



Department of Land Use

October 25, 2007

F. Thomas Prusak  
Landmark Engineering  
One Corporate Commons, Suite 301  
New Castle, DE. 19720

Re: La Grange – Application Number 2005-1045

Dear Mr. Prusak:

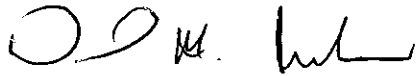
I am writing to you in reference to your correspondence dated October 2, 2007 to Charles L. Baker and your correspondence dated October 3, 2007 to Antoni I. Sekowski regarding options for the above noted application. Please note that neither the Department of Land Use, Charles Baker, or I recommended any specific course of action for the above noted site, however, we did discuss several options that may be available to the developer of this site. It appears, based on your submission to Mr. Sekowski, that you are withdrawing the rezoning request for a commercial center and revising your preliminary plan accordingly to only develop the Suburban (S) zoned land as a housing development. Please note that Mr. Sekowski comments on the compliance of the revised plan will be forthcoming.

Please be further advised that while this change does eliminate the requirements that were set out in the Department's and Planning Board's Rezoning Report necessary for preliminary plan rezoning approval for the purpose of transmitting the plan to the New Castle County Council for action on the rezoning, this change does not relieve the requirements of the Historic Review Board for approval of the plan. Specifically, any comments relayed to you and the applicants regarding actions necessary prior to approval of the plan are still valid.

In addition, please note that in comment number six of your October 2, 2007 correspondence you infer that the owner will develop a "house exterior architectural building approach" that will receive Historic Review Board approval and leave your client out of the building permit review with the Historic Review Board as required in Section 40.31.280 of the NCCC. Again, please be advised that any decision on the review of the permits for homes in a historic zoned area is made by the Historic Review Board and the Department does not make any warrants that this procedure will be approved by the Historic Review Board.

If we can be of any further assistance, please contact me at 87 Reads Way, New Castle, Delaware 19720 or call me at 395-5400. Thank you for your continued cooperation during this process.

Sincerely,

A handwritten signature in black ink, appearing to read "D.M. Culver". The signature is fluid and cursive, with the first name "D.M." and the last name "Culver" clearly distinguishable.

David M. Culver  
Planning Manager

Cc: Pam Scott, Saul Ewing  
Steve Nichols  
Charles L. Baker, General Manager  
George O. Haggerty, Assistant General Manager  
Antoni I. Sekowski, Planner III  
Christine Quinn, Planner II  
File