



City of New Castle  
220 Delaware Street  
New Castle, Delaware 19720



CITY OF NEW CASTLE  
'25 OCT 31 AM 8:49

APPLICANT: John Steele  
1216 Bayview Road  
Middletown, DE 19709

TELEPHONE: 302-376-7200

OWNER: N&C LLC  
846 Bayview Road  
Middletown, DE 19709

TAX PARCEL #: 21-014.00-190

APPLICANT IS:  
☐ REAL OWNER  
☐ AGENT OF OWNER  
☒ DEVELOPER  
☐ EQUITABLE OWNER

EXISTING ZONING IS: R-3

PROPOSED ZONING IS: R-3

NAME OF SUBDIVISION (IF APPROPRIATE):  
1004 Gray Street

TYPE OF SUBDIVISION:  
☐ MAJOR ☒ MINOR

SUBDIVISION ACREAGE

Lots 0.25 +/-  
Streets  
Parkland  
Other  
Total Gross

LAND DEVELOPMENT ACREAGE

Building Cover 0.09 +/-  
Streets  
Parking/Loading

UTILITY EASEMENT OR RT OF WAY

Linear Ft/Miles \_\_\_\_\_ Width  
Type of Utility \_\_\_\_\_

Acres of Adjoining Land in Same Ownership (if any)

Purpose of Plan: To subdivide the property into 6 parcels for development of 6 semi-detached dwelling units

[Signature]  
Signature of Owner or Applicant

4/4/25  
Date

For City Use Only:

Pre-application checklist:

- ☐ Location Map ☐ Additional description (if needed)  
☐ Sent to Planning Commission  
☐ Reply to Applicant

Conditional Approval Checklist:

- ☐ Preliminary Plat ☐ Construction plans  
☐ Received by Building Official  
☐ Scheduled date for Planning Commission  
☐ Conditional approval by Planning

Final Approval Checklist:

- ☐ Final Plat  
☐ Extension issued by Building Official Performance Bond:  
Company: \_\_\_\_\_  
Amount: \_\_\_\_\_

Historic Area Commission Approval

☐ Approved Date \_\_\_\_\_  
☐ Not Approved

Major Subdivision:

\_\_\_\_\_  
Passed by City Council  
Ordinance Number

Minor Subdivision:

\_\_\_\_\_  
Approved by City Council  
Resolution Number  
Final Plats filed with County

Fees: Filing Review Appeal

Amount \_\_\_\_\_  
Date Paid \_\_\_\_\_  
Check Number \_\_\_\_\_



## WOODIN + ASSOCIATES

Civil + Geotechnical Engineers  
Land Planners + Land Surveyors

CITY OF NEW CASTLE  
25 OCT 31 AM 01:10

October 30, 2025

Jeffrey A. Bergstrom  
Building Official & Fire Marshal  
City of New Castle  
220 Delaware Street  
New Castle, DE 19720

RE: City Planning Commission Meeting  
Preliminary Subdivision Plat  
Zoned: R-3; 0.25 acres  
1004 Gray Street  
Tax Parcel #: 21-014.00-190

Denis Hulme  
Woodin + Assoc.

302-420-6136

Dear Mr. Bergstrom:

As the Engineering Consultant for the owners of the above referenced property, we hereby request that the project be placed on the agenda for November 24, 2025, meeting for conditional approval of the **Preliminary Subdivision Plat**. Attached are 12 paper copies of the Preliminary Subdivision Plat. Electronic copies have been forwarded via email.

The property contains a gross acreage of 0.25 +/- acres of land and is located at the corner of Tenth Street, Gray Street, and School Street. The project proposes to combine the lots identified as No. 1 and No. 2 into one parcel and subdivide into 6 lots for construction of 6 semi-detached dwelling units.

Furthermore, this project was presented to Board of Adjustment on September 23, 2025, for review and approval of the variances listed on the plan. Subsequently, we submitted a conceptual subdivision plan and reviewed the project with Chris Rogers via Teams meeting on October 21, 2025.

Should you have any questions please do not hesitate to contact me at 302-494-0082.

Very truly yours,  
*Woodin + Associates, L.L.C.*

*Jayme Baer*

Jayme Baer, P.E.  
Vice-President