The Town of Elsmere

11 Poplar Avenue, Elsmere, Delaware 19805

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

Application for Hearing

☐ **Board of Adjustment**

☑ **Planning Commission**

Petition # 12-14 Filing Fee: $200.00 Date Received 5/18/12 Received by: CA

Subject Property: 109 ~~AO~~ OAK AVENUE, ELSMERE.

Property is: ☒ Residential ☐ Commercial

Tax Parcel # 1900400161 Zoning District: R-1

Applicant name: RICHARD THOMAS - ALLIED CONSTRUCTION.

Address: 9 ELM AVE. Telephone # 302-218-1126

City: WILMINGTON. State: DE Zip Code: 19805

☐ Application for Planning Commission Review of: REAR ADDITION 1170 SQ FT.

☐ Application for Zoning Variance Related to: N/A.

☐ Front yard setback ☐ Lot Coverage

☐ Rear yard setback ☐ Fencing

☐ Side yard setback ☐ Parking requirements

☐ Lot Area ☐ Signage

☐ Application for Special Exception Use Permit for the following use: N/A -

☐Application for Appeal of an Administrative decision: N/A

By: _____ Date: _____

For the following reasons: N/A

☐ Application for relief other than above: N/A

State reasons for this request: REAR ADDITION 1170 SQUARE FT. HARMONAISE REVIEW.

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: SHIRLEY MORRIS

Address: 109 OAK AVE. Telephone # 302-994-6314

City: WILMINGTON. 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 diagram showing the layout, size, and location of any proposed 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 or his/her authorized representative must sign this form.

Applicant's Signature: _____ Date: MAY 22, 2012.

Legal Owner's Signature: _____ Date: _____

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

Name: _____

Address: _____ Telephone # _____

City: _____ State: _____ Zip Code: _____

EXHIBIT
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12-14 A

Site Analysis
Petition 12-14

Property Owner: Shirley Norris
Zoning District: R-1
Address: 109 Oak Ave **Primary Use:** Residential
Parcel No.: 1900400161

LOT COVERAGE CALCULATIONS

Lot Area in Sq. Ft.:	11,250	Sq. Ft.
Allowable Lot Coverage:	3,375	Sq. Ft. (30%)
Total Coverage:	820+/-	Sq. Ft. (7.28%)

- Residence= 650+/- Sq. Ft.
- Front Porch = 170+/- Sq. Ft.
- Garage= 0 Sq. Ft.
- Driveway= 0 Sq. Ft.
- Rear Patio= 0 Sq. Ft.

Proposed Addition:	1,170	Sq. Ft.
Proposed Total:	1990	Sq. Ft. (17.5%)

Conclusion: Proposed lot coverage does not exceed allowable amounts.

Required Setbacks:	Front: 20'	Rear: 30'
	Side: 5'	Both Sides: 10'
Existing Setbacks:	Front: 26'2"	Rear: 100'+/-
	Side: 14'11"	Both Sides: 40'10"
Proposed Setbacks:	Front: 20'	Rear: 58'+/-
	Side: 14'11"	Both Sides: 40'10"

Conclusion: Setbacks will not violate Town of Elsmere Code.

STATEMENT OF FACT

Applicant seeks to build an "In-law" suite.

EXHIBIT
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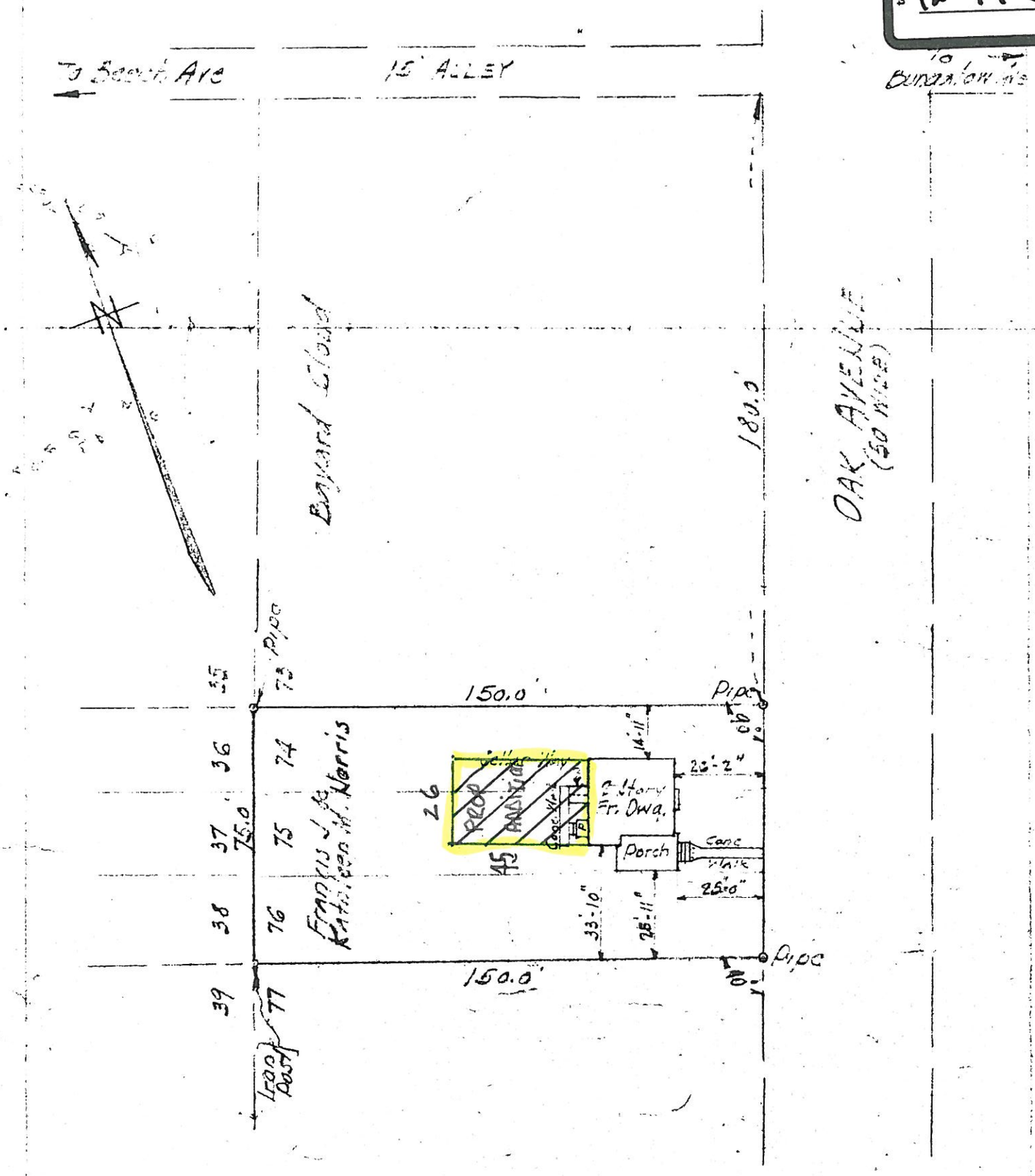
ISSUE

1. Town of Elsmere Code 225-9 requires a Planning Commission Review.

2. Will there be 1 or 2 kitchens? If there is going to be 2 kitchens, rezoning will be required.

EXHIBIT
12-14 C



PLAT OF PROPERTY

LOTS 74-75-76 - BLOCK "F" - OAK GROVE

TOWN OF ELSMERE - NEW CASTLE CO - DELAWARE

SCALE 1" = 40'

JUNE 21, 1941

OCTOBER 16 1941

Note: Revised Oct 16 1941 to show location of house
E.S. VanDemark

VANDEMARK & LYNCH
CIVIL ENGRS & SURVEYORS
WILMINGTON, DELAWARE

FILE 41-33

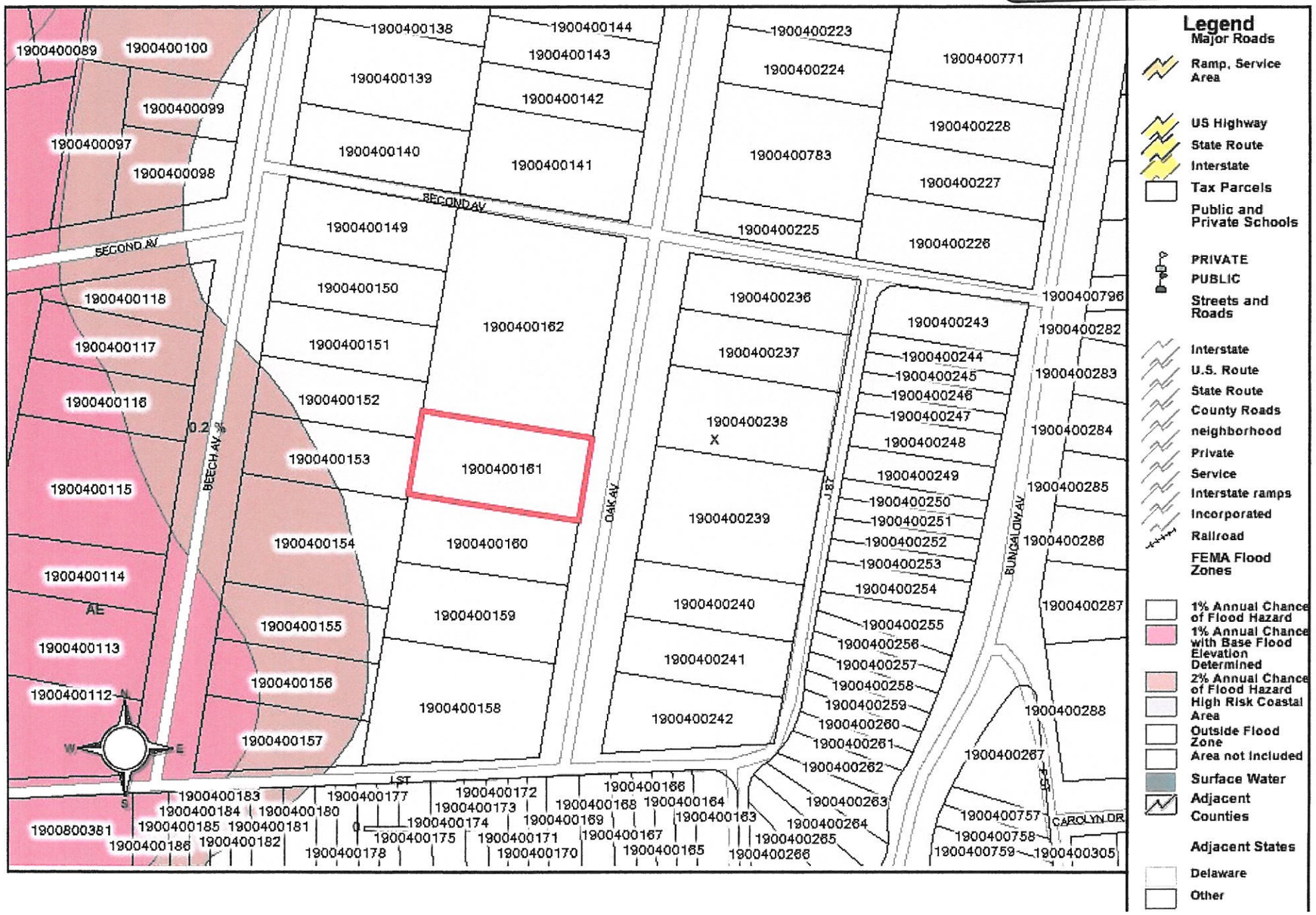



EXHIBIT
12-14 D