



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



CITY OF NEW CASTLE
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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

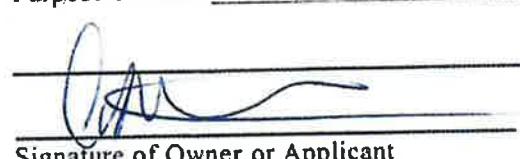
LAND DEVELOPMENT ACREAGE
Building Cover 0.09 +/-
Streets
Parking/Loading

UTILITY EASEMENT OR RT OF WAY
Linear Ft/Miles _____ Width _____
Type of Utility _____

Acreage of Adjoining Land in Same Ownership (if any)

6 semi-detached dwelling units

Purpose of Plan: To subdivide the property into 6 parcels for development of _____


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

Historic Area Commission Approval

- Approved Date _____
- Not Approved

Conditional Approval Checklist:

- Preliminary Plat Construction plans

Received by Building Official

Scheduled date for Planning Commission

Conditional approval by Planning

Major Subdivision:

- _____
Passed by City Council

Ordinance Number

Final Approval Checklist:

- Final Plat Extension issued by Building Official Performance Bond:

Company: _____
Amount: _____

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

25 OCT 31 2025
CITY OF NEW CASTLE, DE

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

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.

Jayne Baer

Jayne Baer, P.E.
Vice-President

Denis Hulme
Woodin + Assoc.

302-420-6136