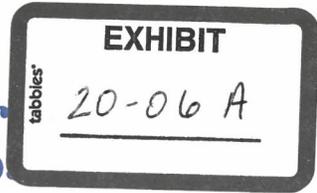




# The Town of Elsmere

11 Poplar Avenue, Elsmere, Delaware 19801

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



## Application for Hearing

- Board of Adjustment
- Planning Commission

Petition # 20-06 Filing Fee: Waived Date Received 3/13/2020 Received by: SA

Subject Property: 12 GAMBLE AVE

Property is:  Residential  Commercial

Tax Parcel # 19-001.00-263 Zoning District: R-1

Applicant name: ROBERT ELLIOTT

Address: 12 GAMBLE AVE Telephone # 302-983-8750

City: WILMINGTON State: DE Zip Code: 19805

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

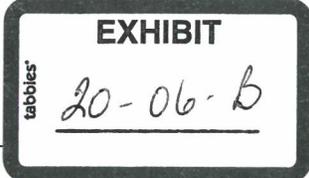
- |   |  |
|---|--|
| <input type="checkbox"/> Front yard setback | <input checked="" type="checkbox"/> Lot Coverage |
| <input type="checkbox"/> Rear yard setback  | <input type="checkbox"/> Fencing                 |
| <input type="checkbox"/> Side yard setback  | <input type="checkbox"/> Parking requirements    |
| <input type="checkbox"/> Lot Area           | <input type="checkbox"/> Signage                 |

Application for Special Exception Use Permit for the following use: NPDES

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

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

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



Application for relief other than above: \_\_\_\_\_

State reasons for this request: 1. REPLACING 10'x10' SHED  
WITH 10'x16' SHED LOCATED IN BACK  
YARD. 2. EXTENDING FRONT DRIVEWAY  
TO ACCOMMODATE TWO VEHICLES. 22'x25'

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:

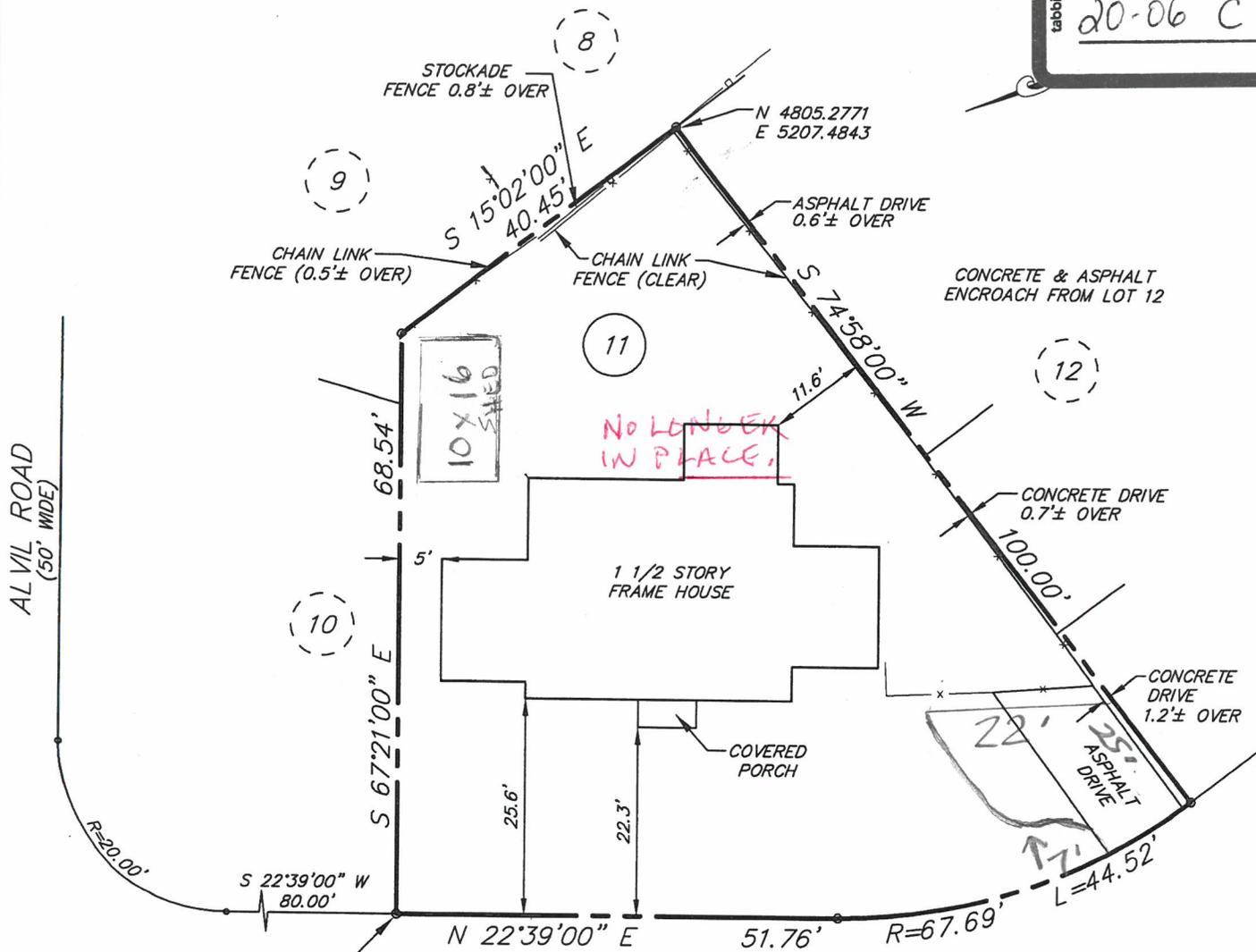
- A copy of a plot plan showing the following: location of the property; a diagram showing the layout, size, and location of existing structures on the property.
- A copy of any deed restrictions on the property.  
NOTE: THE BOARD OF ADJUSTMENT OR PLANNING COMMISSION CANNOT APPROVE ANY APPLICATION PROHIBITED 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: 3/10/2020

Legal Owner's Signature: [Signature] Date: 3/10/2020



1. 10'x16 SHED - BACKYARD  
 2. EXTENDED DRIVEWAY - CEMENT  
 \*NOTE: BACK OF HOUSE DISPLAYS  
 EXTENSION NO LONGER THERE. (50' WIDE)  
 SEE ATTACHMENT

THIS PLAN DOES NOT REPRESENT A PROPERTY SURVEY & SHOULD NOT BE USED FOR FURTHER IMPROVEMENTS. CORNERS HAVE NOT BEEN STAKED UNLESS NOTED. PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS & RESERVATIONS OF RECORD.

REQUIRED SETBACKS	
ZONED:	R-1
FRONT SETBACK	20'
REAR SETBACK	30'
SIDE SETBACK	5'

PIPE  
 N 4500.8069  
 E 5122.7752

PIPE  
 N 4701.4020  
 E 5080.0608

SURVEY CLASS: B

MORTGAGE INSPECTION PLAN

CHRISTOPHER M. WELCH &  
 NICHOLE K. WELCH  
 12 GAMBLE AVENUE  
 LOT 11 - BLOCK W  
 VILONE VILLAGE  
 TOWN OF ELSMERE  
 NEW CASTLE COUNTY, DELAWARE



PROJECT	TAX PARCEL #	DEED REF.	DATE	SCALE
554-0160	19-001.00-263	K-54-333	3-18-05	1" = 20'

APPROVED BY

P.O. BOX 265  
 YORKLYN, DE 19736  
 PHONE: 302/234-8100

EXHIBIT  
tabbles  
20-06 D

 **AYNOR  
NICHOLE  
K**

**PAOLO  
DOROTHY  
M**

 Sat





**Feature:**

- ▶ Roof Style : Gable Roof
- ▶ Building Size : 10'x16'
- ▶ Total Sq. Ft. : 160 Sq. Ft.
- ▶ Overall Height : 12'-1 1/4"
- ▶ Roof Pitch : 8/12
- ▶ Foundation : 4x4 skid runners
- ▶ Floor Framing : 2x6, 16" on center
- ▶ Wall Framing : 2x4, 16" on center
- ▶ Truss : 2x4, 24" on center
- ▶ Double Door : 60"x80"

**Plans Include:**

- ▶ Material List
- ▶ Cutting Lists
- ▶ Step-by-step Instructions
- ▶ Detail Drawings
- ▶ Tools List
- ▶ Safety and Helpful Hints

**Plan Design:** A quality set of plans come with every detail you need to complete your project with a limited amount of time, money and tools for any level skill of builders.

Tax Parcel No.: 19-001.00-263

Prepared by:  
 Fox Rothschild, LLP  
 919 Market Street, 3rd Floor  
 Wilmington, DE 19801

Grantee Address:  
 Robert Elliott, Jr.  
 12 Gamble Avenue  
 Wilmington, DE 19805



20190620-0046553

P: 1 of 3 F: \$77.00  
 6/20/2019 10:43:29 AM  
 Michael E. Kozikowski T20190027528  
 New Castle Recorder DEE  
 : \$0.00 State: \$4,250.00

**DEED**

**THIS DEED**, made this 10th day of June, 2019, between:

**Nichole K. Traynor**, of New Castle County and State of Delaware,  
 party of the first part,

**-AND-**

**Robert Elliott, Jr.**, of New Castle County and State of Delaware,  
 party of the second part,

**WITNESSETH**, that the said party of the first part, for and in consideration of the sum of One Hundred Seventy Thousand DOLLARS, (\$170,000.00) 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, their 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 12 Gamble Ave, being Lot No. 11, on the Plan of Vilone Village, as the Plan thereof is of record in the Office of the Recorder of Deeds, in and for New Castle in Microfilm No. 578, and being more particularly bounded and described in accordance with a survey prepared by East Coast Survey, Professional Land Surveyors, dated March 18, 2005, as follows, to-wit:

BEGINNING at a point on the Easterly side of Gamble Avenue, at fifty feet wide, said point being in the division line between Lots No. 10 and 11, Block W, and distant eighty feet measured South 22 degrees, 39 minutes, 00 seconds West along the said Easterly side of Gamble Avenue from a point of tangency at the Southwesterly end of a 20 feet radius junction curve

joining the said easterly side of Gamble Avenue with the Southerly side of Avil Road, at 50 feet wide; thence from said point of Beginning South 67 degrees, 21 minutes, 00 seconds East, along a line dividing Lot No. 11 from Lots Nos. 10 and 9, Block W, 68.44 of a foot to a point; thence, South 15 degrees, two minutes East along a line dividing Lot No. 11 from Lots No. 9 and 8, Block W, 40 feet and 45.00 of a foot to a point in the division line between Lots Nos. 11 and 12, Block W; thence, South 74 degrees, 58 minutes, 00 seconds West, along said last mentioned division line 100 feet to a point in the said Easterly side of Gamble Avenue; and, thence, thereby, Northerly along a curve to the right having a radius of 67 feet and 69.00 of a foot, an arc distance of 44 feet and 52.00 of a foot to a point of tangency; thence, still along of said Easterly side of Gamble Avenue, North 22 degrees, 39 minutes, 00 seconds East 51 feet and 76.00 of a foot to the point and place of BEGINNING. Be the contents thereof what they may. 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 conveyed to Nichole K. Traynor by Deed from Nichole K. Welch nka Nichole K. Traynor, dated December 19, 2014 and recorded in the Office of the Recorder of Deeds in and for New Castle County in Instrument No. 20150120-0002671.





Site Analysis  
Petition 20-06

**Property Owner: Robert Elliot**  
**Zoning District: R-1**  
**Address: 12 Gamble Ave**  
**Parcel No.: 19001263**

**Primary Use: Residential**

LOT COVERAGE CALCULATIONS

<b>Lot Area in Sq. Ft.: 5663</b>		Sq. Ft.
<b>Allowable Lot Coverage: 1699</b>		Sq. Ft. (30%)
<b>Total Coverage:</b>	<b>1552</b>	Sq. Ft. (27%)
❖ Residence=	1072	Sq. Ft.
❖ Front Porch =		Sq. Ft.
❖ Garage=		Sq. Ft.
❖ Driveway=	480	Sq. Ft.
❖ Rear Patio=		Sq. Ft.

---

<b>Proposed Addition:</b>	160	Sq. Ft.
<b>Proposed Total:</b>	<b>1712</b>	Sq. Ft. (30%)

**Conclusion:** The applicant seeks to add 160 sq. ft. of impervious lot coverage

<b>Required Setbacks:</b>	Front: 20 Side: 5	Rear: 30 Both Sides: 10
<b>Existing Setbacks:</b>	Front: 22.3 Side: 5	Rear: >30 Both Sides: 17
<b>Proposed Setbacks:</b> (structures)	Front: 22,3 Side: 5	Rear: 5 (allowed for accessory Both Sides: 17

**Conclusion:** The proposed setbacks are compliant with the code of the Town of Elsmere

**STATEMENT OF FACT**

The subject parcel is compliant with the codes of the Town of Elsmere.

**REQUEST BY THE APPLICANT**

The applicant requests to install a 10' x 16' shed.

**ISSUE(S)**

The Town of Elsmere's NPDES Permit requires that the Town maintain and increase "green-space" within the Town.

**GRANTING OF THE PETITION**

1. The Planning Commission of the Town of Elsmere shall determine that the placement of the shed/impervious surface complies with the Town of Elsmere's NPDES Permit.
2. The applicant shall be required to obtain permits from the Towns Code Department within one year of this approval.



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

# 12 Gamble Ave

Author:



New Castle County Delaware GIS: <http://gis.nccde.org>

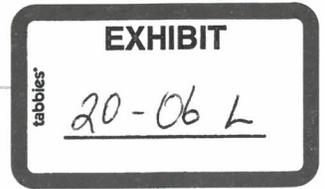
Disclaimer: For informational purposes only - not to be used as official documentation.

**EXHIBIT**

tabbles

20-06K





**Parcel # 1900100263**

Property Address: 12 GAMBLE AVE  
 WILMINGTON, DE 19805-  
 Subdivision: VILONE VILLAGE  
 Owner: ELLIOTT ROBERT JR  
 12 GAMBLE AVENUE  
 Owner Address:  
 WILMINGTON, DE 19805  
 Municipal Info: Incorporated in ELSMERE PROPERTY TAX AREA

Lot #: 11	Property Class: RESIDENTIAL
Location:	Lot Size: 0.13
Map Grid: 09603560	Lot Depth: 100
Block: W	Lot Frontage: 96.30
Census Tract: 123.00	Street Finish: SIDEWALK
Street Type: NEIGHBORHOOD	
Water: PUBLIC	
Microfilm #: 000579	

**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
- 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
- DE SEN 07-ANTHONY DELCOLLO
- DE REP 13-JOHN L MITCHELL JR

Zoning

- 19R1 - ONE FAMILY DWELLING

**Deed History**

Grantee(s)	Deed	Multi?	Sale Date	Sale Amount
TRAYNOR JOHN & WF	K54 333	N	Not Available	\$0.00
	20050420 0037339	N	4/19/2005	\$10.00
WELCH CHRISTOPHER M & NICHOLE K	20050426 0039064	N	4/20/2005	\$10.00
	20050512 0045469	N	5/5/2005	\$10.00
WELCH NICHOLE K	20111011 0061581	N	9/13/2011	\$10.00
TRAYNOR NICHOLE K	20150120 0002671	N	12/19/2014	\$10.00
ELLIOTT ROBERT JR	20190620 0046553	N	6/10/2019	\$170,000.00

**Tax/Assessment Info**

Assessment

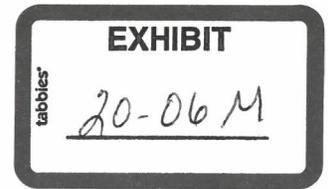
Land: 9100  
 Structure: 30900  
 Homesite: 0  
 Total: 40000  
 County Taxable: 40000  
 School Taxable: 40000

**Tax Bills as of 5/4/2020 3:02:02 AM**

Tax Year	County			School		
	Principal Due	Penalty Due	Amt Paid	Principal Due	Penalty Due	Amt Paid
2010A	\$0.00	\$0.00	\$134.67	\$0.00	\$0.00	\$729.60
2011A	\$0.00	\$0.00	\$137.12	\$0.00	\$0.00	\$721.20
2012A	\$0.00	\$0.00	\$137.50	\$0.00	\$0.00	\$712.80
2013A	\$0.00	\$0.00	\$136.71	\$0.00	\$0.00	\$756.40
2014A	\$0.00	\$0.00	\$137.23	\$0.00	\$0.00	\$769.72
2015A	\$0.00	\$0.00	\$136.74	\$0.00	\$0.00	\$855.60
2016A	\$0.00	\$0.00	\$136.41	\$0.00	\$0.00	\$932.92
2017A	\$0.00	\$0.00	\$137.12	\$0.00	\$0.00	\$989.72
2018A	\$0.00	\$0.00	\$146.83	\$0.00	\$0.00	\$984.40
2019A	\$0.00	\$0.00	\$135.97	\$0.00	\$0.00	\$991.60

**Tax Payments as of 5/4/2020 3:02:02 AM**

Date Paid	Amt Paid
9/23/2010	\$864.27
9/23/2011	\$858.32
9/24/2012	\$850.30
9/26/2013	\$893.11



9/18/2014  
 9/17/2015  
 9/27/2016  
 9/21/2017  
 9/25/2018  
 10/9/2019  
 10/9/2019

\$991.60

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 5/4/2020 3:01:17 AM**

Tax Year	Principal Due	Penalty Due	Date Paid	Amount Paid
2005S1	\$0.00	\$0.00	2/11/2005	\$36.00
2006S1	\$0.00	\$0.00	5/18/2006	\$130.84
2006S5	\$0.00	\$0.00	4/1/2008	\$107.04
2007S1	\$0.00	\$0.00	4/1/2008	\$263.25
2008S1	\$0.00	\$0.00	4/1/2008	\$216.79
2009S1	\$0.00	\$0.00	2/18/2009	\$176.62
2010S1	\$0.00	\$0.00	5/28/2010	\$176.71
2011S1	\$0.00	\$0.00	7/12/2011	\$214.82
2012S1	\$0.00	\$0.00	3/1/2012	\$209.94
2013S1	\$0.00	\$0.00	3/1/2013	\$209.94
2014S1	\$0.00	\$0.00	3/4/2014	\$206.65
2015S1	\$0.00	\$0.00	3/23/2015	\$160.73
2016S1	\$0.00	\$0.00	6/22/2016	\$87.58
2017S1	\$0.00	\$0.00	11/14/2017	\$91.58
2018S1	\$0.00	\$0.00	4/26/2018	\$109.59
2019S1	\$0.00	\$0.00	4/2/2019	\$149.92
2020S1	\$274.00	\$16.44	Not Available	\$0.00

Balance Due: \$290.44

These amounts do not reflect statutory penalty, which was imposed on the first of the month. To obtain the exact amount necessary to pay the account in full, please call New Castle County's Treasury Division at (302) 323-2600.

**Residence Characteristics**

Residence 0

Building Design: CAPE COD	Residence Class: SFD PLATTED LOT
Grade: AVERAGE	Condition: VERY-GOOD
Year Built: 1950	# Stories: 1
Total Area (sq. ft.): 1375	Main Floor Area: 952
# Rooms: 6	# Bedrooms: 3
# 1/2 Baths: 1	# Full Baths: 1
# Fam. Rooms: 1	# Fixtures: 7
Roof Type: GABLE	Roof Material: ASPHALT
Exterior Wall: ALUMINIUM OR VINYL	Interior Wall Finish: DRYWALL
Floor Finish: WOOD	Foundation: CONTINUOUS
Garage Capacity: 0	Basement %:
Basement % Finished:	Basement Finish Type:
Attic % Finished: 100%	
Unfinished %:	Unfinished Area: 0
Heat Type: HOT AIR	Air Conditioning:
Remodel Year: 0	