

AGENDA FOR AUGUST 8, 2024 MEETING
NEW CASTLE BOARD OF ZONING APPEALS

- I. CALL TO ORDER – OPENING REMARKS
- II. MINUTES OF PREVIOUS MEETING
- III. BZA-8-24: RAIN TREE HABITAT FOR HUMANITY, 605 NEW YORK AVENUE, NEW CASTLE; REQUESTING A VARIANCE AT 1620 E AVENUE, NEW CASTLE; TO CONSTRUCT A SINGLE-FAMILY RESIDENCE (APX 1064 SQUARE FEET) WITHOUT MEETING THE MINIMUM LOT SIZE AND LOT WIDTH REQUIREMENTS; IN R2 SINGLE- AND TWO-FAMILY RESIDENTIAL ZONING
POSTPONED FROM PREVIOUS MEETINGS
- IV. BZA-9-24: WALIA MANINDER OF GKG PROPERTIES LLC, 7619 OAK GROVE DRIVE, INDIANAPOLIS; REQUESTING A VARIANCE AT 2008 BROAD STREET, NEW CASTLE; TO CONSTRUCT A SECOND APARTMENT BUILDING AND EXCEED THE LOT COVERAGE, AND FRONT AND REAR SETBACKS; WITH NON-CONFORMING R3 MULTI-FAMILY USE IN R2 SINGLE- AND TWO-FAMILY RESIDENTIAL ZONING*POSTPONED FROM PREVIOUS MEETING*
- V. BZA-10-24: RONALD & PHYLLIS COATIE, 234 SOUTH 23RD STREET, NEW CASTLE; REQUESTING TO ADD A 12' X 24' PREBUILT SHED ON THE EMPTY LOT PREVIOUSLY KNOWN AS 228 SOUTH 23RD STREET, NEW CASTLE (PARCEL 030-45634-00); EXCEEDING THE SIZE OF SHED ALLOWED, ON A LOT WITHOUT A RESIDENCE; IN R2 SINGLE- AND TWO-FAMILY RESIDENTIAL ZONING
- VI. BZA-11-24: ANITA HILLMAN, 2617 SOUTH 19TH STREET, NEW CASTLE; REQUESTING TO ADD ONE PUPPY TO HER EXISTING FOUR PETS, EXCEEDING THE NUMBER ALLOWED UNTIL, BY ATTRITION, THE NUMBER IS REDUCED TO FOUR PETS; IN R1 SINGLE-FAMILY RESIDENTIAL ZONING
- VII. BZA-12-24: LARISSA HICKS & DAMIAN WALCOTT, 1617 A AVENUE, NEW CASTLE; REQUESTING TO KEEP THE 14'X32' PREBUILT SHED THAT HAS BEEN ADDED TO THEIR NEXT LOT DOOR AT PARCEL 030-42307-00; THAT EXCEEDS THE SIZE ALLOWED AND WITHOUT A RESIDENCE ON THE LOT; IN R2 SINGLE- AND TWO-FAMILY RESIDENTIAL ZONING
- VIII. BALLOTING BY VOTING BOARD MEMBERS
- IX. ANNOUNCEMENT OF DECISION