

Resolution 2024-15

**A Resolution Approving a Subdivision for 600 and 610 Tremont Street,
and 601 – 611 Deemer Place**

WHEREAS, Selden Scranton Deemer II, has applied to the Council of New Castle for Subdivision approval for properties known as tax parcel numbers 21-015.00-035 and 21-015.00-036, within the City Limits; and

WHEREAS, the Planning Commission has reviewed the application under the terms of the Subdivision Regulations and Zoning Ordinance and has determined that the application is in conformity with the same and has therefore recommended to City Council that the Subdivision be approved; and

WHEREAS, the Council determines the application meets the requirements necessary for the approval of this Subdivision as shown on the attached "Exhibit A."

NOW, THEREFORE, BE IT RESOLVED that the application of Selden Scranton Deemer II for subdivision approval for 600 and 610 Tremont Street and 601 – 611 Deemer Place, Parcel #'s 21-015.00-035 and 21-015.00-036 within the City Limits, as shown hereby on a plat prepared by the PELSA Company, dated January 17, 2022, last updated March 20, 2024 and attached hereto as "Exhibit A" reflecting such subdivision, is approved and such plat shall be entitled to be recorded in the Office of the New Castle County Recorder of Deeds. The subdivider shall record the subject subdivision within 45 days of the date of this Resolution and inform the Building Official of the exact place of recordation within that office. Failure to record the subdivision within the aforementioned time frame shall render this Resolution null and void.

PASSED this 9th day of April 2024

Suzanne Souder, City Council President

Nermin Zubaca, Councilperson

Joseph F. Day, III, Councilperson

Brian Mattaway, Councilperson

Andrew H. Zeltt, Councilperson

Attest:

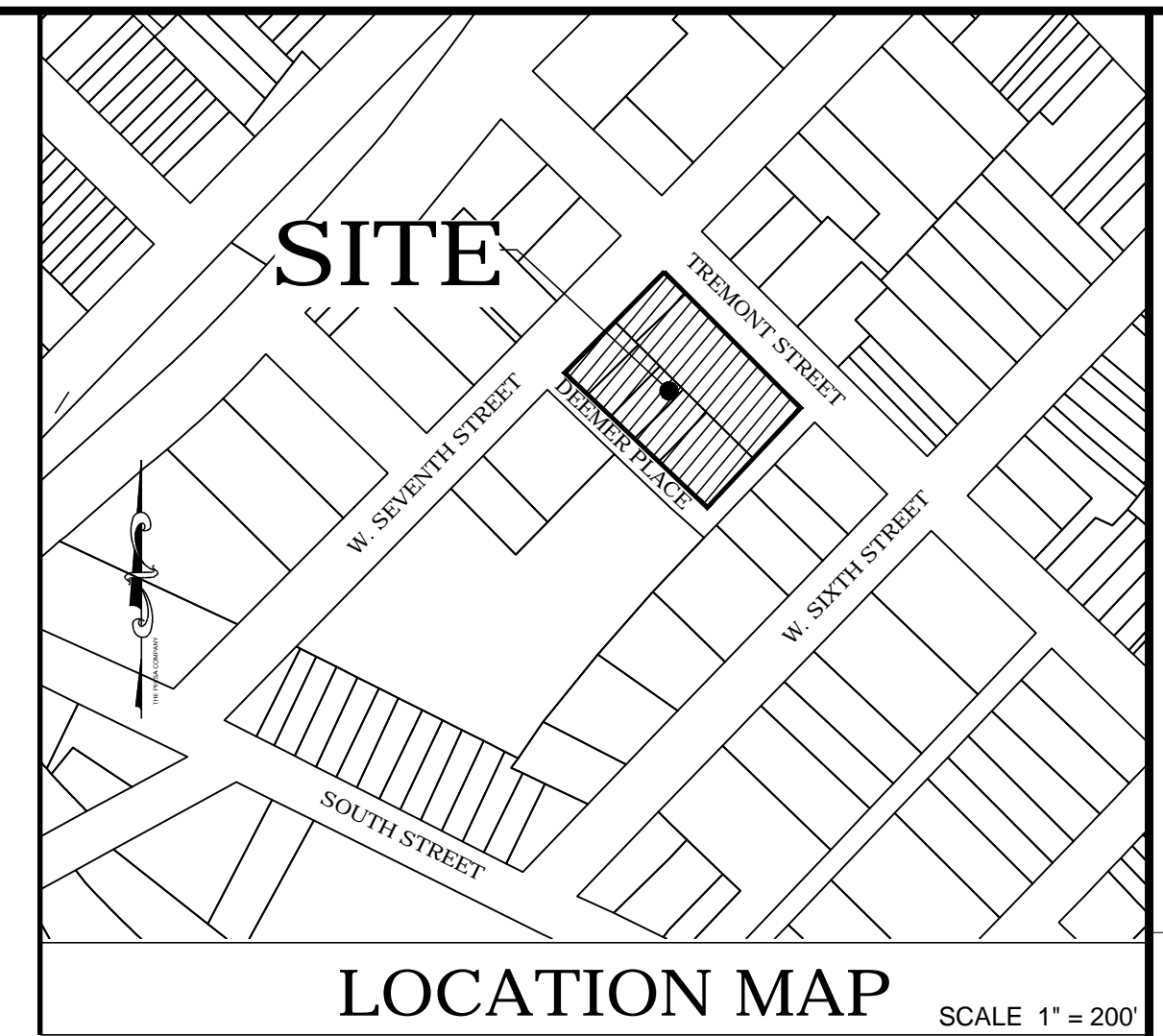
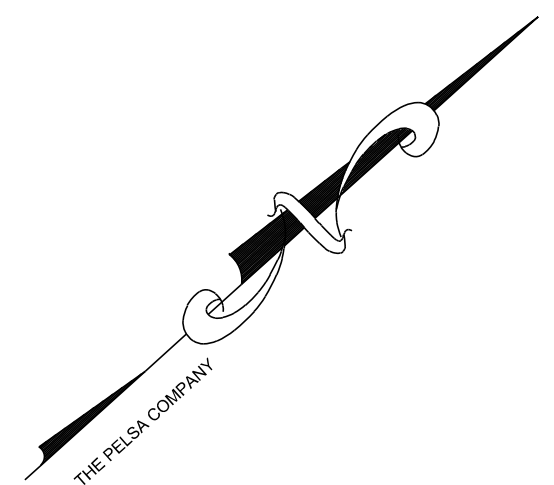
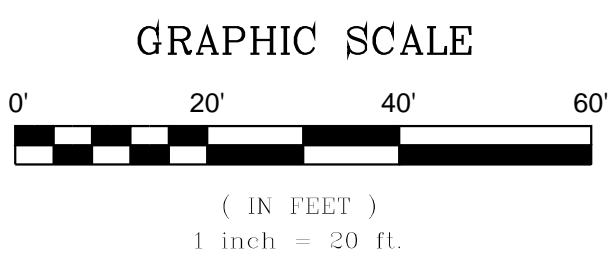
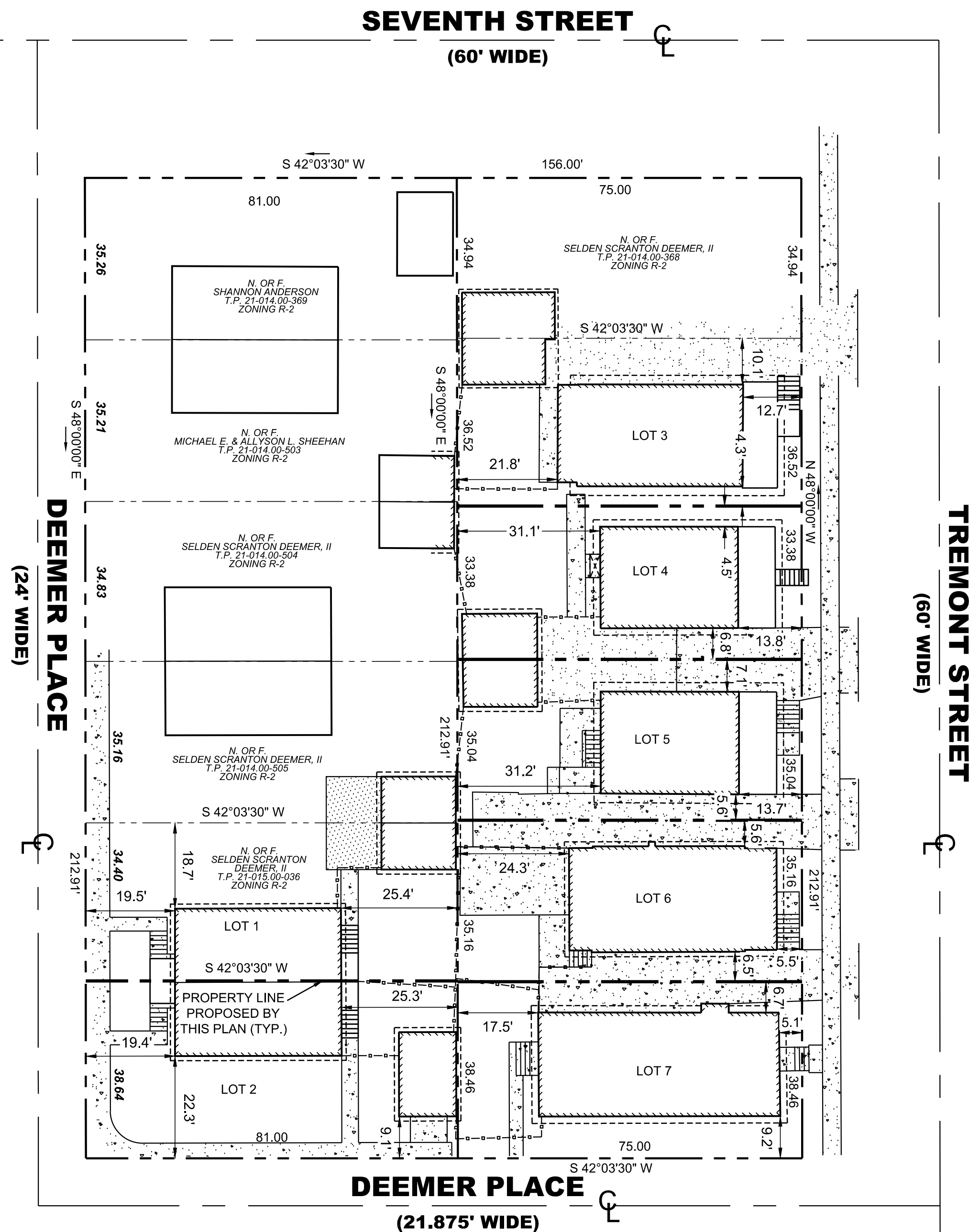
Courtaney Taylor, City Clerk



TO CONTRACTOR: BEFORE YOU DIG ... EVERY DIG ... CALL MISS UTILITY IT'S THE LAW, 1-800-282-8556 OR 811. ALLOW THREE (3) BUSINESS DAYS FROM THE TIME "THE LOCATE" WAS REQUESTED FOR MISS UTILITY TO ARRIVE.

ABBREVIATIONS:
 FOB POINT OF BEGINNING
 CIP CAPED PIPE FOUND
 IPF IRON PIPE FOUND
 RBF REBAR FOUND
 CMF CONCRETE MONUMENT FOUND

PURPOSE OF PLAN: THE PURPOSE OF THIS PLAN IS TO CREATE LOTS AROUND EXISTING DWELLINGS. PROPOSED LOTS 1 AND 2 ARE BEING CREATED AROUND 2 EXISTING SEMI-DETACHED DWELLINGS AND LOTS 3-7 ARE BEING CREATED AROUND EXISTING SINGLE-FAMILY DETACHED DWELLINGS.



GENERAL NOTES:

OWNER: SELDEN SCRANTON DEEMER, II
 504 NOLLE LANE
 DAHLONEGA, GA 30533

PROPERTY ADDRESS: 600 TREMONT STREET
 NEW CASTLE, DELAWARE 19720
 601 DEEMER PLACE
 NEW CASTLE, DELAWARE 19720

TAX PARCEL: 21-015.00-035 (LANDS N/F DEEMER)
 21-015.00-036 (LANDS N/F DEEMER)

TOTAL LOT AREA: 0.31 ACRES± (21-015.00-035)
 0.13 ACRES± (21-015.00-036)

SOURCE OF TITLE: DR B57-141 (21-015.00-035)
 WR 179595 (DR B57-141) (21-015.00-036)

ZONING: R-2 ONE-FAMILY DETACHED *
 MINIMUM LOT AREA: 6000 S.F.
 MINIMUM LOT WIDTH: 50 FT.
 MINIMUM LOT DEPTH: 100 FT.

BUILDING RESTRICTION SETBACKS: STREET YARD: 20 FT.
 SIDE YARD: 5 FT. WITH 15' AGGREGATE
 REAR YARD: 25 FT.

ZONING: R-2 ONE-FAMILY SEMI-DETACHED (LOTS 1 AND 2) *
 MINIMUM LOT AREA: 3000 S.F.
 MINIMUM LOT WIDTH: 25 FT.
 MINIMUM LOT DEPTH: 100 FT.

BUILDING RESTRICTION SETBACKS: STREET YARD: 20 FT.
 SIDE YARD: 7.5 FT.
 REAR YARD: 25 FT.

* ZONING REQUIREMENTS TYPICALLY REQUIRED. SEE VARIANCES LISTED BELOW GRANTED BY THE BOARD OF ADJUSTMENT.

WATER: PUBLIC - CITY MUNICIPAL SERVICES COMMISSION
 SEWER: PUBLIC - NEW CASTLE COUNTY

EACH DWELLING HAS ITS OWN INDIVIDUAL WATER AND SEWER CONNECTION

EXISTING LAND USE: RESIDENTIAL
 PROPOSED LAND USE: RESIDENTIAL

ACREAGE: EXISTING: LANDS OF DEEMER	EXISTING PARCEL 21-015.00-035	0.307± ACRES
LANDS OF DEEMER	EXISTING PARCEL 21-015.00-036	0.136± ACRES

PROPOSED: LOT 3	2739.0 SF (0.063± AC)
LOT 4	2503.5 SF (0.057± AC)
LOT 5	2628.9 SF (0.060± AC)
LOT 6	2637.0 SF (0.061± AC)
LOT 7	2884.5 SF (0.066± AC)
LOT 1	2786.4 SF (0.064± AC)
LOT 2	3129.8 SF (0.072± AC)

PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 NO IMPROVEMENTS ARE PROPOSED BY THIS PLAN.

THE FOLLOWING VARIANCES WERE GRANTED BY THE BOARD OF ADJUSTMENT IN A DECISION DATED 12/20/2023, CASE NO. 2023-04 FOR THIS PROJECT:

- VARIANCE FROM 230 ATTACHMENT 1, SCHEDULE OF DISTRICT REGULATIONS, TO MAINTAIN A LOT AREA OF LESS THAN 3,000 SF FOR LOT 1.
- VARIANCE FROM 230 ATTACHMENT 1, SCHEDULE OF DISTRICT REGULATIONS, TO MAINTAIN A LOT AREA OF LESS THAN 6,000 SF FOR LOTS 3-7.
- VARIANCE FROM 230 ATTACHMENT 1, SCHEDULE OF DISTRICT REGULATIONS, TO MAINTAIN A LOT WIDTH OF LESS THAN 50 FT FOR LOTS 3-7.
- VARIANCE FROM 230 ATTACHMENT 1, SCHEDULE OF DISTRICT REGULATIONS, TO MAINTAIN A LOT DEPTH OF LESS THAN 100 FT FOR LOT 1-7.
- VARIANCE FROM 230 ATTACHMENT 1, SCHEDULE OF DISTRICT REGULATIONS, TO MAINTAIN A SQUARE FEET/FAMILY OF LESS THAN 3,000 SF FOR LOT 1.
- VARIANCE FROM 230 ATTACHMENT 1, SCHEDULE OF DISTRICT REGULATIONS, TO MAINTAIN A SQUARE FEET/FAMILY OF LESS THAN 6,000 SF FOR LOT 3-7.
- VARIANCE FROM 230 ATTACHMENT 1, SCHEDULE OF DISTRICT REGULATIONS, TO MAINTAIN A PERCENT BUILDING BULK OF LESS THAN 35% FOR LOTS 3, 6 & 7.
- VARIANCE FROM 230 ATTACHMENT 1, SCHEDULE OF DISTRICT REGULATIONS, TO MAINTAIN A FRONT YARD OF LESS THAN 20 FT FOR LOTS 1-7.
- VARIANCE FROM 230 ATTACHMENT 1, SCHEDULE OF DISTRICT REGULATIONS, TO MAINTAIN A SIDE YARD (ON ONE SIDE) OF LESS THAN 5 FT FOR LOT 7.
- VARIANCE FROM 230 ATTACHMENT 1, SCHEDULE OF DISTRICT REGULATIONS, TO MAINTAIN A SIDE YARD (ON BOTH SIDES) OF LESS THAN 15 FT FOR LOTS 3-6.
- VARIANCE FROM 230 ATTACHMENT 1, SCHEDULE OF DISTRICT REGULATIONS, TO MAINTAIN A REAR YARD OF LESS THAN 25 FT FOR LOTS 3, 6 & 7.

RECORDATION

APPROVED FOR RECORDATION
 BY CITY OF NEW CASTLE RESOLUTION NUMBER _____

DATE: _____ ATTEST: _____

RETURN TO: CITY OF NEW CASTLE
 CITY ADMINISTRATION BUILDING
 220 DELAWARE STREET
 NEW CASTLE, DE 19720

RECORDED _____ IN THE OFFICE OF THE RECORDER OF DEEDS, IN AND FOR NEW CASTLE COUNTY, IN INSTRUMENT NUMBER _____

CERTIFICATION OF PLAN APPROVAL

APPROVED _____ DATE _____ BY _____
 PLANNING COMMISSION CHAIR
 PLANNING COMMISSION
 CITY OF NEW CASTLE

APPROVED _____ DATE _____ BY _____
 CITY BUILDING OFFICIAL
 CITY OF NEW CASTLE

OWNER CERTIFICATION

I, SELDEN SCRANTON DEEMER, II, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION.

DATE _____ SELDEN SCRANTON DEEMER, II

CERTIFICATION

I, MICHAEL PARASKEWICH JR., CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER, IN THE STATE OF DELAWARE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, I CERTIFY THAT THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE ACCEPTED SURVEYING STANDARDS AND PRACTICES.

DATE _____ MICHAEL PARASKEWICH JR., PH.D., PE (DE. NO. 17056)

NO.	DATE	DESCRIPTION	BY
1	3/20/2024	REV. PER COMMENTS DATED 3/19/2024	CAC

OWNER ADDRESS:
 SELDEN SCRANTON DEEMER, II
 504 NOLLE LANE
 DAHLONEGA, GA 30533

THE PELSACOMPANY
 ENGINEERING, SURVEYING, ENVIRONMENTAL SCIENCES
 610 PEOPLES PLAZA, NEWARK, DE 19702
 PHONE: (302)834-3771 FAX: (302)834-2282
 EMAIL: PELSACOFFICE@THEPELSCOMPANY.COM

SUBDIVISION PLAN

PREPARED FOR:

SELDEN SCRANTON DEEMER II
 600 & 610 TREMONT STREET & 601-611 DEEMER PLACE
 NEW CASTLE, DELAWARE 19720
 CITY OF NEW CASTLE, NEW CASTLE COUNTY, DELAWARE

SURVEY BY: PELSACOMPANY
 DRAWN BY: CAC
 CHECKED BY: MRP
 SCALE: 1"=20'
 DATE: 1/17/2022
 SHEET NO. 1 OF 1
 DRAWING NO. P-4468