

Meeting Minutes
Board of Zoning Appeals
September 12, 2024

Members present: Dave Barker, VBM
Peggy Manor, VBM
Jennifer Kelsik, VBM
Joel Harvey, Atty
Kenny Melton, Sec
Janet Davis, Clerk

Absent: Don Criswell, Chr
Debbie Brammer, Vice Chr

Also in attendance: James Kidd, Donna Martin

The New Castle Board of Zoning Appeals met on Thursday, September 12, 2024, in the City Council Chambers.

Dave Barker brought the meeting to order at 6:00pm, explaining the procedures of this meeting. He further explained that a quorum was present but two of the five voting members were absent. The applicants were advised they could postpone presenting their request until the next meeting, but both opted to move forward with their requests at this meeting. Mr. Barker then confirmed with those members present that they had reviewed the minutes from the August 8th meeting. Peggy Manor made a motion to accept the minutes, second by Jennifer Kelsik; the motion passed.

Mr. Barker then introduced the first item on the agenda, BZA-13-24, an application submitted by James Kidd, 734 North 20th Street, New Castle; seeking a variance to add 28' x 15' lean-to carport to the existing oversized barn, exceeding the size of accessory structure allowed; in R1 single-family residential zoning.

Mr. Kidd explained that the oversized barn itself is grandfathered, and was most likely built prior to the property being annexed into the city. He was asking to add a 28' x 15' lean-to on the front of the barn. He provided a picture of the barn along with a drawing of the proposed location of the lean-to.

Peggy Manor asked what the barn was currently used for, because it appeared someone might be living in it. Mr. Kidd told her that he stored mostly lawn and garden equipment, and anything else that he might need to store.

Dave Barker then confirmed with Janet Davis that the legal requirements for this application had been met, and then offered the floor to anyone wishing to speak on this request. With no other comments, he then called for voting. After conducting a roll call vote, Janet Davis announced the following outcome:

BZA-13-24: granted 3-0, with two absent voting members
The applicant was advised to contact the Building Commissioner's office to proceed with permitting this project.

Mr. Barker then introduced the only other request on the agenda, BZA-14-24, an application submitted by Charles and Donna Martin, 3124 Locust Street, New Castle; requesting a variance to add a 12' x 24' prebuilt shed, exceeding the size and number of accessory structures allowed; in R1 single-family residential zoning.

Donna Martin informed the board that they would like to add the third shed, because the last shed added to the property was for her "she-shed" and Mr. Martin would now like his own "he-shed".

Dave Barker asked if they would be able to place a prebuilt shed in their rear yard, since their side yard was fairly narrow. Mrs. Martin stated the neighbor had already granted permission to use their property, if necessary, to place the building. When Peggy Manor asked why all the extra space was need, Mrs. Martin explained they were now raising her two granddaughters and their house was simply too small for four people.

Dave Barker then confirmed with Janet Davis that the legal requirements for this request were also met.

When no additional discussion followed, Mr. Barker offered the floor to anyone wishing to speak either in favor of or in opposition to the request. When no one responded, the he then called for voting. After conducting a roll call vote, Janet Davis announced the following outcome:

BZA-14-24: Granted 3-0, with two absent voting members
The Martins were advised to obtain a permit before placing the new shed.

With no additional business, Jennifer Kelsik made a motion to adjourn; second by Peggy Manor.
The meeting adjourned at 6:20pm.

Respectfully submitted,


Kenny Melton, Secretary
New Castle Board of Zoning Appeals