

**Resolution 2024-16**

**A Resolution Approving a Lot Line Adjustment Plan  
Prepared for David Scott and Rebecca Bechtel, 19 and 23 The Strand**

**WHEREAS**, David Scott and Rebecca Bechtel have applied to the Council of New Castle for a Lot Line Adjustment Plan approval for properties known as tax parcel numbers 21-015.00-186 and 21-015.00-187, within the City Limits; and

**WHEREAS**, the Building Official 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 Lot Line Adjustment Plan be approved as a Resubdivision as defined by the Subdivision Regulations; and

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

**NOW, THEREFORE, BE IT RESOLVED** that the application of David Scott and Rebecca Bechtel for approval of a Lot Line Adjustment Plan, 19 and 23 The Strand, parcels 21-015.00-186 and 21-015.00-187 within the City Limits, as shown hereby on a plat prepared by the PELSA Company, dated January February 29, 2024 and attached hereto as "Exhibit A" reflecting such lot line adjustment, 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 plan 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 subject plan within the aforementioned time frame shall render this Resolution null and void.

**PASSED** this 9th day of April 2024

\_\_\_\_\_  
Suzanne Souder, City Council President

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Nermin Zubaca, Councilperson

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Joseph F. Day, III, Councilperson

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Brian Mattaway, Councilperson

\_\_\_\_\_  
Andrew H. Zeltt, Councilperson

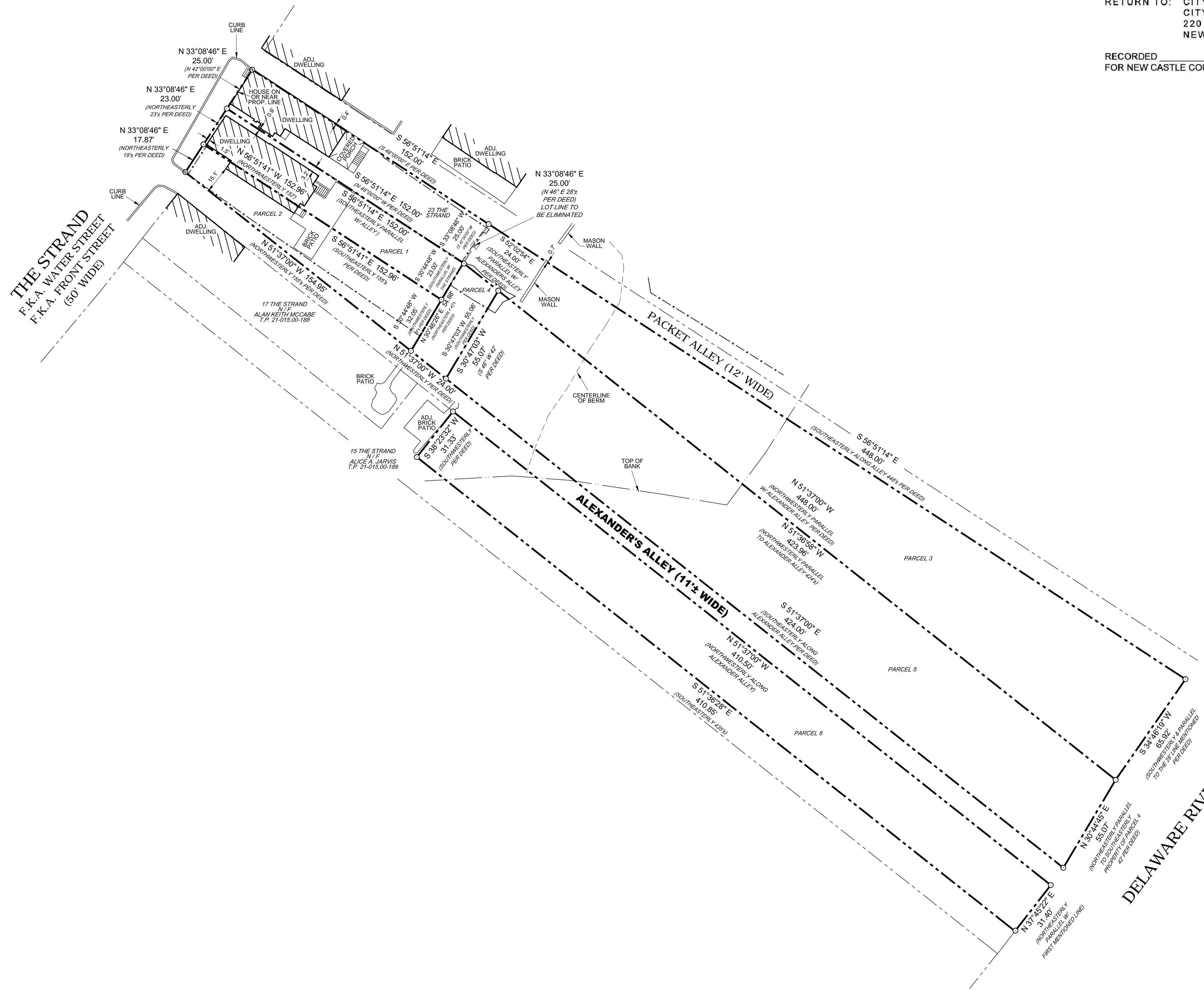
Attest:

\_\_\_\_\_  
Courtaney Taylor, City Clerk



**PURPOSE OF PLAN:**  
THE PURPOSE OF THIS PLAN IS TO ELIMINATE THE REAR LOT LINE BETWEEN 23 THE STRAND & PARCEL 3.

**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 \_\_\_\_\_



- NOTES:**
1. OWNER: DAVID SCOTT & REBECCA BECHTEL  
23 THE STRAND  
NEW CASTLE, DELAWARE 19720
  2. PROPERTY ADDRESS: 23 THE STRAND  
NEW CASTLE, DELAWARE 19720
  3. TAX PARCEL NUMBER: 21-015.00-186 & 21-015.00-187
  4. SUBDIVISION: PHILLIP D. & LYDIA C. LAIRD SUBDIVISION - UNRECORDED
  5. SOURCE OF TITLE: DR 20180625-0030314 & DR 20231204-0080427
  6. ZONING: CITY OF NEW CASTLE  
ZONED: 21HR - HISTORIC RESIDENTIAL  
MINIMUM LOT AREA: SUBJECT TO DETERMINATION BY HISTORIC AREA COMMISSION  
FRONTAGE: SUBJECT TO DETERMINATION BY HISTORIC AREA COMMISSION  
MAXIMUM BUILDING HEIGHT: 2 1/2 STORIES, 35 FEET

7. DEBRIS DISPOSAL: NO DEBRIS WILL BE BURIED ON THIS SITE.
8. THIS PLAN SUPERSEDES, IN PART, AN UNRECORDED PLAN SHOWING PROPERTY OF PHILLIP D. & LYDIA C. LAIRD, DATED MAY 4, 1938.

**CERTIFICATE OF ACCURACY**

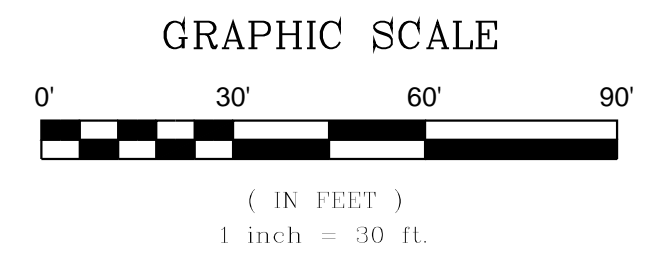
I, MICHAEL R. PARASKEWICH, JR., HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE, TO THE BEST OF MY KNOWLEDGE AND BELIEF, I CERTIFY THAT THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES. THE PROPOSED CONSTRUCTION, AS SHOWN ON THE PLAN COMPLIES WITH ALL APPLICABLE LAW AND REGULATIONS.

MICHAEL R. PARASKEWICH, JR., PH.D. PE DE PE NO. 17056 DATE \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP**

WE, DAVID SCOTT AND REBECCA BECHTEL, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAN AND THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT OUR DIRECTION, AND THAT WE AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF NEW CASTLE COUNTY.

DAVID SCOTT BECHTEL \_\_\_\_\_ DATE \_\_\_\_\_  
REBECCA BECHTEL \_\_\_\_\_ DATE \_\_\_\_\_



**CERTIFICATE OF PLAN APPROVAL**

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_ BY \_\_\_\_\_ CITY MANAGER  
FOR THE CITY OF NEW CASTLE

BY	
DATE	
NO.	
OWNER ADDRESS:	DAVID SCOTT & REBECCA BECHTEL 23 THE STRAND NEW CASTLE, DE 19720
<p><b>THE PELSACOMPANY</b></p> <p>ENGINEERING, SURVEYING, ENVIRONMENTAL SCIENCES 610 PEOPLES PLAZA, NEWARK, DE 19702 PHONE: (302)834-3771 FAX: (302)834-2282 EMAIL: PELSA@OFFICE@THEPELSACOMPANY.COM</p>	
<p><b>LOT LINE ADJUSTMENT PLAN</b></p> <p>PREPARED FOR DAVID SCOTT &amp; REBECCA BECHTEL 19 &amp; 23 THE STRAND CITY OF NEW CASTLE NEW CASTLE COUNTY - STATE OF DELAWARE</p>	
<p>SURVEY BY: PELSACOMPANY DRAWN BY: RHE CHECKED BY: MRP SCALE: 1"=30' DATE: 02/29/2024 SHEET NO. 1 OF 1 DRAWING NO. P-5171</p>	