**CITY OF NEW CASTLE**

**BOARD OF ADJUSTMENT**

**NOTICE OF PUBLIC HEARINGS**

**Tuesday, September 23, 2025**

**6:30 p.m.**

**BOA 2025-05 An application has been filed by N&C, LLC (Crystal Arcidiacono & Nichol Arcidiacono Blevins) for a property located in the R-3 Zoning District at** **1004 Gray Street, New Castle, DE 19720, Tax Parcel No.** **21-014.00-190, to request variances from the City of New Castle Zoning Code to facilitate the residential redevelopment to the property.**

The Applicant proposes to subdivide the 0.2479-acre lot to construct three (3) duplex family semi-detached homes, resulting in a total of six (6) dwelling units

Specifically, the Applicant requests the following variances:

##### Lots 1 and 6:

* + Variance from the minimum lot size of 3,000 SF to 1,720 SF.
	+ Variance from the minimum lot width of 25’ to 21.5’.
	+ Variance from the minimum lot depth of 100’ to 80’.
	+ Variance from the minimum street yard setback for a corner lot of 20’ to 3.5’.
	+ Variance from the minimum rear yard setback of 25’ to 17’ to construct a deck.
	+ Variance from the maximum permitted height of 2.5 stories (while maintaining compliance with the 35’ maximum height).

##### Lots 2, 3, 4, and 5:

* + Variance from the minimum lot size of 3,000 SF to 1,840 SF.
	+ Variance from the minimum lot width of 25’ to 23’.
	+ Variance from the minimum lot depth of 100’ to 80’.
	+ Variance from the minimum side yard setback of 7.5’ to 5’.
	+ Variance from the minimum rear yard setback of 25’ to 17’ to construct a deck.
	+ Variance from the maximum permitted height of 2.5 stories (while maintaining compliance with the 35’ maximum height).

**For the purpose of considering this application, the Board of Adjustment will hold a Public Hearing on Tuesday, September 23, 2025 at 6:30 p.m. at the Community Room of the New Castle Police Department, located at 1 Municipal Blvd., New Castle, DE 19720.**

**Valarie Leary, Mayor**

**Chairman - Board of Adjustment**

# **City Of New Castle**

**Posted – 8/27/2025**

**BOA 2025-05– 1004 Gray Street, New Castle, DE 19720, Tax Parcel No. 21-014.00-190**

**Comments may be submitted via email or mail up to 3:00 p.m. on Tuesday, September 23, 2025 at** **info@newcastlecity.delaware.gov** **or mailed to: City of New Castle, 220 Delaware St, New Castle, DE 19720.**