



The Town of Elsmere

11 Poplar Avenue, Elsmere, Delaware 198

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

EXHIBIT
tabbles
20-08 A

RECEIVED

Application for Hearing

- Board of Adjustment
- Planning Commission

APR 01 2020

Initial: [Signature]

Petition # 20-08 Filing Fee: _____ Date Received 4-1-2020 Received by: Denise Lardeni

Subject Property: 100 OIGA AVENUE

Property is: Residential Commercial

Tax Parcel # 00200-017 Zoning District: 19-R1

Applicant name: FELIX POPPITI

Address: 100 OIGA AVENUE Telephone # 302-998-3765

City: ELSMERE State: DE Zip Code: 19805

Application for Zoning Variance Related to: _____

- | | |
|---|---|
| <input type="checkbox"/> Front yard setback | <input 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: _____

HAVE DRIVEWAY BUILT ON PROPERTY

Application for Appeal of an Administrative decision: _____

By: _____ Date: _____

For the following reasons: _____

Application for relief other than above: Closest property to
Parkway, Marvella Ave. Vehicle Park on Street
where park is over plain with

State reasons for this request: Applicants vehicle HAS
been legally parked on the street
at the residence in the past
approximately twenty years, and was
always legally parked. THE APPLICANTS VEHICLE
HAS BEEN SIDE SWAPPED, ON SEVERAL OCCASIONS
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: Not Applicable

Address: _____ Telephone # _____

City: _____ State: _____ Zip Code: _____

Please submit the following with this petition: Plot Plan submitted to
Code Enforcement Officer Scott Allen of file

- 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: 3/30/20

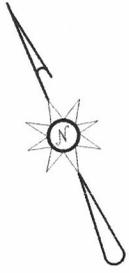
Legal Owner's Signature: [Signature] Date: 3/30/20

I, JILL MYERS, REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN ON THIS PLAN NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.

JILL MYERS, DE PLS #774 DATE: OCTOBER 15, 2019 PLAN NO. 2019-0015

THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

EXHIBIT
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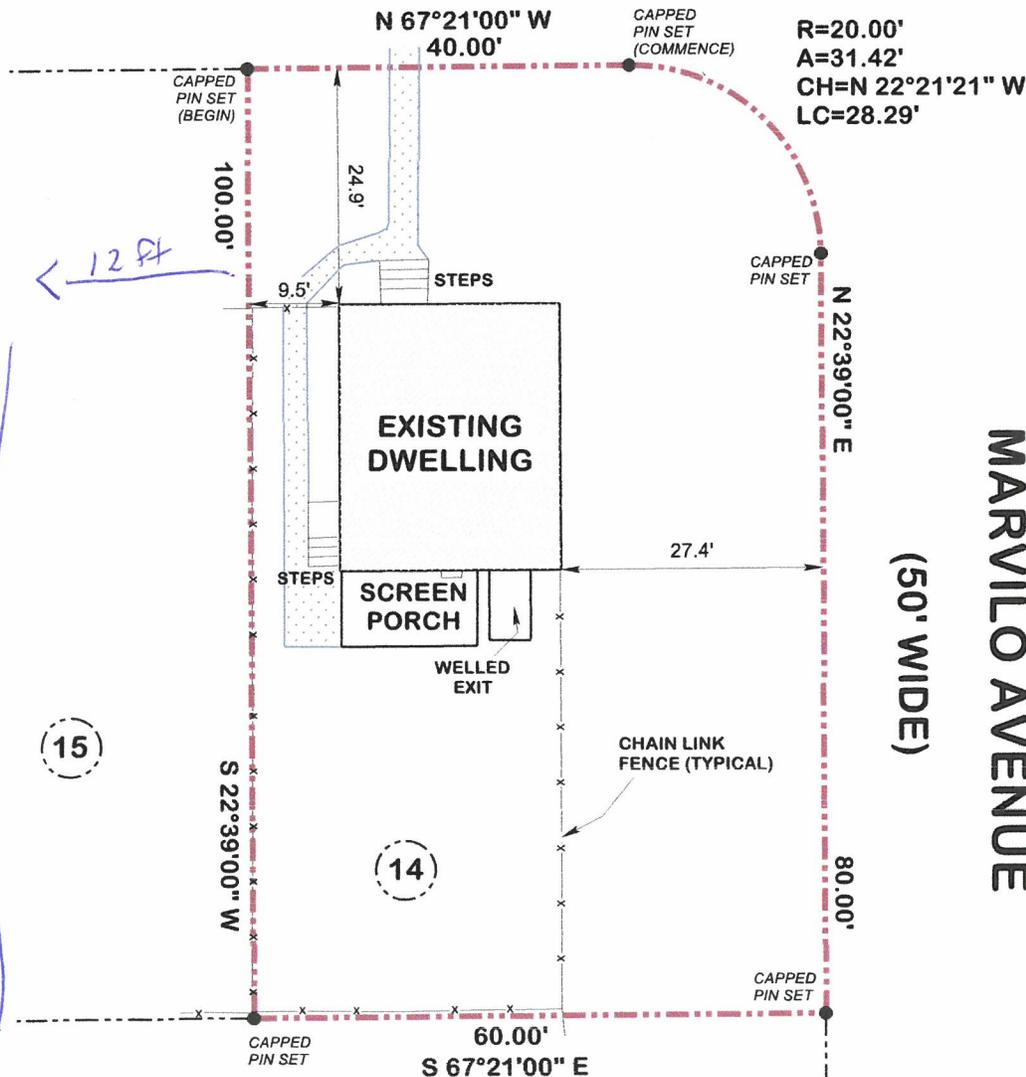


TOWN OF ELSMERE
 ZONE R-1 - CORNER LOT

FRONT SETBACK: 20'
 REQUIRED REAR YARD: 30'
 MINIMUM SIDE YARD: 5'/10'

SOURCE OF TITLE: DR 2875/260
 TAX PARCEL NO. 19-002.00-017
 SURVEY CLASSIFICATION: SUBURBAN
 BEARING REFERENCE SYSTEM: MICROFILM NO. 579
 DATE OF SURVEY: 10/15/2019
 AREA: 5,914 SQ.FT. (0.136 ACRES)
 SCALE 1"=20'

OLGA ROAD
 aka **OLGA AVENUE**
 (50' WIDE)



MARVILO AVENUE
 (50' WIDE)



CONTRACT

RICHARDS PAVING, INC.
9 Bellecor Drive,
New Castle, DE 19720
1-800-ASPHALT

b.griffith@advancedpavementgroup.com

DE (302) 499-9900
PA (610) 499-9900
PA (610) 527-5279
PA (610) 274-2222
PA (215) 365-6900
NJ (609) 678-4664
MD (410) 398-3000
FAX (302) 328-5949

Submit to: Felix Poppiti		Home Phone: 302-998-3765 Cell / Work Phone:	Date: 11/11/19
Street: 100 Olga Avenue		Job Name: Same	
City, State, Zip Code: Wilmington De. 19805		Job Location: Same	
Estimator: Brent Griffith 302-276-9653	Source: 420	Email:	Code C 1866

We hereby submit specifications for: Excavate and remove existing top soil at agreed upon locations approx. 420 sf. install 4 inches of clean washed stone form and pour 6 inch thick 4000 psi fiber added concrete, standard broom finish.

- Form and pour approx. 18 linear feet of 4000psi concrete depressed curb.

Water flow not guaranteed

Richards Paving is not responsible for damage to existing asphalt due to equipment passing over it.

Terms: 50% due at start of project, remainder due at completion.

We propose hereby to furnish materials and labor – complete in accordance with the above specifications, for the sum of **\$7,840.00**

**** PAYMENT TO BE MADE AS FOLLOWS: 50% UPON INITIATION OF PROJECT. NET DUE UPON JOB COMPLETION****
WE ACCEPT VISA AND MASTER CARD. CONTRACT PRICE VALID FOR 30 DAYS UNLESS OTHERWISE DIRECTED

RICHARDS PAVING OFFERS A 1 YEAR WARRANTY AGAINST DEFECTS IN WORKMANSHIP AND MATERIALS.

ASPHALT WORK:

MODERN PAVING TECHNIQUES WILL BE EMPLOYED, HOWEVER 100% DRAINAGE CANNOT BE GUARANTEED, THIS INCLUDES PUDDLES OF ANY SIZE. ALSO, WE DO NOT WARRANTY VEGETATION GROWTH THROUGH ASPHALT, OIL SPILLAGE, PAVING OVER A STONE BASE WE DID NOT INSTALL, AND ASPHALT RESURFACING OVER CONCRETE – CRACKS OF ANY SIZE IN NEW INSTALLATIONS CAUSED BY TIRE RUN OFF 12" FROM EDGE.

CONCRETE WORK:

THIS WARRANTY DOES NOT APPLY TO SPALLING OR SCALING DUE TO THE USE OF DE-ICERS. WE ADVISE THAT YOU DO NOT USE THEM ON ANY CONCRETE SURFACE. NOTE: PLEASE BE AWARE THAT THE SALT THAT IS APPLIED TO ROADWAYS CAN BUILD UP ONTO YOUR VEHICLE. ONCE THE VEHICLE IS PARKED, THE BUILD UP WILL MELT ONTO YOUR DRIVEWAY. RICHARDS PAVING IS NOT LIABLE FOR ANY CRACKING AFTER CONCRETE INSTALLATION.

CUSTOMER RESPONSIBILITY: MARKING ALL PRIVATE UTILITES, ANY DOCUMENTS RELATING TO PROJECT, I.E., SITE PLANS, BLUE PRINTS, CONSTRUCTION PERMITS WHEN NEEDED. ANY ADDITIONAL UNDERCUTTING DUE TO SOFT CONDITIONS MAY RESULT IN ADDITIONAL CHARGES. UNPAID BALANCES WILL ACCRUE AN INTEREST CHARGE OF 24% PER YEAR FOR ALL BALANCES OVER 30 DAYS. LATE PAYMENT PENALTIES WILL APPLY.

ALL MEASUREMENTS AND DEPTHS ARE APPROXIMATE AND WILL BE FIELD DETERMINED.
I HAVE READ, UNDERSTAND AND AGREE TO THE ABOVE.

Customer Signature: X [Signature] Date: 11/22/19 **YOU AS THE**

SIGNER OF THIS CONTRACT AGREE TO PAY ALL ATTORNEY'S FEES & COSTS, AND OTHER EXPENSES AS MAY BE EXPENDED BY RICHARDS PAVING IN COLLECTING THIS BILL.

ACCEPTANCE OF CONTRACT – the above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

CUSTOMER SIGNATURE: X [Signature]
PIENDAK PRESIDENT

SIGNATURE: _____

EXHIBIT
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20-08 E

053351

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00 AUG -9 PM 1:00

MICHAEL J. DI TACIA
RECORDER OF DEEDS
NEW CASTLE CO. DE

Parcel No 19-002 00-017

Prepared by, Recorded by
and Return to
Michael A. Poppitt, P A
Pennsylvania Building Suite 406
110 South French Street
Wilmington, Delaware 19801



Mailing Address:
100 Olga Avenue
Wilmington, Delaware 19805

THIS DEED made this third day of August, 2000, between **GERALDINE A. POPPITI**, Executrix under the Last Will and Testament of Olga M. Poppiti, and **GERALDINE A. POPPITI**, individually, and **FELIX A. POPPITI, JR.**, of New Castle County and State of Delaware, parties of the first part,

AND

FELIX A. POPPITI, 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 **TEN DOLLARS, (\$10.00)**, lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grant and convey unto the said party of the second part,

ALL that certain lot, piece or parcel of land with the dwelling thereon erected, known as 100 Olga Road, situate in the Town of Elsmere, New Castle County and State of Delaware and being Lot No 14, Block P, as shown on the Plan of **VILONE VILLAGE**, and of record in the Office of the Recorder of Deeds in and for New Castle County, Delaware, in Microfilm No 578, and being more particularly bounded and described as follows, to-wit

BEGINNING at a point on the southwesterly side of Olga Road, at fifty feet wide, at a point in the division line between Lots Nos 14 and 15, Block P, said point being distant forty feet measured North sixty-seven degrees, twenty-one minutes West, along the said southwesterly side of Olga Road from a point of tangency at the northwesterly end of a twenty feet radius intersection curve joining the said southwesterly side of Olga Road, with the northwesterly side of Marvilo Avenue, at fifty feet wide, thence from said point of Beginning, South twenty-two degrees, thirty-nine minutes West, along the division line between Lots Nos 14 and 15, Block P, one hundred feet to a point in line of Lot No 13, Block P, thence South sixty-seven degrees, twenty-one minutes East, along the division line between Lots Nos 13 and 14, Block P, sixty feet to a point in the said northwesterly side of Marvilo Avenue, thence thereby North twenty-two degrees, thirty-nine minutes East eighty feet to a point of curve at the southwesterly end of the aforementioned twenty feet radius intersection curve, thence in a counter clockwise direction along said intersection curve, an arc distance of thirty-one and forty-two one-hundredths feet to a point of tangency at the northwesterly end of said intersection

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curve and in the said southwesterly side of Olga Road, thence North sixty-seven degrees, twenty-one minutes West, along the said southwesterly side of Olga Road, forty feet to the point and place of Beginning

BEING the same lands and premises which Hugo A. Immediato and Peggy R. Immediato, his wife, by Deed dated March 11, 1952, and of record in the Office aforesaid in Deed Record A, Volume 52, Page 344, granted and conveyed unto Felix A. Poppiti and Olga M. Poppiti, his wife, in fee

Felix A. Poppiti died February 1, 1954 See Register of Wills File No 63044

Olga M. Poppiti died July 10, 2000 By the terms of her Last Will and Testament duly probated in the Office of the Register of Wills, in File No 122752, she devised the residue of her Estate, including the herein conveyed premises, in equal shares unto her children, Geraldine A. DiFilippo and Felix A. Poppiti, Jr. Geraldine A. DiFilippo is now known as Geraldine A. Poppiti. The Executor joins in this Deed to state that she will not file a Petition to Sell Real Estate to Pay Debts.

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

SEALED AND DELIVERED
IN THE PRESENCE OF

[Signature]

[Signature]

all

[Signature] (SEAL)
Geraldine A. Poppiti, Executrix

[Signature] (SEAL)
Geraldine A. Poppiti, individually

[Signature] (SEAL)
Felix A. Poppiti, Jr

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STATE OF DELAWARE)
: SS
NEW CASTLE COUNTY)

BE IT REMEMBERED, that on this third day of August, 2000, personally came before me, the Subscriber, a Notarial Officer for the State and County aforesaid, Geraldine A. Poppiti, individually and as Executrix under the Last Will and Testament of Olga M. Poppiti, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be her act and deed

GIVEN under my hand and seal of Office the day and year aforesaid

Geraldine A. Poppiti
Notarial Officer
GIRIO C. POPPITI
Attorney at Law - Delaware
Sup. Court No. 184
Indefinite Term

STATE OF DELAWARE)
: SS
NEW CASTLE COUNTY)

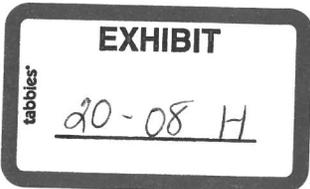
BE IT REMEMBERED, that on this eighth day of August, 2000, personally came before me, the Subscriber, a Notarial Officer for the State and County aforesaid, Felix A. Poppiti, Jr., party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed

GIVEN under my hand and seal of Office the day and year aforesaid

Felix A. Poppiti, Jr.
Notarial Officer
GIRIO C. POPPITI
Attorney at Law - Delaware
Sup. Court No. 184
Indefinite Term



No. 2572
Cheryl A. Stein
Notary Public
8/9/00



Site Analysis
Petition 20-08

Property Owner: Felix Poppiti
Zoning District: R1
Address: 100 Olga Rd
Parcel No.: 1900200017

Primary Use: Residential

LOT COVERAGE CALCULATIONS

Lot Area in Sq. Ft.:	5914	Sq. Ft.
Allowable Lot Coverage:	1774 sq.ft.	Sq. Ft. (30 %)
Total Coverage:	945 sq.ft.	Sq. Ft. (16 %)
❖ Residence=	664	Sq. Ft.
❖ Front Porch =		Sq. Ft.
❖ Garage=		Sq. Ft.
❖ Sidewalks=	185	Sq. Ft.
❖ Rear Patio=	96	Sq. Ft.

Proposed Addition: 420 sq. ft. Sq. Ft.

Proposed Total: 1365 Sq. Ft. (23 %)

Conclusion: The applicant seeks to add a 12' x 35' driveway in the front yard of the residence

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

Existing Setbacks: Front: 24.9' Rear: 39.1'
Side: 9.5' Both Sides: 36.9'

Proposed Setbacks: Front: 24.9' Rear: 39.1'
Side: 9.5' Both Sides: 36.9'

Conclusion: There are no proposed changes to the existing setbacks.



STATEMENT OF FACT

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

REQUEST BY THE APPLICANT

The Applicant seeks to add a 12' x 35' driveway in the front yard of the property.

ISSUE(S)

The Town of Elsmere's NPDES Permit requires that the Town increase "Green Space" within its corporate limits.

GRANTING OF THE PETITION

1. The Town of Elsmere Planning Commission shall review and determine that the applicants request meets the intent & requirements of The Town of Elsmere's NPDES Permit.
2. The applicant shall be required to obtain a permit from the Town of Elsmere's Code Department within one year of this approval.



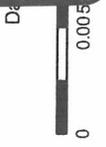
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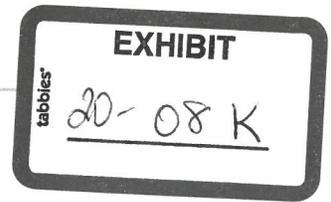
100 Olga

Author:

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

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





Parcel # 1900200017

Property Address: 100 OLGA RD
 WILMINGTON, DE 19805-
 Subdivision: VILONE VILLAGE
 Owner: POPPITI FELIX A
 100 OLGA AVENUE
 Owner Address:
 WILMINGTON, DE 19805
 Municipal Info: Incorporated in ELSMERE PROPERTY TAX AREA

Lot #: 14	Property Class: RESIDENTIAL
Location: CORNER LOT	Lot Size: 0.13
Map Grid: 09603560	Lot Depth: 100
Block: P	Lot Frontage: 55.70
Census Tract: 123.00	Street Finish: SIDEWALK
Street Type: FEEDER	
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
- SENIOR SCHOOL PROGRAM-TRES
- 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
POPPITI OLGA M	WR063044	N	Not Available	\$0.00
POPPITI FELIX A	2875 260	N	8/3/2000	\$10.00

Tax/Assessment Info

Assessment

Land: 9100
 Structure: 37600
 Homesite: 0
 Total: 46700
 County Taxable: 46700
 School Taxable: 46700

Tax Bills as of 5/20/2020 3:00:39 AM

Tax Year	County			School		
	Principal Due	Penalty Due	Amt Paid	Principal Due	Penalty Due	Amt Paid
2010A	\$0.00	\$0.00	\$157.22	\$0.00	\$0.00	\$457.89
2011A	\$0.00	\$0.00	\$160.08	\$0.00	\$0.00	\$453.92
2012A	\$0.00	\$0.00	\$160.53	\$0.00	\$0.00	\$451.12
2013A	\$0.00	\$0.00	\$159.61	\$0.00	\$0.00	\$476.57
2014A	\$0.00	\$0.00	\$160.22	\$0.00	\$0.00	\$485.12
2015A	\$0.00	\$0.00	\$159.65	\$0.00	\$0.00	\$535.65
2016A	\$0.00	\$0.00	\$159.25	\$0.00	\$0.00	\$589.19
2017A	\$0.00	\$0.00	\$160.08	\$0.00	\$0.00	\$755.50
2018A	\$0.00	\$0.00	\$171.42	\$0.00	\$0.00	\$749.29
2019A	\$0.00	\$0.00	\$158.75	\$0.00	\$0.00	\$757.70

Tax Payments as of 5/20/2020 3:00:39 AM

Date Paid	Amt Paid
9/13/2010	\$615.11
9/22/2011	\$614.00
9/27/2012	\$611.65
9/27/2013	\$636.18
9/30/2014	\$645.34
9/29/2015	\$695.30
9/29/2016	\$748.44
10/3/2017	\$915.58



10/2/2018
9/23/2019

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 5/20/2020 3:02:15 AM

Tax Year	Principal Due	Penalty Due	Date Paid	Amount Paid
2007S1	\$0.00	\$0.00	2/13/2007	\$50.00
2008S1	\$0.00	\$0.00	2/22/2008	\$50.00
2009S1	\$0.00	\$0.00	2/27/2009	\$50.00
2010S1	\$0.00	\$0.00	2/17/2010	\$50.00
2011S1	\$0.00	\$0.00	3/1/2011	\$50.00
2012S1	\$0.00	\$0.00	3/23/2012	\$53.00
2013S1	\$0.00	\$0.00	3/5/2013	\$50.00
2014S1	\$0.00	\$0.00	2/25/2014	\$50.00
2015S1	\$0.00	\$0.00	2/18/2015	\$50.00
2016S1	\$0.00	\$0.00	2/23/2016	\$50.00
2017S1	\$0.00	\$0.00	2/8/2017	\$50.00
2018S1	\$0.00	\$0.00	2/7/2018	\$50.00
2019S1	\$0.00	\$0.00	2/5/2019	\$56.00
2020S1	\$0.00	\$0.00	2/4/2020	\$56.00

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.

Residence Characteristics

Residence 0

Building Design: COLONIAL	Residence Class: SFD PLATTED LOT
Grade: AVERAGE	Condition: VERY-GOOD
Year Built: 1948	# Stories: 2
Total Area (sq. ft.): 1550	Main Floor Area: 616
# Rooms: 7	# Bedrooms: 3
# 1/2 Baths: 0	# Full Baths: 1
# Fam. Rooms: 1	# Fixtures: 5
Roof Type: GABLE	Roof Material: ASPHALT
Exterior Wall: BRICK	Interior Wall Finish: PLASTER
Floor Finish: WOOD	Foundation: CONTINUOUS
Garage Capacity: 0	Basement %: 100%
Basement % Finished: 50%	Basement Finish Type: FIN FLOOR & CEILING
Attic % Finished:	
Unfinished %:	Unfinished Area: 0
Heat Type: HOT AIR	Air Conditioning: AIR CONDITIONING
Remodel Year: 0	