. Be the contents thereof what they may.

SUBJECT TO ALL covenants, conditions, restrictions, plans and easements of record with respect to the property described above, this reference to which shall not be construed to re-impose any such covenants, conditions, restrictions, plans and easements which have otherwise lapsed, expired or have otherwise been terminated in accordance with their terms or otherwise, as applicable.

BEING the same lands and premises which Thomas Ainsworth, Jr., Lisa K. Foley and Eric S. Ainsworth, heirs to the Estate of F. Marie Ainsworth by deed dated November 16, 2010 and recorded in the Office of the Recorder of Deeds in and for New Castle County in Instrument 20101118-00625341 did grant and convey unto Matthew Galinskie and Andrew M. Kunkle by in fee.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals as of the day and year aforesaid.

SEALED AND DELIVERED IN THE PRESENCE OF:

[Handwritten signatures on lines]

Andrew M. Kunkle (SEAL)
Andrew M. Kunkle

[Handwritten signature] (SEAL)
Matthew Galinski

GRANTEE'S ADDRESS:
25 Spruce Avenue
Wilmington, DE 19805

STATE OF DELAWARE :
: SS.
New Castle COUNTY :

This instrument was acknowledged before me on March 26th 2014 by ANDREW M. KUNKLE.

[Handwritten signature]
Notary Public
Name: _____
My commission expires: _____

MICHAEL J. ISAACS
ATTORNEY AT LAW
Notarial Officer, State of Delaware
Pursuant to 29 Del. C. §4323 (a)(3)

STATE OF DELAWARE :
: SS.
New Castle COUNTY :

This instrument was acknowledged before me on March 26th 2014 by MATTHEW GALINSKIE.

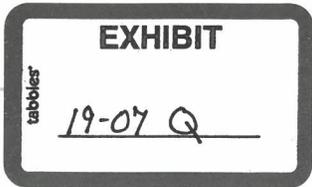
[Handwritten signature]
Notary Public
Name: _____
My commission expires: _____

MICHAEL J. ISAACS
ATTORNEY AT LAW
Notarial Officer, State of Delaware
Pursuant to 29 Del. C. §4323 (a)(3)



No. 14-41
Amount \$ 930.00
Date 4-21-2014

Barbara Rost
(Deputy Tax Collector)



Parcel # 1900400018

Property Address: 25 SPRUCE AVE
 WILMINGTON, DE 19805-
 Subdivision: OAK GROVE
 Owner: KUNKLE ANDREW M
 25 SPRUCE AVENUE
 Owner Address:
 WILMINGTON, DE 19805
 Municipal Info: Incorporated in ELSMERE PROPERTY TAX AREA

Lot #:	Property Class: RESIDENTIAL
Location:	Lot Size: 0.25
Map Grid: 09603560	Lot Depth: 222
Block:	Lot Frontage: 50
Census Tract: 123.00	Street Finish:
Street Type:	
Water:	
Microfilm #: 000570	

District & Zoning Info

Districts

- **FIRE/RESCUE - ELSMERE**
- **RED CLAY SCHOOL DIST-TRES**
- TRAFFIC ZONE T084 (YR2000)
- NORTH OF C&D CANAL
- COUNCIL 1 - KENNETH R WOODS
- ADD REQ PER SEC 10.3.4.4 DSSR
- FLOODPLAIN-LU
- SEWER DISTRICT NORTHERN-ASMT
- PLANNING 8 - LOWER CHRISTINA
- DE SEN 07-ANTHONY DELCOLLO
- OAK GROVE - Civic Organization - no contact information available
- DE REP 13-JOHN L MITCHELL JR

Zoning

- 19R1 - ONE FAMILY DWELLING

Deed History

Grantee(s)	Deed	Multi?	Sale Date	Sale Amount
AINSWORTH F MARIE	WR065404	N	11/1/1974	\$0.00
AINSWORTH THOMAS JR	WR148655	N	6/23/2010	\$0.00
AINSWORTH ERIC S & FOLEY LISA K	WR148655	N	6/23/2010	\$0.00
GALINSKIE MATTHEW & KUNKLE ANDREW M	20101118 0062531	N	11/16/2010	\$128,867.00
KUNKLE ANDREW M	20140422 0016218	N	3/26/2014	\$10.00

Tax/Assessment Info

Assessment

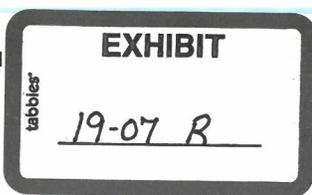
Land: 10600
 Structure: 43400
 Homesite: 0
 Total: 54000
 County Taxable: 54000
 School Taxable: 54000

Tax Bills as of 8/21/2019 3:00:02 AM

Tax Year	County			School		
	Principal Due	Penalty Due	Amt Paid	Principal Due	Penalty Due	Amt Paid
2010A	\$0.00	\$0.00	\$13.46	\$0.00	\$0.00	\$529.47
2010Q2	\$0.00	\$0.00	\$84.17	\$0.00	\$0.00	\$0.00
2011A	\$0.00	\$0.00	\$185.10	\$0.00	\$0.00	\$973.62
2012A	\$0.00	\$0.00	\$185.62	\$0.00	\$0.00	\$962.28
2013A	\$0.00	\$0.00	\$184.56	\$0.00	\$0.00	\$1,021.14
2014A	\$0.00	\$0.00	\$185.26	\$0.00	\$0.00	\$1,039.12
2015A	\$0.00	\$0.00	\$184.60	\$0.00	\$0.00	\$1,155.06
2016A	\$0.00	\$0.00	\$184.15	\$0.00	\$0.00	\$1,259.44
2017A	\$0.00	\$0.00	\$185.11	\$0.00	\$0.00	\$1,336.12
2018A	\$0.00	\$0.00	\$198.22	\$0.00	\$0.00	\$1,328.94
2019A	\$183.56	\$0.00	\$0.00	\$1,338.66	\$0.00	\$0.00

Tax Payments as of 8/21/2019 3:00:02 AM

Date Paid	Amt Paid
8/24/2010	\$542.93
2/8/2011	\$84.17
9/22/2011	\$1,158.72
9/24/2012	\$1,147.90



9/26/2013	\$1,205.70
9/17/2014	\$1,224.38
9/25/2015	\$1,339.66
9/26/2016	\$1,443.59
9/25/2017	\$1,521.23
9/7/2018	\$1,527.16

County Balance Due: \$183.56

School Balance Due: \$1,338.66

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 8/21/2019 3:00:02 AM

Tax Year	Principal Due	Penalty Due	Date Paid	Amount Paid
2007S1	\$0.00	\$0.00	2/8/2007	\$36.00
2008S1	\$0.00	\$0.00	2/8/2008	\$36.00
2009S1	\$0.00	\$0.00	2/10/2009	\$36.00
2010S1	\$0.00	\$0.00	2/25/2010	\$36.00
2011S1	\$0.00	\$0.00	2/8/2011	\$50.00
2011S5	\$0.00	\$0.00	2/13/2012	\$35.08
2012S1	\$0.00	\$0.00	2/13/2012	\$88.40
2013S1	\$0.00	\$0.00	2/11/2013	\$254.14
2014S1	\$0.00	\$0.00	3/31/2014	\$378.86
2015S1	\$0.00	\$0.00	3/2/2015	\$252.57
2016S1	\$0.00	\$0.00	2/9/2016	\$206.65
2017S1	\$0.00	\$0.00	2/3/2017	\$264.06
2018S1	\$0.00	\$0.00	2/12/2018	\$229.61
2019S1	\$0.00	\$0.00	2/13/2019	\$218.59

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.

Residence Characteristics

Residence 0

Building Design: BUNGALOW	Residence Class: SFD PLATTED LOT
Grade: AVERAGE	Condition: AVERAGE
Year Built: 1933	# Stories: 1.5
Total Area (sq. ft.): 1250	Main Floor Area: 720
# Rooms: 6	# Bedrooms: 3
# 1/2 Baths: 0	# Full Baths: 1
# Fam. Rooms: 0	# Fixtures: 5
Roof Type: GABLE	Roof Material: ASPHALT
Exterior Wall: WOOD SIDING	Interior Wall Finish: PLASTER
Floor Finish: WOOD	Foundation: CONTINUOUS
Garage Capacity: 1	Basement %: 100%
Basement % Finished:	Basement Finish Type: NO BASEMENT FINISH
Attic % Finished:	
Unfinished %:	Unfinished Area: 0
Heat Type: HOT AIR	Air Conditioning:
Remodel Year: 0	

Residence 0

Building Design: OLD STYLE	Residence Class: SFD PLATTED LOT
Grade: FAIR	Condition: POOR
Year Built: 1933	# Stories: 1
Total Area (sq. ft.): 550	Main Floor Area: 540
# Rooms: 4	# Bedrooms: 1
# 1/2 Baths: 0	# Full Baths: 1
# Fam. Rooms: 0	# Fixtures: 5
Roof Type: GABLE	Roof Material: ASPHALT
Exterior Wall: WOOD SIDING	Interior Wall Finish: PLASTER
Floor Finish: OTHER	Foundation: CONTINUOUS
Garage Capacity: 0	Basement %:
Basement % Finished:	Basement Finish Type:
Attic % Finished:	
Unfinished %:	Unfinished Area: 0
Heat Type: HOT AIR	Air Conditioning:
Remodel Year: 0	



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

EXHIBIT
tabbles
19-07 S

Witness List

Mayor

Eric Thompson

1st District Councilwoman

Marianne Skipski

2nd District Councilwoman

Sally Jensen

3rd District Councilman

Robert Kacperski

4th District Councilman

Charles McKewen

5th District Councilwoman
President Pro-Tempore

Joann I. Personti

6th District Councilman
Secretary of Council

Brian Hurst

Town Treasurer

Paul Chalfant

City Solicitor

James McMackin

The following is a potential list of witnesses that may be called to testify during your appeal hearing.

1. Code Officer Scott Allen

2. Town Manager John Giles

3. Administrative Assistant Dee Lardani

4. _____