



The Town of Elsmere

11 Poplar Avenue, Elsmere, Delaware 19805

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

EXHIBIT
tabbles
20-13 A

Application for Hearing

Board of Adjustment

Planning Commission

Petition # 20-13 Filing Fee: _____ Date Received 6/17/200 Received by: [Signature]

Subject Property: _____ 29 village ct

Property is: Residential Commercial

Tax Parcel # 1900200 305 Zoning District: _____

Applicant name: Matthew Wilde

Address: 29 village ct Telephone # 8563320551

City: Wilmington State: DE Zip Code: 19805

Application for Zoning Variance Related to: expanding driveway

- | | |
|---|--|
| <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 checked="" type="checkbox"/> Parking requirements |
| <input type="checkbox"/> Lot Area | <input type="checkbox"/> Signage |

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

Looking to expand driveway to keep cars out of street to protect from traffic.

Application for Appeal of an Administrative decision: _____

By: _____ Date: _____

For the following reasons: _____

EXHIBIT
tabbles
20-13 B

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

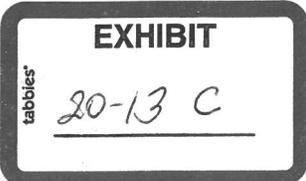
Date

In addition to the persons listed above please send copies of all correspondence to:

Name: _____

Address: _____ Telephone # _____

City: _____ State: _____ Zip Code: _____



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:

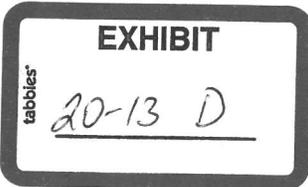
- A copy of a plot plan showing the following: location of the property; a diagram showing the layout, size, and location of existing structures on the property.
- A copy of any deed restrictions on the property.
NOTE: THE BOARD OF ADJUSTMENT OR PLANNING COMMISSION CANNOT APPROVE ANY APPLICATION PROHIBITED 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: [Signature] Date: 08/17/2020

Legal Owner's Signature: _____ Date: _____



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:

- (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.

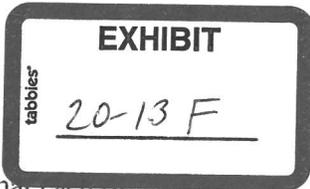
Please explain how this applies:

(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: _____

Date: _____

Signature Code Department Representative: _____

Date: _____

EXHIBIT

20-13 G

tabbies

**BUILDING
SUBCODE
TECHNICAL SECTION**



Date Received 4/14/2020
 Date Issued _____
 Control # 9-2-305
 Permit # 2000212

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

Block _____ Lot 15
 Work Site Location 29 Village Ct 19805
 Owner in Fee Matthew W. He
 Address 29 Village Ct 19805
 Tele. (806) 332 0561
 Contractor TBD
 Address _____
 Tele. (_____) _____ Fax (_____) _____
 Lic. No. or Bids. Reg. No. _____
 Federal Emp. No. _____

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK

Expanding driveway to
 add more parking. 25ft
 long x 11ft wide
 Asphalt

JOB SUMMARY (Office Use Only)

PLAN REVIEW		Date	Initial	INSPECTIONS		Dates (Month/Day)			
				Type:	Failure	Failure	Approval	Initial	
<input type="checkbox"/>	No Plans Required	_____	_____	Footing	_____	_____	_____	_____	_____
<input type="checkbox"/>	All	_____	_____	Foundation	_____	_____	_____	_____	_____
<input type="checkbox"/>	Footing	_____	_____	Slab	_____	_____	_____	_____	_____
<input type="checkbox"/>	Foundation	_____	_____	Frame	_____	_____	_____	_____	_____
<input type="checkbox"/>	Frame	_____	_____	Barrier-Free	_____	_____	_____	_____	_____
<input type="checkbox"/>	Other	_____	_____	Insulation	_____	_____	_____	_____	_____
Joint Plan Review Required.				Finishes	_____	_____	_____	_____	_____
<input type="checkbox"/>	Elec	<input type="checkbox"/>	Plumb	<input type="checkbox"/>	Fire	<input type="checkbox"/>	Elevator	_____	_____
SUBCODE APPROVAL				Energy	_____	_____	_____	_____	_____
<input type="checkbox"/>	CD	<input type="checkbox"/>	CCO	<input type="checkbox"/>	CA	_____	_____	_____	_____
Date _____				Mechanical	_____	_____	_____	_____	_____
Approved by _____				Other	_____	_____	_____	_____	_____
				Final	_____	_____	_____	_____	_____
				Barrier-Free	_____	_____	_____	_____	_____

TYPE OF WORK

- New Building
- Addition
- Alteration
 - Roofing
 - Siding
 - Fence _____ Height (exceeds 6')
 - Sign _____ Sq. Ft.
 - Pool
 - Asbestos Abatement
 - Lead Haz. Abatement
 - Other Asphalt
- Demolition

FEE (Office Use Only)

\$ _____

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

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

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.

Est. Cost of Bldg. Work:

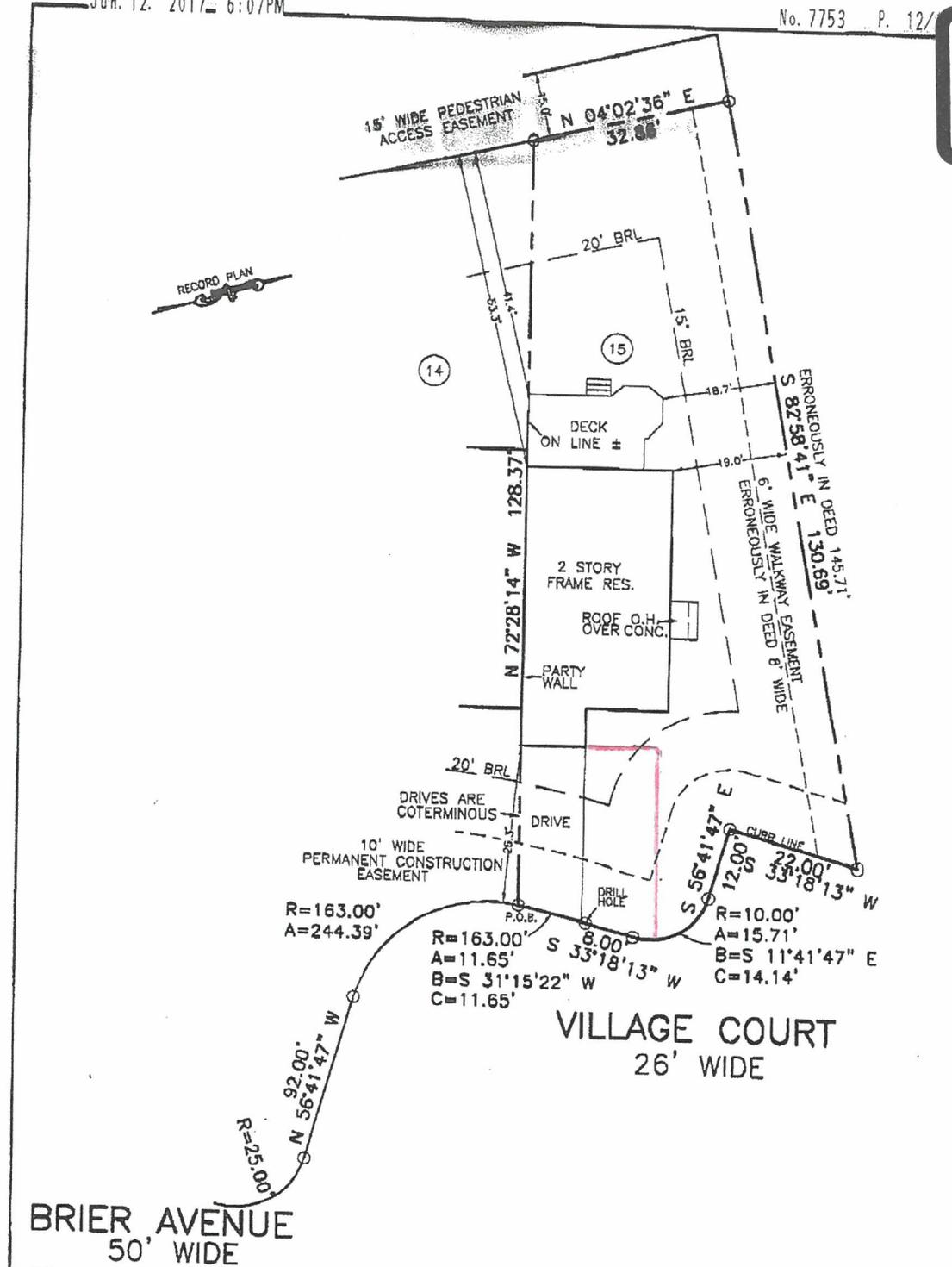
1. New Bldg. \$ _____
2. Alteration \$ 1000
3. Total (1+2) \$ 1000

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.
Matthew W. He
 Signature

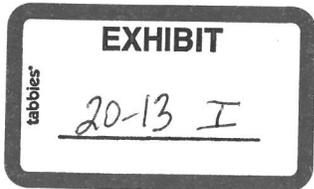
tabbles

20-13 H



I HEREBY DECLARE THAT THE IMPROVEMENTS SHOWN HEREON HAVE BEEN LOCATED. 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 FUTURE IMPROVEMENTS AND DETERMINING PROPERTY LINES, TREES, LANDSCAPING OR OTHER FEATURES HAVE NOT BEEN LOCATED UNLESS SHOWN HEREON. PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS AND EASEMENTS OF RECORD. THE ZONING CLASSIFICATION SHOWN HEREON REPRESENTS CURRENT ZONING AS OF THE DATE OF THIS PLAN. THE MINIMUM REQUIREMENTS ARE FROM THE ZONING CODE. ANY RESTRICTION LINES SHOWN ABOVE ARE FROM THE RECORD PLAN OR DEED RESTRICTIONS PROVIDED TO A.E.S. SURVEYORS. ANY VARIANCES, AGREEMENTS OR PRIOR ZONING ARE NOT KNOWN UNLESS SHOWN HEREON. IN ACCORDANCE TO THE DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS REGULATION 12.7, A WAIVER NOT TO SET CORNERS HAS BEEN OBTAINED IF THIS DRAWING DOES NOT CONTAIN AN ORIGINAL RAISED IMPRESSION SEAL IT IS NOT IN COMPLIANCE WITH REGULATIONS AND CAN ONLY BE USED FOR REVIEW PURPOSES.

PROPERTY TO BE CONVEYED TO: MATTHEW M. WILDE & RUTH T. WILDE		ZONED: RGA SETBACKS: FRONT-20' REAR-20' SIDE-15' (END UNIT)	
MORTGAGE SURVEY PLAN 29 VILLAGE COURT LOT 15 GREENBRIER VILLAGE TOWN OF ELSMERE NEW CASTLE COUNTY - DELAWARE TAX PARCEL # 19 002.00 305		A.E.S. SURVEYORS 3913 OLD CAPITOL TRAIL WILMINGTON, DE 19808 PHONE: 302-993-1059 FAX: 302-993-1067 EMAIL: OFFICE@AESURVEYORS.COM	
DEED REF: 20121216-0120410		PLAT REF: 20051214-0128758	SCALE: 1"=20' DATE: 6/1/17
JOB # 20171203		CLASS U SURVEY	



Site Analysis Petition 20-13

Property Owner: Matthew Wilde

Zoning District: RGA

Address: 29 Village Ct.

Parcel No.: 1900200305

Primary Use: Residential

LOT COVERAGE CALCULATIONS

Lot Area in Sq. Ft.: 5663

Sq. Ft.

Allowable Lot Coverage: 3398

Sq. Ft. (60%)

Total Coverage: 1282

Sq. Ft. (23%)

‡ Residence= 993

Sq. Ft.

‡ Front Porch =

Sq. Ft.

‡ Garage=

Sq. Ft.

‡ Driveway 289

Sq. Ft.

‡ Rear Patio=

Sq. Ft.

Proposed Addition: 320 +/-

Sq. Ft.

Proposed Total: 1598 +/-

Sq. Ft. (28%)

Conclusion: The applicant seeks to add approximately 320 square feet of additional impervious driveway space

Required Setbacks: Front: 20
Side: 0

Rear: 30
Both Sides: 0

Existing Setbacks: Front: 26.3
Side: 0

Rear: 41.4
Both Sides: 19

Proposed Setbacks: Front: 26.3

Rear: 41.4

Side: 0

Both Sides: 19

Conclusion:

There are no proposed changes to the existing building setbacks.

STATEMENT OF FACT

The subject parcel is compliant with the codes of the Town of Elsmere as related to the setbacks and lot coverage.

REQUEST BY THE APPLICANT

The applicant requests to add 320 square feet of off-street parking.

ISSUE(S)

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

GRANTING OF THE PETITION

Should the Planning Commission of the Town of Elsmere grant Petition 20-13, the following must occur:

1. The Planning Commission of the Town of Elsmere shall determine that the proposed driveway meets the intent of the Town of Elsmere NPDES permit.
2. The applicant shall be required to obtain permits from the Towns Code Department within one year of this approval.



EXHIBIT
20-13-K

▼ 1900200305 X Q
 Show search results for 19002...



40ft
 -75.588 39.744 Degrees

Parcel # 1900200305



Property Address: 29 VILLAGE CT
 WILMINGTON, DE 19805-
 Subdivision: GREENBRIER VILLAGE
 Owner: WILDE MATTHEW M & RUTH T
 29 VILLAGE CT
 Owner Address:
 WILMINGTON, DE 19805
 Municipal Info: Incorporated in ELSMERE PROPERTY TAX AREA

Lot #: 15	Property Class: RESIDENTIAL
Location:	Lot Size: 0.13
Map Grid: 09603560	Lot Depth: 0
Block:	Lot Frontage: 0
Census Tract: 123.00	Street Finish:
Street Type: NEIGHBORHOOD	
Water: PUBLIC	
Microfilm #: 200512140128758	

Related Project Plans

Details	A/P No.	Project Name	Work Type	Status
Details	20010720	GREENBRIER VILLAGE	SANITARY SEWER PLAN	COMPLETE
Details	20020199	FOREST WALK	SANITARY SEWER PLAN	COMPLETE

District & Zoning Info

Districts

- **FIRE/RESCUE - ELSMERE**
- **RED CLAY SCHOOL DIST-TRES**
- GREENBRIER VILLAGE - Civic Organization - no contact information available
- TRAFFIC ZONE T084 (YR2000)
- NORTH OF C&D CANAL
- COUNCIL 1 - KENNETH R WOODS
- 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

- 19RGA - GARDEN APARTMENTS

Deed History

Grantee(s)	Deed	Multi?	Sale Date	Sale Amount
BALDINI WEST INC	2911 185	N	10/11/2000	\$10.00
NEGLEY ELAINE	20021216 0120410	N	12/13/2002	\$164,900.00
WILDE MATTHEW M & RUTH T	20170706 0033858	N	6/29/2017	\$10.00

Tax/Assessment Info

Assessment

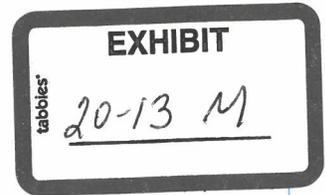
Land: 8300
 Structure: 64400
 Homesite: 0
 Total: 72700
 County Taxable: 72700
 School Taxable: 72700

Tax Bills as of 6/23/2020 3:01:23 AM

Tax Year	County			School		
	Principal Due	Penalty Due	Amt Paid	Principal Due	Penalty Due	Amt Paid
2010A	\$0.00	\$0.00	\$241.39	\$0.00	\$0.00	\$1,307.81
2011A	\$0.00	\$0.00	\$245.78	\$0.00	\$0.00	\$1,292.75
2012A	\$0.00	\$0.00	\$246.47	\$0.00	\$0.00	\$1,277.69
2013A	\$0.00	\$0.00	\$245.06	\$0.00	\$0.00	\$1,355.85
2013Q1	\$0.00	\$0.00	\$2.56	\$0.00	\$0.00	\$14.19
2014A	\$0.00	\$0.00	\$249.42	\$0.00	\$0.00	\$898.97
2015A	\$0.00	\$0.00	\$248.53	\$0.00	\$0.00	\$1,055.06
2016A	\$0.00	\$0.00	\$247.92	\$0.00	\$0.00	\$1,195.58
2017A	\$0.00	\$0.00	\$249.21	\$0.00	\$0.00	\$1,398.82
2018A	\$0.00	\$0.00	\$266.86	\$0.00	\$0.00	\$1,789.15
2019A	\$0.00	\$0.00	\$247.12	\$0.00	\$0.00	\$1,802.24

Tax Payments as of 6/23/2020 3:01:23 AM

Date Paid	Amt Paid
9/21/2010	\$1,549.20
9/22/2011	\$1,538.53



9/24/2012
9/26/2013
10/30/2013
9/18/2014
9/17/2015
9/27/2016
9/21/2017
9/25/2018
9/24/2019

\$2,056.01
\$2,049.36

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 6/23/2020 3:02:05 AM

Tax Year	Principal Due	Penalty Due	Date Paid	Amount Paid
2007S1	\$0.00	\$0.00	2/22/2007	\$65.07
2008S1	\$0.00	\$0.00	2/11/2008	\$55.77
2009S1	\$0.00	\$0.00	2/13/2009	\$92.96
2010S1	\$0.00	\$0.00	2/9/2010	\$81.81
2011S1	\$0.00	\$0.00	2/8/2011	\$50.00
2012S1	\$0.00	\$0.00	2/8/2012	\$50.00
2013S1	\$0.00	\$0.00	2/11/2013	\$66.30
2014S1	\$0.00	\$0.00	5/1/2014	\$109.53
2015S1	\$0.00	\$0.00	2/24/2015	\$68.88
2016S1	\$0.00	\$0.00	2/24/2016	\$57.40
2017S1	\$0.00	\$0.00	2/7/2017	\$57.40
2018S1	\$0.00	\$0.00	2/14/2018	\$57.40
2018S5	\$0.00	\$0.00	2/5/2019	\$80.37
2019S1	\$0.00	\$0.00	2/5/2019	\$154.30
2020S1	\$0.00	\$0.00	2/10/2020	\$128.58

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: TWHS END	Residence Class: SFD PLATTED LOT
Grade: AVERAGE	Condition: AVERAGE
Year Built: 2002	# Stories: 2
Total Area (sq. ft.): 1750	Main Floor Area: 771
# Rooms: 6	# Bedrooms: 3
# 1/2 Baths: 0	# Full Baths: 0
# Fam. Rooms: 1	# Fixtures: 10
Roof Type: GABLE	Roof Material: ASPHALT
Exterior Wall: ALUMINIUM OR VINYL	Interior Wall Finish: DRYWALL
Floor Finish: CARPET	Foundation: CONTINUOUS
Garage Capacity: 1	Basement %: 100%
Basement % Finished:	Basement Finish Type:
Attic % Finished:	
Unfinished %:	Unfinished Area: 0
Heat Type: HEAT-PUMP	Air Conditioning: AIR CONDITIONING
Remodel Year: 0	