



City of Dover
Board of Adjustment
June 18, 2025
V-25-02

Title: Property at 196 Merion Rd - Application for a Variance

Location: Southeastern side of Merion Road

Address: 196 Merion Rd, Dover, DE

Owner: Maria Boris

Tax Parcel: ED-05-067.09-01-61.00-000

Application Date: May 13, 2025

Present Zoning: R-10 (One-family Residence Zone)

Present Use: Single-family detached house

Proposed Use: Single-family detached house with chicken coop

Reviewed By: Chris Salzano, AICP, Planner II

Variance Type: Area Variance

Variance Requested: Request has been made for a Variance from the requirements of *Zoning Ordinance*, Article 3 §1.15(e)(ii) to allow for the keeping of twenty (20) chickens instead of the five (5) allowable under the *Zoning Ordinance*.

Project Description

Property at 196 Merion Road. A Request has been made for a Variance from the requirements of *Zoning Ordinance*, Article 3 §1.15(e)(ii) as associated with the keeping of chickens. The Variance Request seeks an increase in the minimum allowable number of chickens that can be housed on a property from the 5 chickens permitted by code to 20 chickens or at least 14 chickens. The property is zoned R-10 (One-family Residence Zone). The owner of record is Maria Boris. Property Address: 196 Merion Road, Dover, DE. The Tax Parcel ID is ED05-067.09-01-61.00-000.

*Per email of 06/08/2025 from maria Boris her flock now consists of 17 chickens.

Property and Adjacent Properties: Zoning and Land Use

The property is zoned R-10 (One-family Residence Zone). The City's GIS System indicates that the lot at 196 Merion Road is 11,761 SF±. The property contains a single-family detached dwelling with an attached garage. The adjacent properties on Merion Road are zoned R-10 and are lots with single-family detached houses in the residential subdivision of Fox Hall.

A Map Exhibit (Exhibit B) prepared by Staff is attached to this Report. It shows the subject property's location and the surrounding zoning. Map Exhibit C shows an aerial view of the area.

Code Citations

R-10 (Single-Family Residence Zone)

The subject project area is zoned R-10 (One-family Residence Zone). *Zoning Ordinance*, Article 3 §1 lists the permitted uses, conditional uses, and other provisions of the RM-1 zone. Per the *Zoning Ordinance*, Article 12 an *Accessory building* is defined as *a building or use clearly incidental or subordinate to, and customar[il]y in connection with, the principal building or use on the same lot*. Article 3 §1.15 (e) allows for the keeping of chickens on a residential property.

Keeping Chickens

The requirements for the keeping of chickens are addressed in *Zoning Ordinance*, Article 3 §1.15 (e).

Zoning Ordinance, Article 3, Section 1.15

(e) Keeping of chickens for individual domestic purposes, subject to the following restrictions:

- i. Keeping of chickens shall not be permitted on lots smaller than 10,890 square feet in lot area.
- ii. No more than five (5) chickens shall be permitted on a residential lot.
- iii. Chickens shall be registered with the Delaware Department of Agriculture.
- iv. Chickens shall be penned in a coop that shall be at least four (4) square feet per chicken.
- v. All chicken coops shall be located in a rear yard and shall be a minimum of 20 feet from side and rear property lines.
- vi. Any odor associated with the chickens shall not be discernable from property lines.
- vii. Keeping of roosters shall be prohibited.
- viii. Any lot with chickens shall either comply with these requirements by June 1, 2016 or remove the chickens.

Applicant's Proposed Project and Variances Requested

The Applicant has submitted a site plan (Exhibit D) that shows the lot, location of the house, and other improvements on the lot, and the existing chicken coop with the approximate dimensions and setback from the property line. The Exhibit shows a 30-foot setback between the chicken coop and the side and rear property lines.

The Applicant described the project as follows (See Exhibit E for full text of narrative):

Project Background Information: My name is Maria Boris. I am writing this letter in support of my application for a variance of an ordinance. The following are my narrative notes on how my request meets each of the four criterias related to area variance.

The Applicant also provided a Home Appraisal with Photographs; See Exhibit E-A.

Exceptional Practical Difficulties Tests

Zoning Ordinance, Article 9 §2 dictates the specific powers and duties of the Board of Adjustment with regard to granting variances. Specifically, the Board must determine:

2.1 Variance – The board shall have the authority to authorize variances from provisions of the Zoning Ordinance that are not contrary to public interest where the board determines that a literal interpretation of the Zoning Ordinance would result in undue hardship or exceptional practical difficulties to the applicant. In granting variances, the board shall determine that the spirit of the Zoning Ordinance is observed and substantial justice is done.

2.11 Area Variance. A variance shall be considered an area variance if it relates to bulk standards, signage regulations, and other provisions of the Zoning Ordinance that address lot layout, buffers, and dimensions. In considering a request for an area variance, the board shall evaluate the following criteria and document them in their findings of fact:

- (a) the nature of the zone in which the property lies;
- (b) the character of the immediate vicinity and the contained uses therein;
- (c) whether, if the restriction upon the applicant's property were removed, such removal would seriously affect neighboring properties and uses; and
- (d) whether, if the restriction is not removed, the restriction would create unnecessary hardship or exceptional practical difficulty for the owner in his efforts to make normal improvements in the character of that use of the property that is a permitted use under the provisions of the Zoning Ordinance.

Review of Application

As part of the Application, the applicant was asked to summarize how the requested Variance relates to the above criteria. The applicant's responses are provided in Exhibit E – Written Narrative and attached documents and attached documents. Certain information incorporated in the Narrative includes information that cannot be shared by the City due to the Freedom of Information Act (FOIA) and other provisions, and as such has been redacted. If the applicant chooses to share this information, it is their choice. The Applicant's Response and Staff assessment of the application in accordance with the required criteria is provided below.

1. The nature of the zone in which the property lies.

Applicant Response:

On Monday, April 15, 2019, a storm left our family home at 196 Merion Road Dover, DE 19904 condemned. A severe thunderstorm accompanied by nearly 60 mph winds ripped through our family home at around 3:00 am nearly crushing my 11-yr-old son to his death (please refer to the Delaware State News published by Mike Finney on April

17, 2019). It took seven months for our family home to be rebuilt. For years, we couldn't bear to go into the backyard and it was very difficult to look out the window as it brought back flashbacks of that morning. We were awakened by something that sounded like a big bomb going off.

Caring for the backyard chickens and seeing lives Instead of seeing flashbacks of the storm that left our family home destroyed, condemned and our only son almost crushed to his death, we instead see happy, live chickens that interact with us everyday. Particularly for me, the backyard chickens became my emotional support animals (family members). Having survived the natural disaster followed by the COVID-19 pandemic and the economic inflation, our family has the need to maintain self-sufficiency.

The backyard chickens' eggs are a low cost source of protein that I am able to consume to maintain my health. To add salt to injury, I was involved in a traumatic vehicular accident When I have flashbacks, I sit in my backyard, interact with my backyard chickens and I am able to regroup my emotions. The zoning restraints would create hardships unique to our property, family life, health and would hinder our family's ability to maintain self-sufficiency.

Staff Response:

The subject property is zoned R-10 (One-family Residence Zone) and developed as a residential lot. The allowable uses in the R-10 (One-family Residence Zone) are laid out in the *Zoning Ordinance*, Article 3 §1. The R-10 Zone allows for single-family detached dwellings and certain accessory uses. The *Zoning Ordinance*, Article 3 §1.15 (e) further lays out the requirements and allowances for the accessory use of keeping chickens.

2. The character of the immediate vicinity and the contained uses therein.

Applicant Response: Our Delaware Department of Agriculture registered backyard chickens (Poultry Registration # 3708) have no known negative overall impact on the function of the immediate vicinity and the contained uses therein. The backyard flock offers harmony and brings neighbors of all ages together. The backyard hens do not interrupt the harmony of the neighborhood nor do they depreciate the values of the homes in the neighborhood. Homes in the neighborhood are continuing to sell in the \$300,000 plus round figures. Please refer to comments made by our neighbors:

*Written by Ms. Holmes 188 Merion Road Dover, DE 19904- *We are neighbors of the Boris Family (we live next door at 188 Merion Rd.) We are aware that they have 20 hens in a coop and the yard on their property. We thoroughly enjoy having the chickens next door. They provide us tons of enjoyment watching them every day and feeding them on occasion. Our granddaughters have loved learning about chickens. How they grow, how to feed and water them and how to harvest eggs. It's been an educational experience for all of us. Having chickens next door has never been considered a disturbance. They do not bother us and the Boris' have our blessing to keep them. It would be sad for our family if the chickens were no longer next door.*

(Please refer to Ms. Holmes' letter).

*Written by Mr. Climie of Merion Road Dover, DE 19904- *I am writing to let you know how much I appreciate the eggs you give me from time to time. I'm glad you have them and I just want you to know that they do not bother me at all. Even when I'm birdwatching in the backyard or playing with Max, I don't hear them at all. Thank you for being such great neighbors! (Please refer to Mr. Climie's letter).*

Verbal approval by The Connell's Family of Merion Road Dover, DE 19904-

**Our neighbors diagonally across from our home, The Connell's Family, verbalized their approval of our backyard chickens. Their young children over the years enjoyed handling the chickens. The experience inspired one of their children to want to become a veterinarian.*

*The Piscarik Family of Merion Road Dover, DE 19904- *They are a young family with young children. It was heartwarming to see the young parents teach their children where eggs truly come from. The young family went for a walk and stopped by our home to pet the backyard chickens. They enjoy fresh eggs when we have enough to share and often refer to my husband as the "Chicken Man".*

*My elderly mother of Oakmont Drive Dover, DE 19904- *My elderly mother is on a set income and so are the members of Modern Maturity Center where she spends most of her days. She shares our backyard chickens' eggs when we have enough to share.*

Food insecurity in our community- *Whenever we can, we share eggs with people who experience food insecurity.

*I am a public school teacher, I share eggs with my students that love to eat healthy as I do. I do not miss the opportunity to teach the importance of eating healthy and unprocessed food whenever possible.

*Free of charge.

Staff Response: The Fox Hall Neighborhood consists of single-family residences, including single-family detached dwellings. Many of the dwellings include fenced yards; and accessory structures (sheds) however, Planning Staff is unaware of any other yards that incorporate a backyard chicken flock. The R-10 zone allows the following accessory uses: Professional office or studio of an artist, dentist, musician, teacher, or physician, Garden house, tool house, playhouse, greenhouse or pool private garage keeping domestic animals as pets, keeping of chickens for individual domestic purposes, dormitories, accessory to schools, customary home occupations.

The accessory use of a backyard chicken flock of 17 chickens is inconsistent with the character of the neighborhood but flocks of 5 chickens are allowed on lots of 10,890 SF. The lots in the area range in size, averaging 11,000 SF± which would allow the keeping of chickens. Mrs. Boris's backyard flock does provide a benefit for Mrs. Boris and her neighbors, as evidenced by the testimonials received.

3. Whether, if the restriction upon the applicant's property were removed, such removal would seriously affect neighboring properties and uses.

Applicant Response: The removal of the backyard hens or their reduction in number, will affect the connectivity they offer among the neighbors of different generations. Aside from this, food insecurity may become more prevalent in a demographic already affected by such hardship to include my household.

The nice lady allowed me to have one box of food and I rationed this to feed my family. Shortly after this, GOD miraculously multiplied the hen's egg production.

On a personal note, the zoning restraints would create hardships unique to our property, family life, health and would hinder our family's ability to maintain self-sufficiency. (Please refer to my narrative note for question #1).

The petitioners did not take the Superior Court of the State of Delaware in and for Kent Country and the Family Court of the State of Delaware in and for New Castle well, they couldn't accept defeat.

The removal or the reduction of the number of my backyard chickens would have a negative impact on my socioeconomic status as well as socioemotional well being.

The saddest part would be to have to choose which ones I would keep to comply with the 5 backyard chickens per one residential lot ordinance. I am kindly asking for your approval for me to keep the 20 I have currently. Once they expire, I will comply without hesitation to the 5 chickens per residential lot ordinance. Please allow me to keep all 20 of my emotional support animals. They help our family cope from many of our afflictions. They are our family. They rise at 5 am lined up at the coop's door to be fed, talked with and are disciplined to be back in their coop no later than 8:30 pm. Our neighbors love them as much as we do.

I pray your decision is based on human kindness, compassion and having taken into consideration the proven benefits of animal-assisted therapy and the role they play in individual, family and community connectedness. In today's microwave world, human connectivity is almost nonexistent. Our backyard flock registered with the DE Department of Agriculture are happy to facilitate this need for a sense of community.

Staff Response: As stated by the applicant, the existing chicken coop is located in the rear of the property behind the house. The chicken coop is located behind a fence, further obscuring it from view. Based on neighbors' letters submitted by the applicant the chickens are not a bother to some in the community currently, and in fact supply benefits

for a number of the community members. If the variance is granted as requested, the Boris family will be allowed to maintain their 20-chicken now 17-chicken flock until the chickens begin passing away, at which point the applicant has stated she will not replace the chickens until the flock drops below 5 chickens. The Boris family does not have a rooster on the site, the flock is registered, and the flock is on a property that is more than 10,890 SF in size. Furthermore, the coop is located more than 20-feet away from any property lines, and the coop is large enough to provide 4 square feet per chicken (Exhibit D). The Boris family has a coop care regiment that helps ensure that there are no odors or negative externalities for adjacent property owners (Exhibit F). Based on the exhibits and information provided the Boris property and chicken coop meet the City of Dover *Zoning Ordinance* Article 3 §1.15(e) requirements for the keeping of chickens with the exception of the number. Therefore, it does not appear to seriously affect the neighboring properties at 206 and 188 Merion Road. There is an active Code Enforcement Case #25-1991 regarding the keeping of backyard chickens.

- 4. Whether, if the restriction is not removed, the restriction would create unnecessary hardship or exceptional practical difficulty for the owner in his efforts to make normal improvements in the character of that use of the property that is a permitted use under the provisions of the *Zoning Ordinance*.**

Applicant Response: See Response to Criteria #3

Staff Response:

The *Zoning Ordinance* allows for the keeping of chickens as an accessory use on residential lots. The *Zoning Ordinance*, Article 3 §1.15 (e) further lays out the requirements and allowances for the accessory use of keeping chickens. The applicant unknowingly exceeded the allowable number of 5 chickens permitted on a residential property. The chicken coop does meet the setback requirements and the size requirements to accommodate a flock of 20 chickens, now 17 chickens. As proposed, the chicken flock would slowly reduce in size over time until it comes into compliance with the *Zoning Ordinance* and would not return to nonconformance. If the Variance is not granted, the property owners must reduce the number of chickens present at the property, creating an unnecessary economic hardship for the Boris family.

Variance Recommendations

Based on the current information, Planning Staff recommends **approval** of the variance to allow for the keeping of 20 chickens for reasons as follows:

- The applicant should report on the condition and size of her flock yearly to the City of Dover until such time that her flock is in conformance with the *Zoning Ordinance*.
- The *Zoning Ordinance* permits keeping chickens as an accessory to residential uses within the residential zones with requirements regarding the size and location of a coop.
 - The chicken coop is more than 20 feet from the property lines on either side, and in the rear.
 - The chicken coop is large enough to comfortably accommodate 4 square feet per chicken.
- The accessory use of keeping chickens is an allowable accessory use in the R-10 zone.
- Staff suggests consideration of screening the rear yard area by landscaping or fence material.
- Planning Staff recommends that the applicant change the material of the existing chain link fence to something solid to better screen the rear yard and any associated chickens.

Advisory Comments to the Applicant

- If granted, the variance becomes null and void if work has not commenced within one (1) year of the date the variance was granted. At present, there is no provision for extension.
- If the variance is granted, you must continue to adhere to the rest of the *Zoning Ordinance*, Article 3 § 1.15 (e), including setback requirements for the coop and sizing requirements for the coop.
- The Applicant should be aware that whenever the Board of Adjustment denies an application for a variance, such application for a variance, or an application on the same property, which is substantially similar, shall not be accepted for reconsideration by the Board of Adjustment sooner than one year from the date of denial (*Zoning Ordinance*, Article 9 §3.8).

GUIDE TO ATTACHMENTS

Exhibit	Description/Author	# Pages
A	Application	1
B	Zoning Map Exhibit (Staff)	1
C	Planning & Inspections View Map – Aerial Map Exhibit (Staff)	1
D	Applicant's Site Plan	2
E	Applicant's Written Narrative with Attachments Attachments: A. Residential Appraisal Report (redacted) B. Aerial Map C. Delaware State News Story D. Redacted E. Poultry Registration F. Redacted G. Redacted H. Neighbor Testimonials	34
F	Applicant's Coop Care Regiment for Odor Mitigation	2



City of Dover, DE
Department of Planning and Inspections
P.O. Box 475, Dover, Delaware 19903
(302) 736-7010 Fax: (302) 736-4217
www.cityofdover.com

✓ Area Variance V-25-02
____ Use Variance
____ Appeal
____ Pre-App Date



Board of Adjustment Application

Application Information

Property Address: 196 Merion Rd Dover, DE 19904

Tax Parcel Number: ED-05-067.09-01-61.00-002

Owner Name: Maria Boris

Property Zoning: R10

Variance (s) Requested: Allow backyard chickens to remain in property - 20 chickens in all or reduce to 14 chickens total.

*Provide eight (8) copies of any survey, drawings, photos, site plan, etc. that may help support your application, and your response to the criteria. The criteria for a use variance and appeal are on the back of the form.

→ Area Variance

An area variance shall be evaluated on the following criteria: **Please state how your request meets each of these four (4) criteria.**

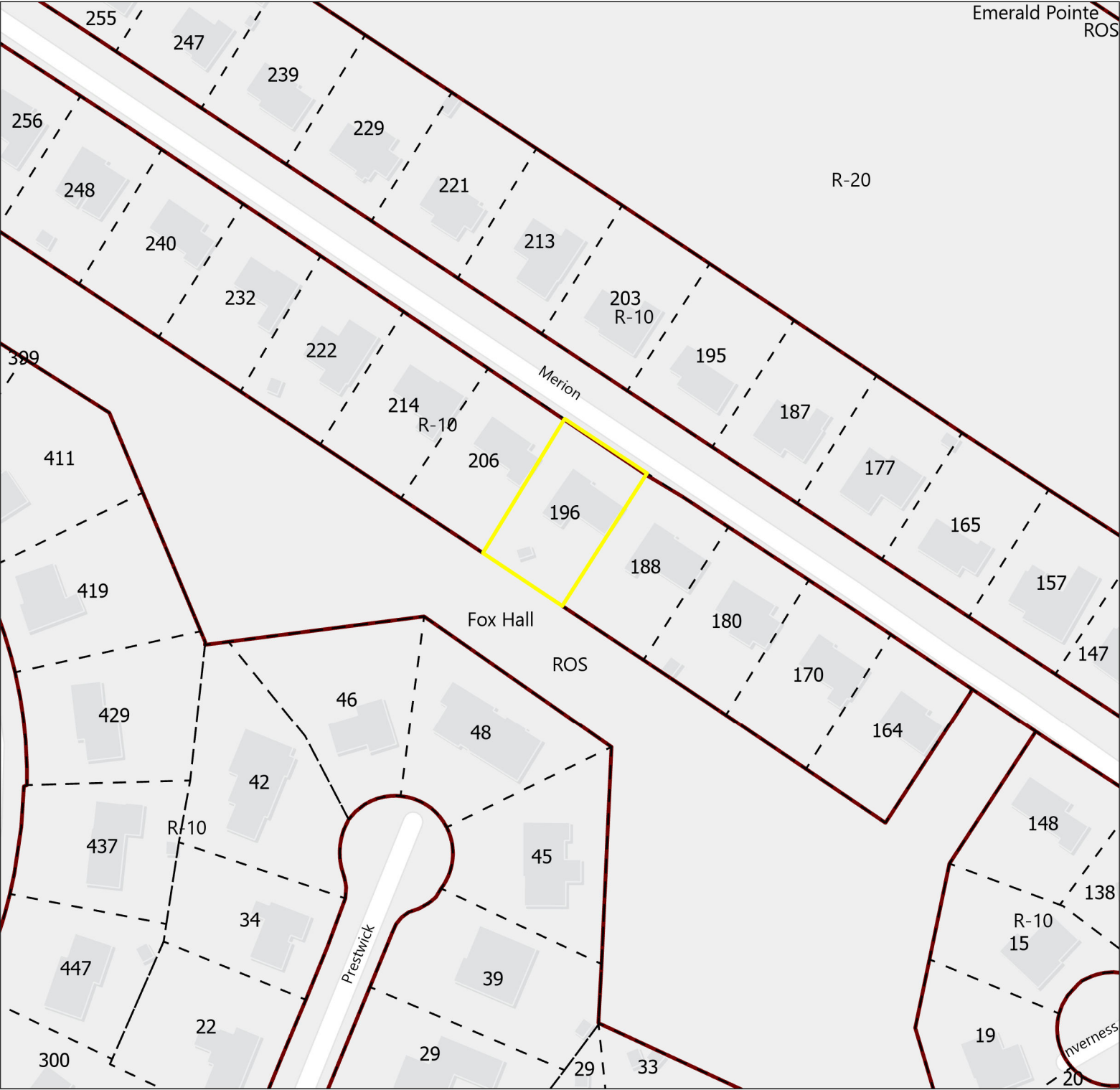
1. The nature of the zone in which the property lies;
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4. Whether, if the restriction is not removed, the restriction would create unnecessary hardship or exceptional practical difficulty for the owner in his efforts to make normal improvements in the character of that use of the property that is permitted uses under the provisions of the zoning ordinance.

Signature

I Maria Boris do affirm that I am the property owner on which the variance is sought and that all the information provided in this application is accurate to the best of my knowledge and belief.

Maria Boris Signature Owner Title 5/13/25 Date

Department of Planning & Inspections



Title:

Address:

Parcel ID:

Existing Zoning:

Owner:

Date:

196 Merion Road

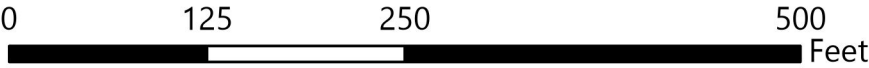
196 Merion Road

ED05-067.09-01-61.00-000

R-10

Maria Boris

06/05/2025



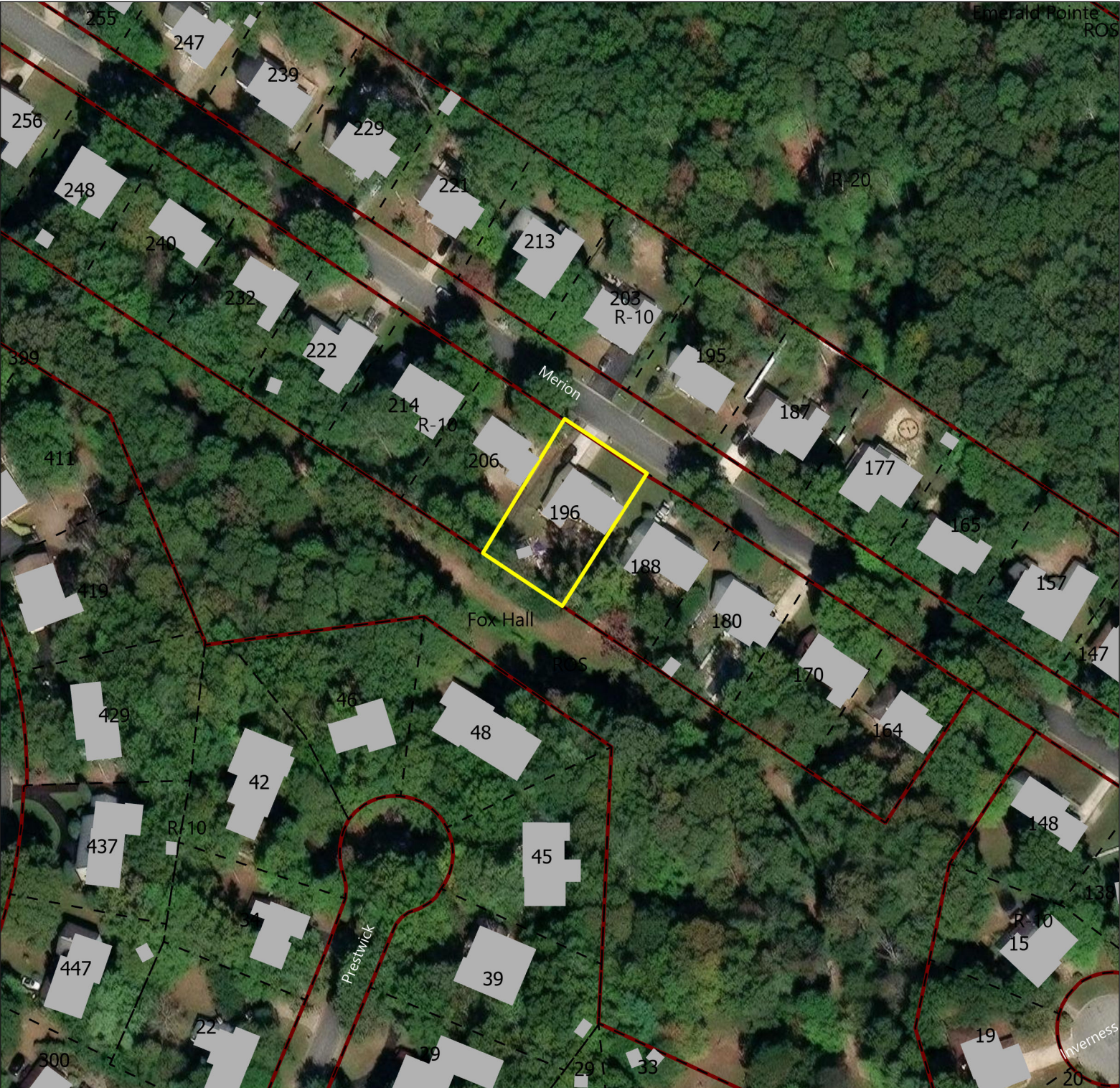
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 Subject Property

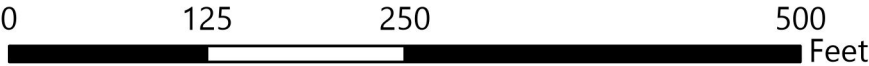
 Dover Parcels

 Dover Boundary

 Zoning



Title: 196 Merion Road
Address: 196 Merion Road
Parcel ID: ED05-067.09-01-61.00-000
Existing Zoning: R-10
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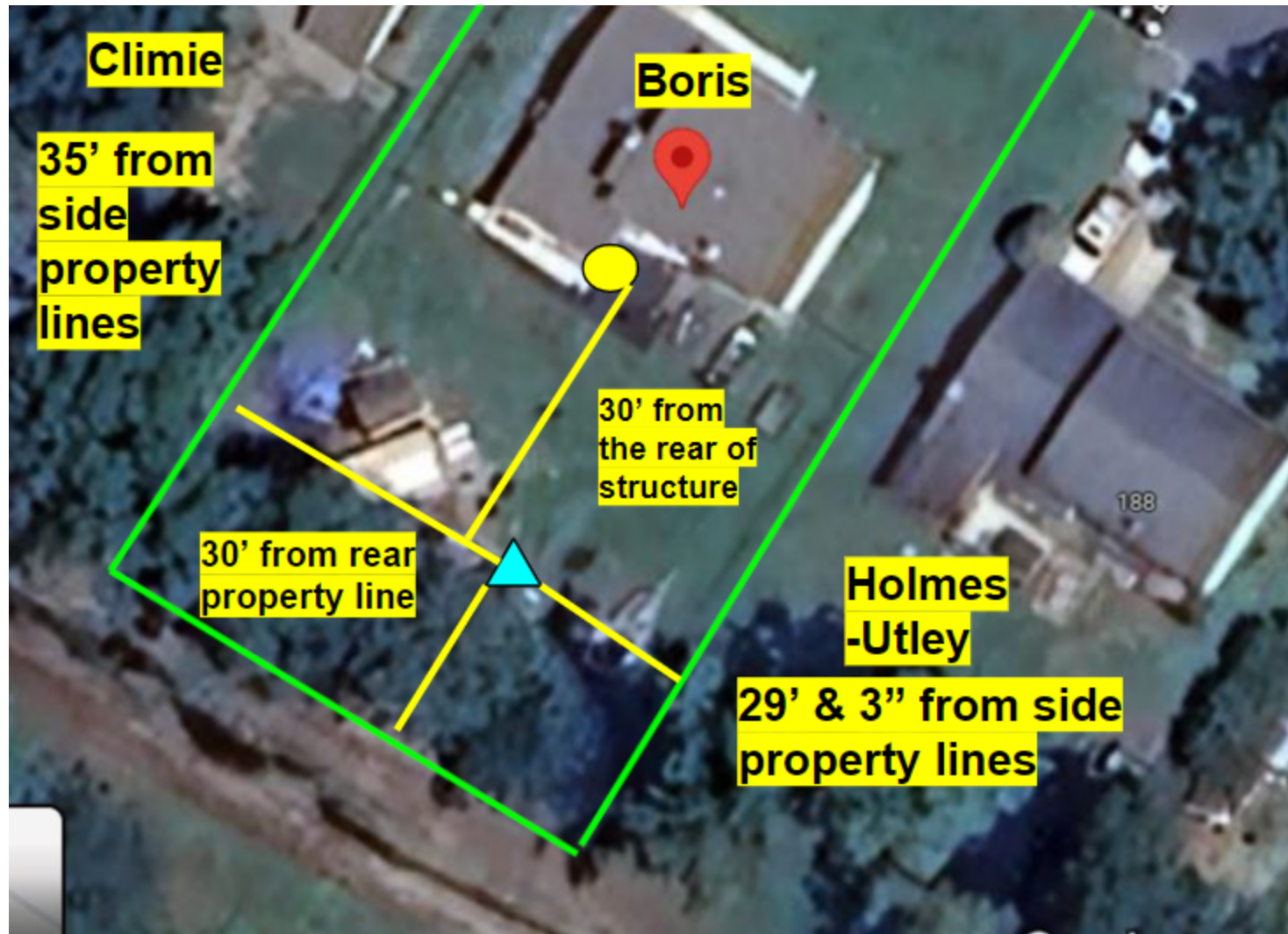
 Zoning



Rear of my home



Location of chicken coop & size
L 26', W 11' ½", Height 6'



Resource: Google Maps
Revised by MB: 6/9/25 at 1357 hrs.

Cover Page: V-25-02

Certain contents of this document have been redacted due to their sensitive nature and exclusion from being considered "Public Record" per Delaware State Code, Title 29, Chapter 100, Section (o).

May 13, 2025

To the honorable Board of Adjustment Members,

My name is Maria Boris. I am writing this letter in support of my application for a variance of an ordinance. The following are my narrative notes on how my request meets each of the four criterias related to area variance.

Area Variance

1. The nature of the zone in which the property lies.

The zoning restraints would create hardships unique to our property, family life, health and would hinder our family's ability to maintain self-sufficiency.

On Monday, April 15, 2019, a storm left our family home at 196 Merion Road Dover, DE 19904 condemned. A severe thunderstorm accompanied by nearly 60 mph winds ripped through our family home at around 3:00 am nearly crushing my 11-yr-old son to his death (please refer to the Delaware State News published by Mike Finney on April 17, 2019). It took seven months for our family home to be rebuilt. For years, we couldn't bear to go into the backyard and it was very difficult to look out the window as it brought back flashbacks of that morning. We were awakened by something that sounded like a big bomb going off. [REDACTED]

[REDACTED] Caring for the backyard chickens and seeing lives Instead of seeing flashbacks of the storm that left our family home destroyed, condemned and our only son almost crushed to his death, we instead see happy, live chickens that interact with us everyday. Particularly for me, the backyard chickens became my emotional support animals (family members). Having survived the natural disaster followed by the COVID-19 pandemic and the economic inflation, our family has the need to maintain self-sufficiency. [REDACTED]

[REDACTED] The backyard chickens' eggs are a low cost source of protein that I am able to consume to maintain my health.

To add salt to injury, I was involved in a traumatic vehicular accident [REDACTED]

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regroup my emotions. The zoning restraints would create hardships unique to our property, family life, **health** and would hinder our family's ability to maintain self-sufficiency.

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Please refer to comments made by our neighbors:

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4. Whether, if the restrictions are not removed, the restrictions would create unnecessary hardship or exceptional practical difficulty for the owner in his efforts to make normal improvements in the character of that use of the property that is permitted uses under the provisions of the zoning ordinance.

Responses to 3 and 4:

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from this, food insecurity may become more prevalent in a demographic already affected by such hardship to include my household.

[REDACTED]
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[REDACTED]
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I pray your decision is based on human kindness, compassion and having taken into consideration the proven benefits of animal-assisted therapy and the role they play in individual, family and community connectedness. In today's microwave world, human

connectivity is almost nonexistent. Our backyard flock registered with the DE Department of Agriculture are happy to facilitate this need for a sense of community.

Sincerely,

Maria Boris

Maria Boris

302 222 9860

Exhibit A: V-25-02

Certain contents of this document have been redacted due to their sensitive nature and exclusion from being considered "Public Record" per Delaware State Code, Title 29, Chapter 100, Section (o).

Uniform Residential Appraisal Report

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address	196 Merion Rd	City	Dover	State	DE	Zip Code	19904
Borrower	Maria Boris	Owner of Public Record	Amelia L Knighting	County	Kent		
Legal Description	Block 01, Fox Hall East, Sec 2, Lot 206, Book 7463, Page 256, Doc # 267337						
Assessor's Parcel #	ED-05-06709-01-6100-000	Tax Year	2018	R.E. Taxes \$	1,739		
Neighborhood Name	Fox Hall East	Map Reference	adc K017A02	Census Tract	0407.00		
Occupant	☒ Owner ☐ Tenant ☐ Vacant	Special Assessments \$	0	☐ PUD	HOA \$	0	☐ per year ☐ per month
Property Rights Appraised	☒ Fee Simple ☐ Leasehold ☐ Other (describe)						
Assignment Type	☒ Purchase Transaction ☐ Refinance Transaction ☐ Other (describe)						
Lender/Client	Atlantic Home Loans - DE Address 50 Route 46, Parsippany, NJ 07054						
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? ☒ Yes ☐ No							
Report data source(s) used, offering price(s), and date(s). DOM Unk;The subject has not been listed within the local MLS. The borrower is purchasing the home from her mother. The sales contract states the subject is being sold at \$230,000.							

CONTRACT

I ☒ did ☐ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.			
Non-arms length sale;The contract appears to be in order.			
Contract Price \$	230,000	Date of Contract	11/21/2019
Is the property seller the owner of public record?		☒ Yes ☐ No	Data Source(s) Per County rec
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? ☒ Yes ☐ No			
If Yes, report the total dollar amount and describe the items to be paid.			

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %	
Location	☐ Urban ☒ Suburban ☐ Rural	Property Values	☐ Increasing ☒ Stable ☐ Declining	PRICE	AGE	One-Unit	85 %
Built-Up	☒ Over 75% ☐ 25-75% ☐ Under 25%	Demand/Supply	☐ Shortage ☒ In Balance ☐ Over Supply	\$(000)	(yrs)	2-4 Unit	5 %
Growth	☐ Rapid ☒ Stable ☐ Slow	Marketing Time	☐ Under 3 mths ☒ 3-6 mths ☐ Over 6 mths	220 Low	0	Multi-Family	5 %
Neighborhood Boundaries The subject property is located North of Route 8, South of Route 15, East of DSR # 104 and West of Route 13.				270 High	75	Commercial	5 %
				235 Pred.	40	Other	%
Neighborhood Description The subject property is located within a primarily residential area of single family dwellings. And has convenient access to shopping, employment, schools, and recreational facilities.							
Market Conditions (including support for the above conclusions) The market conditions are steady with sales in 3-12 months with both FHA and Conventional financing.							

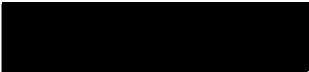
SITE

Dimensions	86.00 x 140.00	Area	12040 sf	Shape	Rectangular	View	N;Res;
Specific Zoning Classification	R10	Zoning Description	Residential				
Zoning Compliance	☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)						
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe. See Addendum							
Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	☒	☐	Water	☒	Street Macadam	☒	☐
Gas	☒	☐	Sanitary Sewer	☒	Alley None	☐	☐
FEMA Special Flood Hazard Area	☐ Yes ☒ No	FEMA Flood Zone	X	FEMA Map #	10001C0162H	FEMA Map Date	05/05/2003
Are the utilities and off-site improvements typical for the market area? ☒ Yes ☐ No If No, describe.							
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? ☐ Yes ☒ No If Yes, describe. Typical easements for electric, telephone, etc.							

IMPROVEMENTS

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION materials/condition		INTERIOR materials/condition	
Units	☒ One ☐ One with Accessory Unit	☐ Concrete Slab ☐ Crawl Space		Foundation Walls	Concrete/Avg	Floors	ww-hw-vyn/Gd
# of Stories	2	☒ Full Basement ☐ Partial Basement		Exterior Walls	Vinyl/Good	Walls	Drywall/Good
Type	☒ Det. ☐ Att. ☐ S-Det./End Unit	Basement Area	648 sq. ft.	Roof Surface	Comp Sh/Avg	Trim/Finish	Wood/Good
☒ Existing ☐ Proposed ☐ Under Const.		Basement Finish	0 %	Gutters & Downspouts	Aluminum/Avg	Bath Floor	Tile/Good
Design (Style)	Colonial	☐ Outside Entry/Exit ☒ Sump Pump		Window Type	Dbl Hng/ Avg	Bath Wainscot	Fiberglass/Avg
Year Built	1977	Evidence of ☐ Infestation		Storm Sash/Insulated	Ins Glass/Avg	Car Storage	☐ None
Effective Age (Yrs)	15	☐ Dampness ☐ Settlement		Screens	Yes/Avg	☒ Driveway	# of Cars 1
Attic	☐ None	Heating ☒ FWA ☐ HWBB ☐ Radiant		Amenities	☐ WoodStove(s)#0	Driveway Surface	Asphalt
☒ Drop Stair	☐ Stairs	☐ Other Fuel Oil		☒ Fireplace(s) # 1	☒ Fence Chain Ink	☒ Garage	# of Cars 1
☐ Floor	☐ Scuttle	Cooling ☒ Central Air Conditioning		☒ Patio/Deck Wood	☒ Porch Enc	☐ Carport	# of Cars 0
☐ Finished	☐ Heated	☐ Individual ☐ Other		☐ Pool None	☐ Other None	☒ Att.	☐ Det. ☐ Built-in
Appliances ☒ Refrigerator ☒ Range/Oven ☐ Dishwasher ☐ Disposal ☐ Microwave ☐ Washer/Dryer ☐ Other (describe)							
Finished area above grade contains: 8 Rooms 4 Bedrooms 2.1 Bath(s) 2,044 Square Feet of Gross Living Area Above Grade							
Additional features (special energy efficient items, etc.). The subject has been updated throughout.							
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-updated-timeframe unknown;Bathrooms-updated-timeframe unknown;The overall condition is acceptable and above average with that of a dwelling similar in age to the subject. The improvements appear to be properly constructed of materials and finished that would be acceptable in this price range and market. No "needed repairs" of significance were noted, although it is possible that some may exist, especially if they were not readily available to the appraiser.							
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☐ Yes ☒ No If Yes, describe. None noted, however such items are generally beyond the expertise of the appraiser, the appraiser is not a structural engineer. Issues of structural integrity and soundness are generally related to areas hidden that are hidden from the appraisers view. The subject was inspected for readily observable conditions. The appraiser does not guarantee that the subject is free from defects or environmental problems.							
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☒ Yes ☐ No If No, describe. Normal utility, normal style and condition.							

Uniform Residential Appraisal Report



See Attached Addendum

ADDITIONAL COMMENTS

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Site value is obtained thru the allocation method, as well as review of settled and active land only sales.

COST APPROACH

ESTIMATED	☐ REPRODUCTION OR	☒ REPLACEMENT COST NEW	OPINION OF SITE VALUE = \$ 65,000	
Source of cost data			Dwelling	Sq. Ft. @ \$ = \$ 0
Quality rating from cost service			Effective date of cost data	Sq. Ft. @ \$ = \$ 0
Comments on Cost Approach (gross living area calculations, depreciation, etc.)				
See attached addendum			Garage/Carport	Sq. Ft. @ \$ = \$
			Total Estimate of Cost-New = \$ 0	
			Less 50 Physical	Functional External
			Depreciation = \$ (0)	
			Depreciated Cost of Improvements = \$ 0	
			"As-is" Value of Site Improvements = \$	
Estimated Remaining Economic Life (HUD and VA only)			35 Years	INDICATED VALUE BY COST APPROACH = \$

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier = \$ 0 Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM) The income approach is not applicable at this time.

PUD INFORMATION

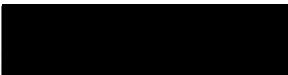
PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☐ No Unit type(s) ☐ Detached ☐ Attached
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.
Legal name of project
Total number of phases Total number of units Total number of units sold
Total number of units rented Total number of units for sale Data source(s)
Was the project created by the conversion of an existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion.
Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data source(s)
Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

Market Conditions Addendum to the Appraisal Report



MARKET RESEARCH & ANALYSIS

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 196 Merion Rd City Dover State DE Zip Code 19904
Borrower Maria Boris

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	4	5	6	☒ Increasing	☐ Stable	☐ Declining
Absorption Rate (Total Sales/Months)	0.67	1.67	2.00	☒ Increasing	☐ Stable	☐ Declining
Total # of Comparable Active Listings	3	3	1	☒ Declining	☐ Stable	☐ Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	4.48	1.80	0.50	☒ Declining	☐ Stable	☐ Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	240,450	244,800	232,000	☐ Increasing	☒ Stable	☐ Declining
Median Comparable Sales Days on Market	15	15	39	☐ Declining	☒ Stable	☐ Increasing
Median Comparable List Price	244,800	240,000	249,900	☐ Increasing	☒ Stable	☐ Declining
Median Comparable Listings Days on Market	35	53	13	☒ Declining	☐ Stable	☐ Increasing
Median Sale Price as % of List Price	100.00%	100.04%	100.00%	☐ Increasing	☒ Stable	☐ Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	☒ Yes ☐ No			☐ Declining	☒ Stable	☐ Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.).
The appraiser has provided the overall trends as a courtesy to the client. The appraiser cannot guarantee any trend due to the reporting of the information gathered in the MLS.

Are foreclosure sales (REO sales) a factor in the market? ☐ Yes ☒ No If yes, explain (including the trends in listings and sales of foreclosed properties).
Short sales, REO, and foreclosures are typically not utilized when they are identified as such. If they are a predominant driving sales force, the appraiser will note within the sales grid , those comparables that are short sales, REO, or bank owned properties.

Cite data sources for above information. Trend/MLS

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.
The local MLS utilizes both median and averages. The above figures are median

The appraisers inventory analysis, median sale and list price, dom, and other observations in this addendum. are based on the data source identified above, which the appraiser generally believes to be a reliable source of market data. However, the appraiser cannot verify that all of the information in that data source and cannot guarantee the accuracy of such data or conclusions based thereon.

The appraiser cannot guarantee future market conditions affecting the subject property.

CONDO/CO-OP PROJECTS

If the subject is a unit in a condominium or cooperative project, complete the following:				Project Name:		
Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				☐ Increasing	☐ Stable	☐ Declining
Absorption Rate (Total Sales/Months)				☐ Increasing	☐ Stable	☐ Declining
Total # of Active Comparable Listings				☐ Declining	☐ Stable	☐ Increasing
Months of Unit Supply (Total Listings/Ab. Rate)				☐ Declining	☐ Stable	☐ Increasing

Are foreclosure sales (REO sales) a factor in the project? ☐ Yes ☐ No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

APPRAISER

APPRAISER

Signature 
Name John E McMahon
Company Name Iron Hill Appraisals
Company Address 1 Penn State Dr
Newark, DE 19713
State License/Certification # X2-0000116 State DE
Email Address ironhillapp1@aol.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
Name _____
Company Name _____
Company Address _____
State License/Certification # _____ State _____
Email Address _____

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Maria Boris		File No.:	
Property Address: 196 Merion Rd		Case No.:	
City: Dover	State: DE	Zip: 19904	
Lender:			

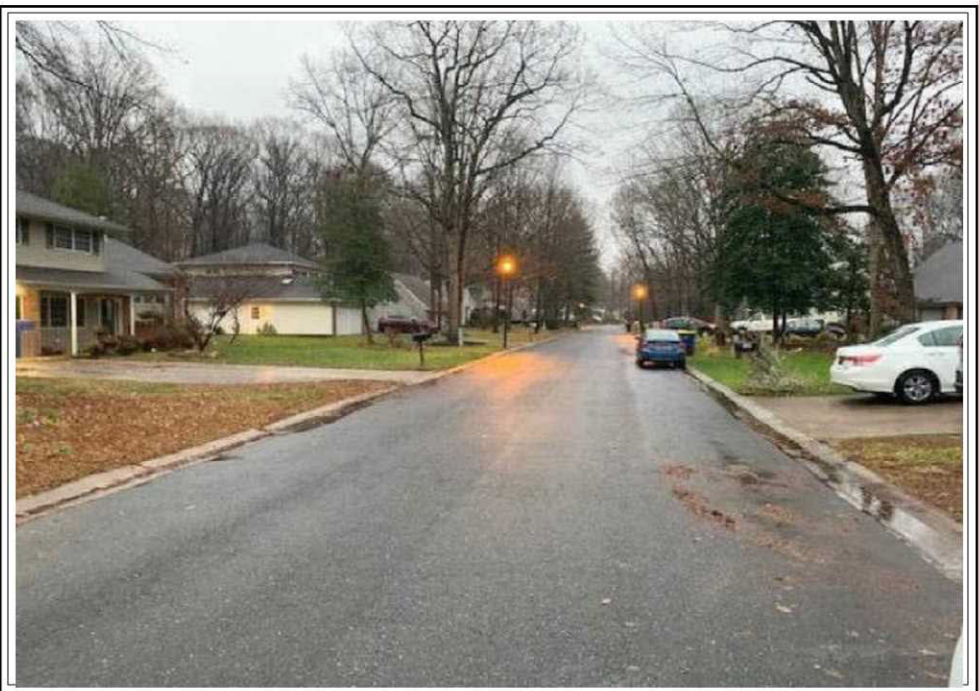


FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: December 10, 2019
Appraised Value: \$ 237,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

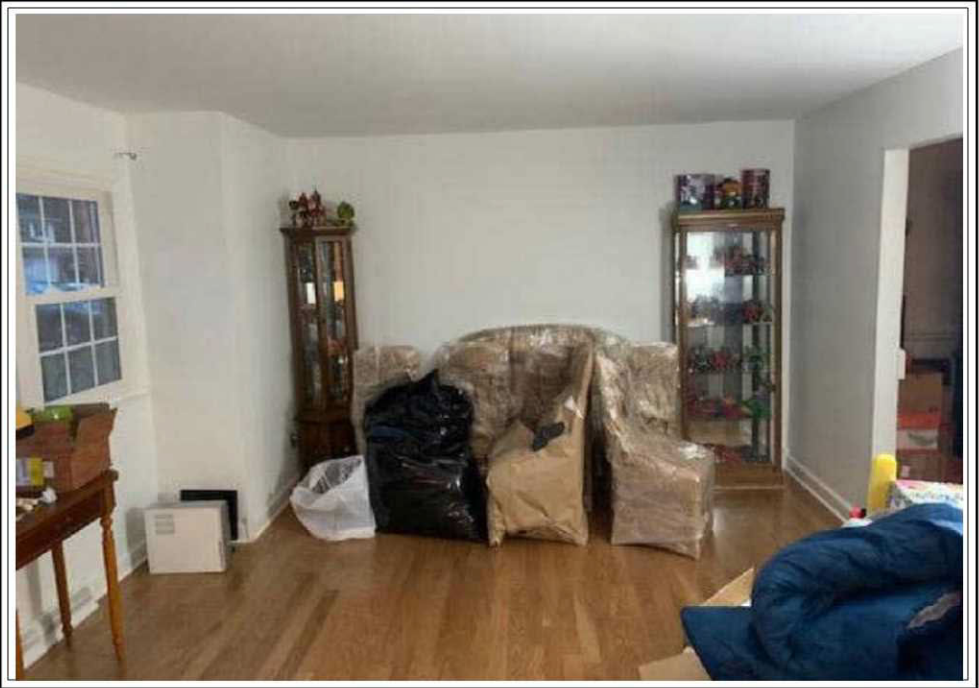
INTERIOR PHOTOS

Borrower: Maria Boris		File No.:	
Property Address: 196 Merion Rd		Case No.:	
City: Dover	State: DE		Zip: 19904
Lender:			



Kitchen

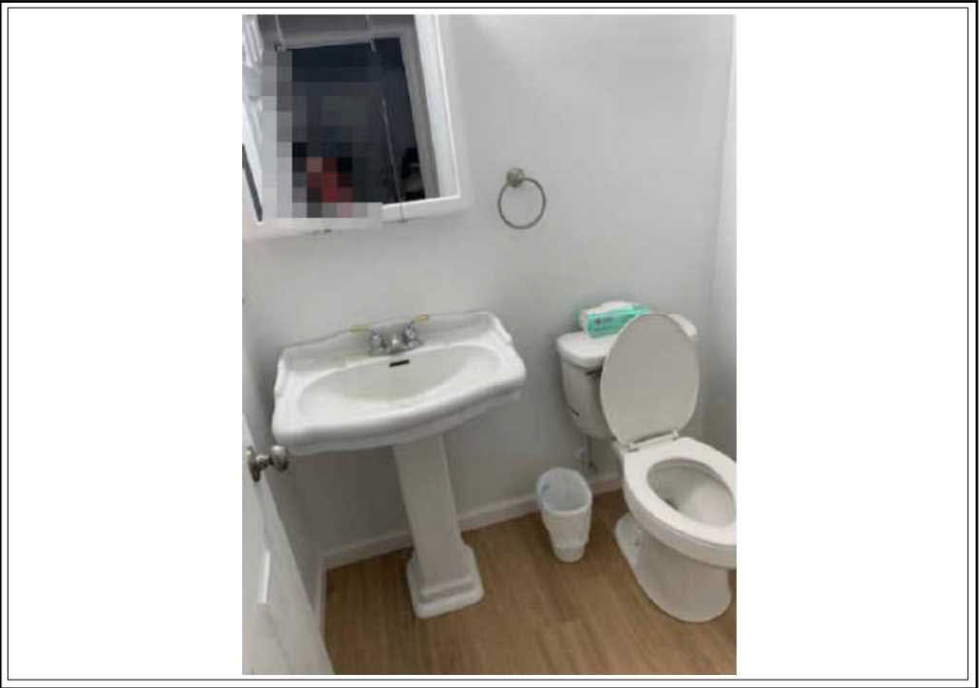
Comment:



Living Area

Description:

Comment:



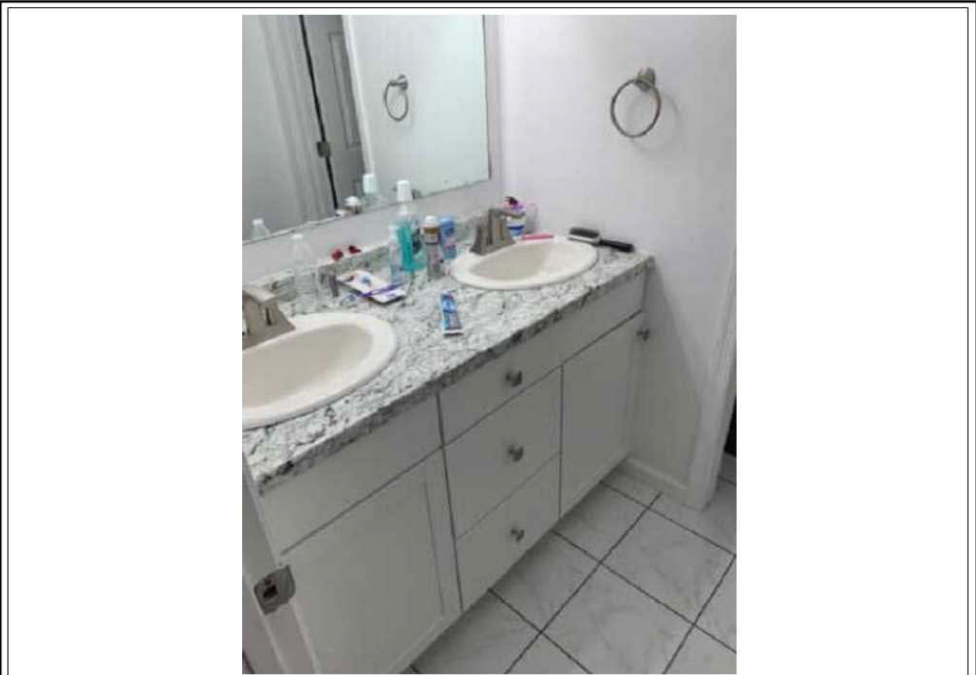
Bathroom

Description:
1/2 bath

Comment:

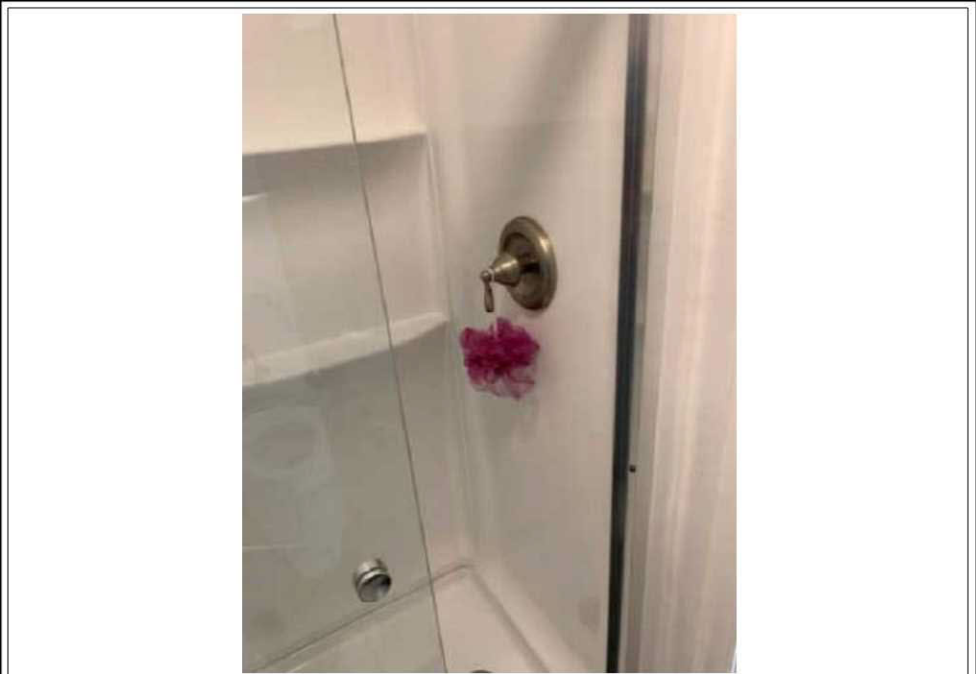
BATHROOM PHOTOS

Borrower: Maria Boris		File No.:	
Property Address: 196 Merion Rd		Case No.:	
City: Dover	State: DE		Zip: 19904
Lender:			



Hall bath

Comment:



Hall bath

Comment:



Master bath

Comment:

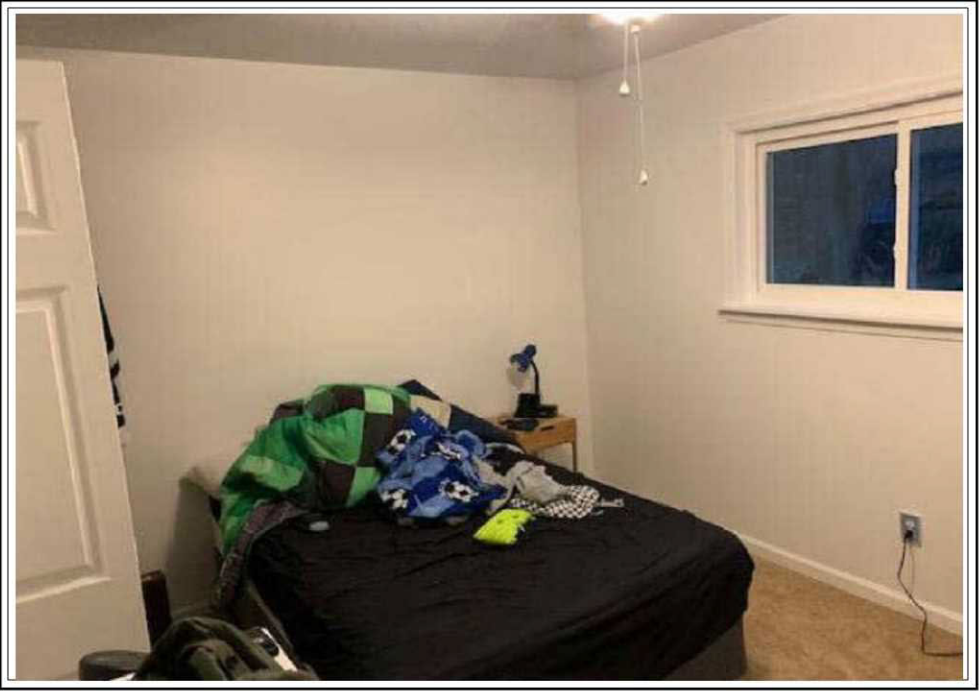
INTERIOR PHOTOS

Borrower: Maria Boris		File No.:	
Property Address: 196 Merion Rd		Case No.:	
City: Dover	State: DE	Zip: 19904	
Lender:			



Bedroom

Comment:



Bedroom

Comment:



Bedroom

Comment:

Borrower: Maria Boris		File No.:	
Property Address: 196 Merion Rd		Case No.:	
City: Dover	State: DE		Zip: 19904
Lender:			



Alternate street

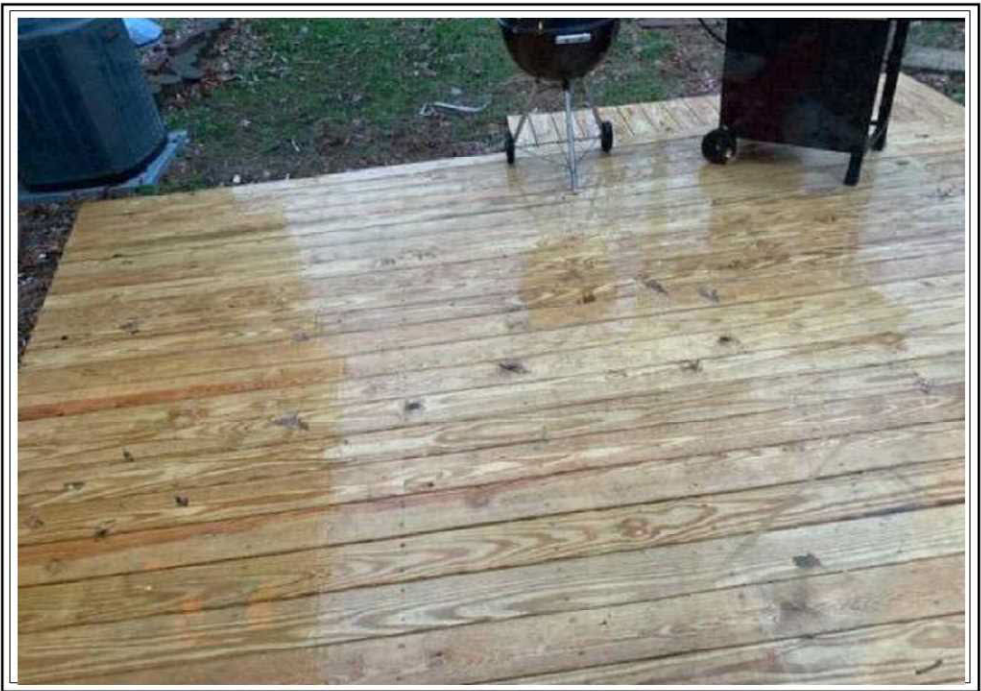


Side

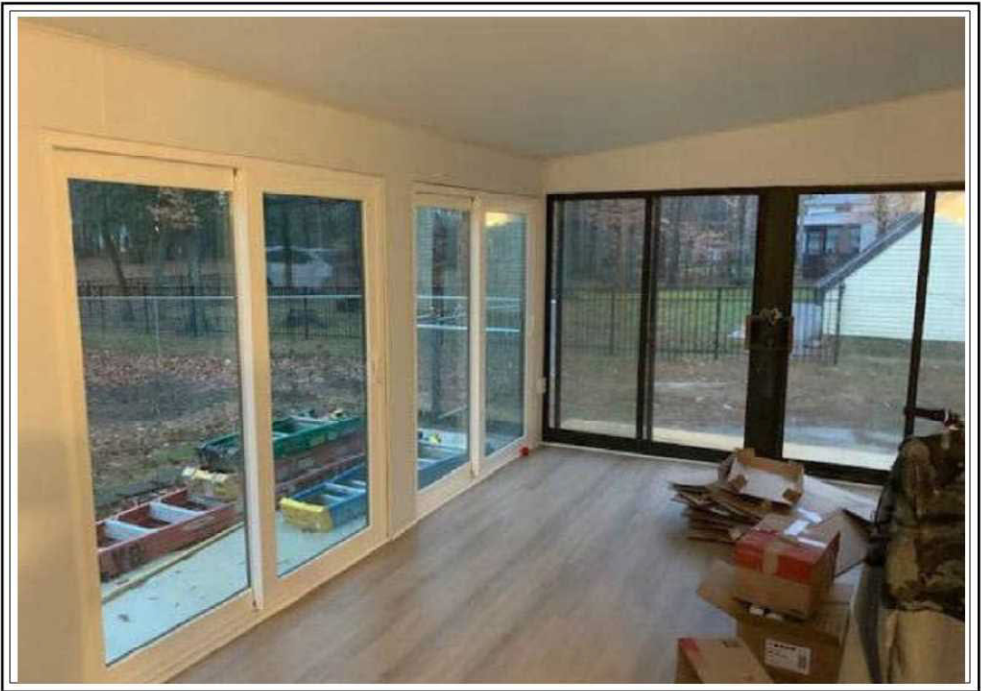


Side

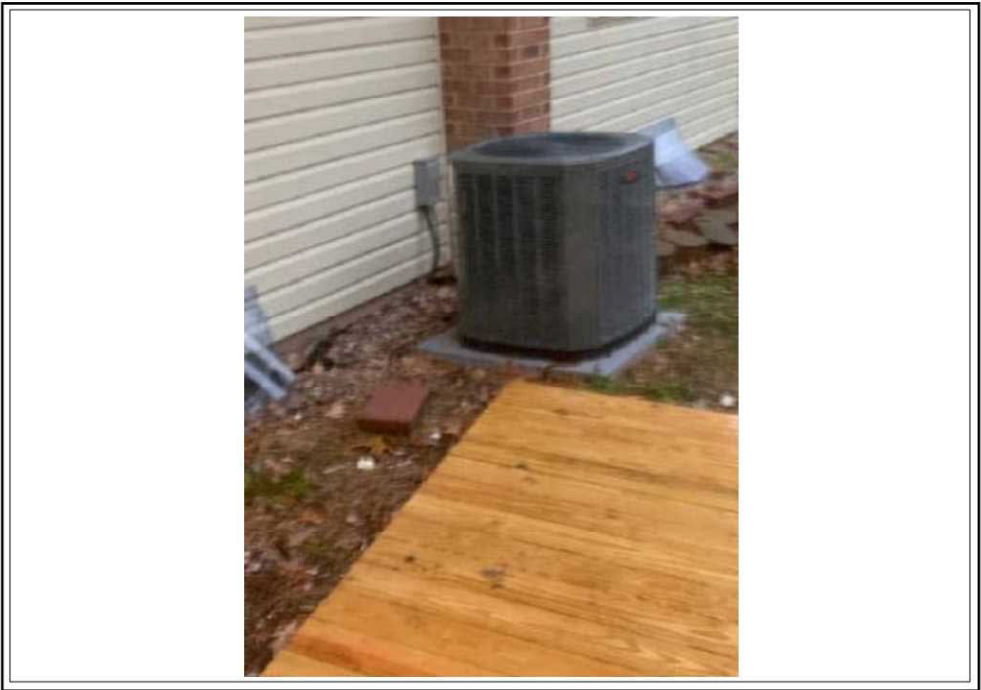
Borrower: Maria Boris		File No.:	
Property Address: 196 Merion Rd		Case No.:	
City: Dover	State: DE		Zip: 19904
Lender:			



Deck



Enclosed Porch



C/Air



Dining room



Alternate view of kitchen



Family

Borrower: Maria Boris		File No.:	
Property Address: 196 Merion Rd		Case No.:	
City: Dover	State: DE		Zip: 19904
Lender:			



Master bedroom



Smoke detector



Smoke detector



Electrical panel



Garage



Heater

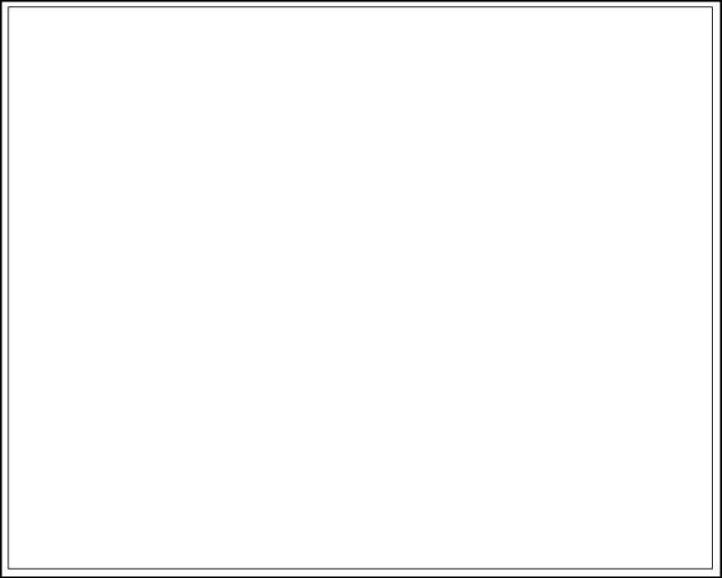
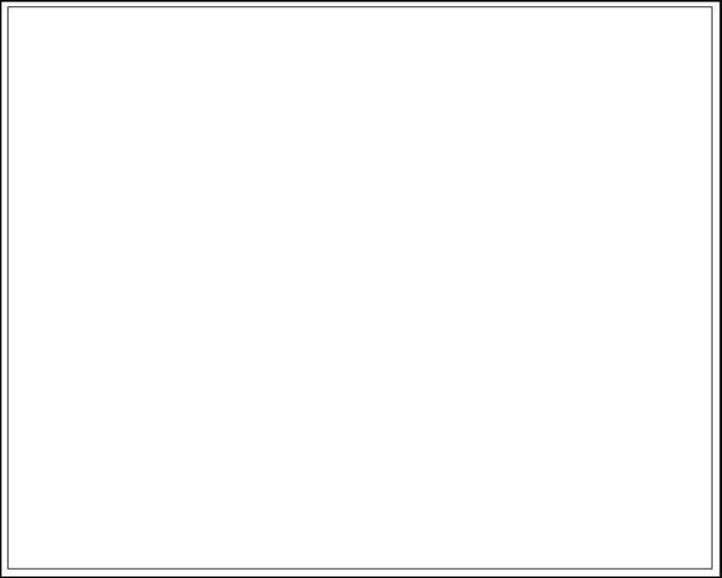
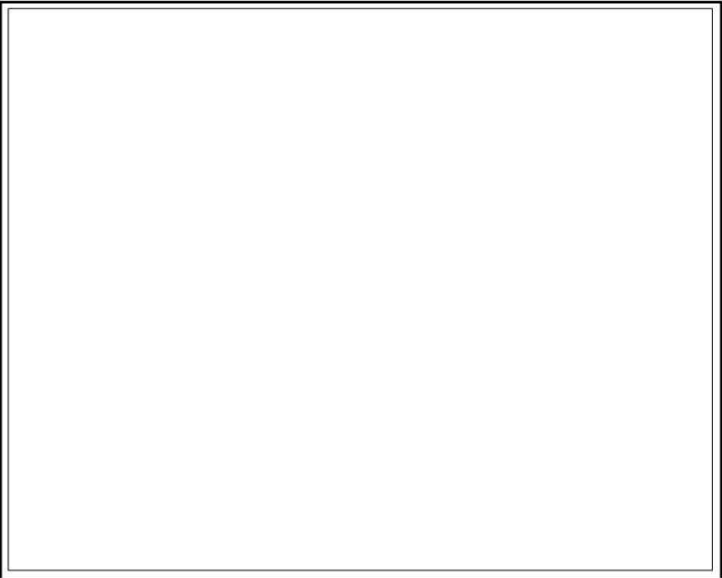
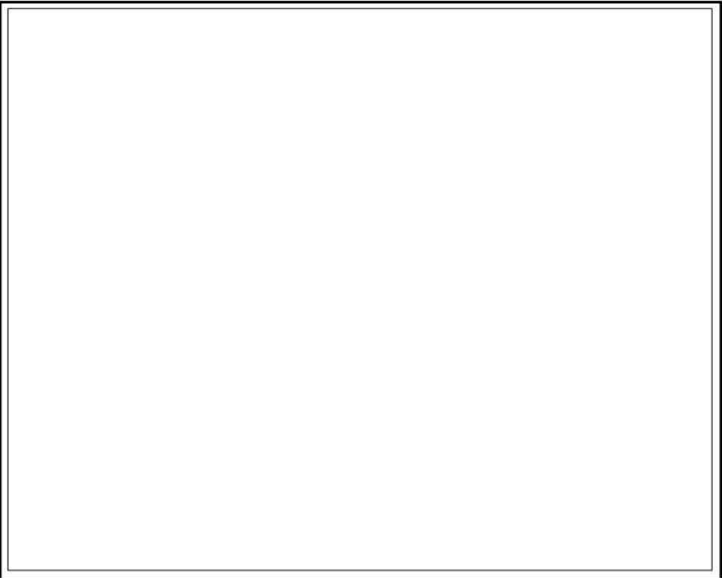
Borrower: Maria Boris		File No.:	
Property Address: 196 Merion Rd		Case No.:	
City: Dover	State: DE		Zip: 19904
Lender:			



HW heater



Oil Tank



FLOORPLAN SKETCH

Borrower: Maria Boris

File No.:

Property Address: 196 Merion Rd

Case No.:

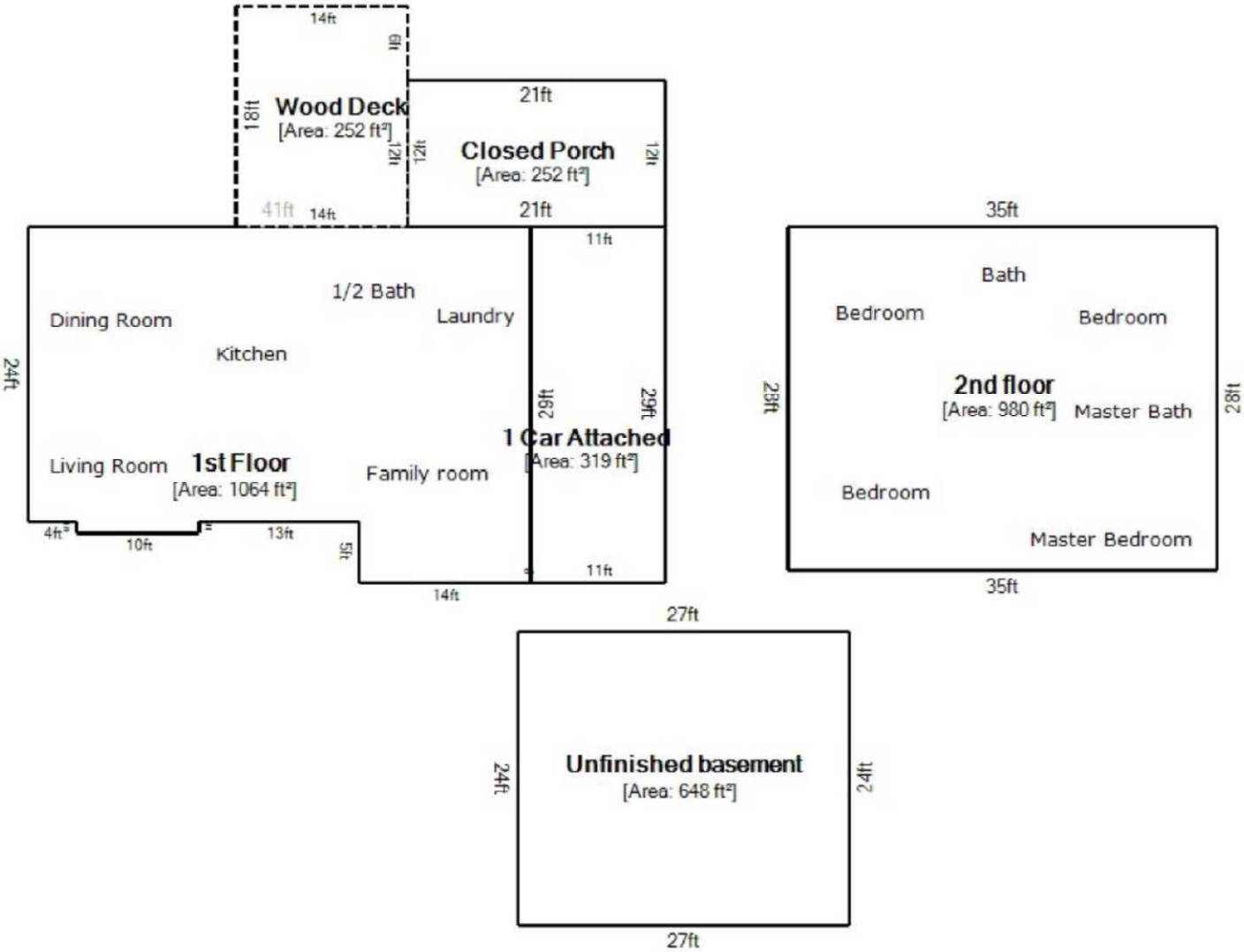
City: Dover

State: DE

Zip: 19904

Lender:

Sketch



12 ft

Living Area		Area Calculation			
1st Floor	1064 ft²	1st Floor			x 1.00 = 1064 ft²
2nd floor	980 ft²		5ft x 14ft x 1.00 =	70 ft²	
Nonliving Area			1ft x 10ft x 1.00 =	10 ft²	
1 Car Attached	319 ft²		41ft x 24ft x 1.00 =	984 ft²	
Closed Porch	252 ft²	2nd floor			x 1.00 = 980 ft²
Wood Deck	252 ft²		28ft x 35ft x 1.00 =	980 ft²	
Unfinished basement	648 ft²				
Total Living Area (rounded):	2044 ft²				

LOCATION MAP

Borrower: Maria Boris

File No.: [REDACTED]

Property Address: 196 Merion Rd

Case No.: [REDACTED]

City: Dover

State: DE

Zip: 19904

Lender: [REDACTED]



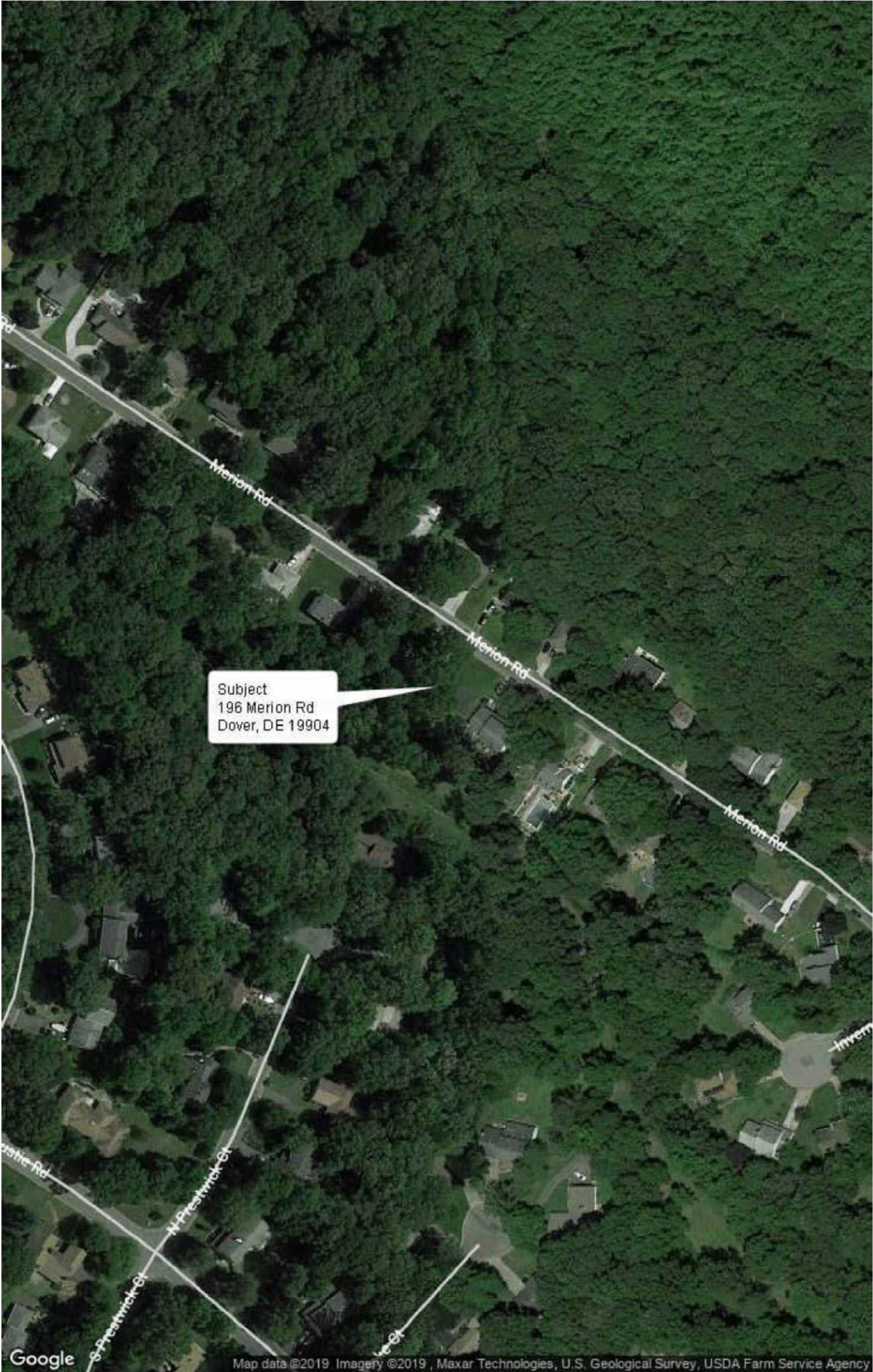
Appraiser License

Borrower: Maria Boris		File No.:	
Property Address: 196 Merion Rd		Case No.:	
City: Dover	State: DE	Zip: 19904	
Lender:			

LICENSE NO.	X2-0000116	STATE OF DELAWARE	NOT TRANSFERABLE
		DIVISION OF PROFESSIONAL REGULATION	
		861 Silver Lake Blvd.	
		Cannon Building, Suite 203	
		Dover, DE 19904-2467	
PROFESSION:	Certified Residential Real Property Appraiser	EXPIRATION DATE:	10/31/2021
ISSUED TO:	John E. McMahan		
MAILING ADDRESS			
John E. McMahan			
1 Penn State Drive			
Newark DE 19713			
		PROFESSIONAL LICENSE	
			659333
THIS CERTIFIES THAT THE PERSON NAMED IS HEREBY LICENSED TO CONDUCT OR ENGAGE IN THE PROFESSION INDICATED ABOVE. THIS DOCUMENT IS DULY ISSUED UNDER THE LAWS OF THE STATE OF DELAWARE.		LICENSEE SIGNATURE	

AERIAL MAP

Borrower: Maria Boris		File No.:	
Property Address: 196 Merion Rd		Case No.:	
City: Dover	State: DE	Zip: 19904	
Lender:			



Google

Exhibit B: V-25-02

Certain contents of this document have been redacted due to their sensitive nature and exclusion from being considered "Public Record" per Delaware State Code, Title 29, Chapter 100, Section (o).



196 Merion Road
Dover, DE 19904

0.28 acres = 12,196.8 sq ft

Resource: Google Maps

Exhibit C: V-25-02

Certain contents of this document have been redacted due to their sensitive nature and exclusion from being considered "Public Record" per Delaware State Code, Title 29, Chapter 100, Section (o).

Delaware State News

The State Capital Daily

'LIKE A BIG BOMB WENT OFF'



Taylor wins 2nd District seat on Dover City Council

By Mike Finney
Delaware State News

DOVER — Ralph L. Taylor found the fruits of his labor to be quite sweet after he recorded a resounding victory in capturing a 2nd District seat on the Dover City Council in Tuesday's Municipal Election — which turned out to be a one-district show.

Mr. Taylor garnered 148 of the total 249 votes cast (59 percent), beating out runner-up Albert W. "Bill" Holmes Jr. (81 votes) by a 67-vote margin in a four-candidate scramble for the council seat left vacant when then-Councilman Brian Lewis was elected as Kent County Sheriff last November.

Anthony Egipciao Jr. captured 16 votes



Storm leaves Dover house condemned

By Mike Finney
Delaware State News

DOVER — It was a frightening moment in time that could've led to a much more devastating outcome for the Boris family who live at 196 Merion Road in the Fox Hall neighborhood in west Dover.

That moment occurred when a severe thunderstorm accompanied by nearly 60 mph winds ripped through Dover at around 3 a.m. on Monday, causing a huge tree in the Boris's backyard to splinter and crack, crashing through the roof of their two-story house.

"In the middle of the night while we were sleeping it sounded basi-

cally like a big bomb went off in my house and all I woke up to was my son (Josh Jr.) screaming, 'Dad, help me!'" Josh Boris said.

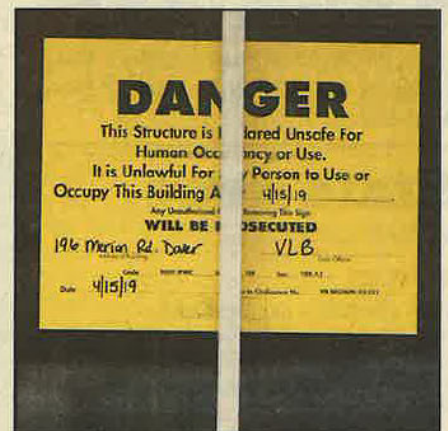
"So, I went to his room to find out his whole wall and ceiling was collapsed in with a tree on it. Then I got everybody out of the house immediately."

Fortunately, the members of the Boris family escaped serious injury.

However, the house they have lived in for about the past five years has been condemned by the city of Dover until repairs can be made.

Mr. Boris said that he, his wife Maria, and 11-year-old son Josh Jr.

See Condemned — Page 10



A notice has been posted on the front door of the Boris home.

Exhibit D: V-25-02

This document has been removed from this packet due to its sensitive nature and exclusion from being considered "Public Record" per Delaware State Code, Title 29, Chapter 100, Section (o).

Exhibit E: V-25-02

Certain contents of this document have been redacted due to their sensitive nature and exclusion from being considered "Public Record" per Delaware State Code, Title 29, Chapter 100, Section (o).



**Poultry Registration
#3708**

**Maria Boris
196 Merion Road
Dover, DE 19904**

Notify DDA of registration changes: 302-698-4561

Exhibit F & G: V-25-02

These documents have been removed from this packet due to their sensitive nature and exclusion from being considered "Public Record" per Delaware State Code, Title 29, Chapter 100, Section (o).

Exhibit H: V-25-02

Certain contents of this document have been redacted due to their sensitive nature and exclusion from being considered "Public Record" per Delaware State Code, Title 29, Chapter 100, Section (o).

From: Jeff Climie [REDACTED]
Sent: Monday, April 21, 2025 12:25 PM
To: Boris Maria <Maria.Boris@capital.k12.de.us>
Subject: [External] Chickens

Hey Marie,

I am writing you to let you know how much I appreciate the eggs you give me from time to time. I'm glad you have them and I just want you to know that they do not bother me at all. Even when I'm birdwatching in the backyard or playing with Max, I don't hear them at all. Thank you for being such great neighbors!

Jeff Climie

 Reply

 Forward

April 21, 2025

To Whom It May Concern:

We are neighbors of the Boris Family (we live next door at 188 Merion Rd.) We are aware that they have 20 hens in a coop and the yard on their property. We thoroughly enjoy having the chickens next door. They provide us tons of enjoyment watching them every day and feeding them on occasion. Our granddaughters have loved learning about chickens. How they grow, how to feed and water them and how to harvest eggs. Its been an educational experience for all of us. Having chickens next door has never been considered a disturbance. They do not bother us and the Boris' have our blessing to keep them. It would be sad for our family if the chickens were no longer next door.

Thank you for you consideration.

Nanette Holmes and Michael Utley

188 Merion Rd

Dover, DE 19904

Boris Chicken Coop Odor Control/Coop Care Regimen

- **Keep the chicken coop dry.** The chicken coop is a repurposed galvanized dog house made of material similar to chain-linked fences. This type of coop allows for proper ventilation and keeps the coop dry. Bacteria and microbes like moisture. In doing this, odor is reduced if not eliminated.
- **Fly reduction & odor elimination.** By trapping the flies, reducing their number, this contributes to odor chicken coop control. Flies carry bacteria and/or microbes that cause foul odor.



- **Regular coop cleaning & Ware Coop-Control.** Granules reduce coop odor by bonding with methane/ammonia. The granules effectively reduce coop odor that also helps with flies. Flies carry bacteria and/or microbes that cause foul odor.



- **Weekly deep-litter method & Coop 'N Compost.** Old bedding is removed and Coop 'N Compost granules are sprinkled on the floor of the coop. The granules in this formula absorb moisture and ammonia which are odor contributors.

