

AGENDA FOR JANUARY 8, 2026 MEETING
NEW CASTLE BOARD OF ZONING APPEALS

- I. CALL TO ORDER – OPENING REMARKS
- II. READING OF REAPPOINTMENT
- III. ELECTION OF OFFICERS
- IV. MINUTES OF PREVIOUS MEETING
- V. BZA-13-25: DESTINATION RENTALS, LLC / SCOTT SEMLER, 5443 NORTH COUNTY ROAD 300 WEST, MIDDLETOWN; REQUESTING A USE VARIANCE TO USE THE EXISTING SINGLE-FAMILY RESIDENCE AND SEPARATE GARAGE APARTMENT AT 1620 P AVENUE, NEW CASTLE, AS A MULTIFAMILY PROPERTY; IN R1 SINGLE-FAMILY RESIDENTIAL ZONING *POSTPONED FROM DECEMBER DUE TO LACK OF QUORUM*
- VI. BZA-1-26: MICHAEL A. PIPER, 1229 SOUTH MAIN STREET, NEW CASTLE; REQUESTING A DEVELOPMENT VARIANCE FOR A 24' X 25' GARAGE, PLACED ON THE BLACKTOPPED SURFACE OF THE UPPER LEVEL OF THE PROPERTY, WHICH IS NOT LOCATED IN THE REAR YARD, AND MAY NOT MEET THE SIDE SETBACK REQUIREMENT; IN R1 SINGLE-FAMILY RESIDENTIAL ZONING
- VII. BZA-2-26: GREG YORK, 545 SOUTH MAIN STREET, NEW CASTLE; REQUESTING A DEVELOPMENTS STANDARDS VARIANCE TO ADD AN ATTACHED 24'X30' GARAGE TO THE WEST SIDE OF THE RESIDENCE, WITHOUT MEETING THE SETBACK REQUIREMENTS ON THE WEST AND SOUTH PROPERTY LINES; IN R3 SINGLE-, TWO-, AND MULTI-FAMILY RESIDENTIAL ZONING
- VIII. BZA-3-26: HENRY COUNTY WOMEN'S RECOVERY CENTER, REPRESENTED BY TIFFANY YOUNGQUIST, 1317 BROAD STREET, NEW CASTLE; REQUESTING A USE VARIANCE AT 423 SOUTH 11TH STREET, NEW CASTLE; TO ALLOW THE OPERATION OF A NON-RESIDENTIAL WOMEN'S RECOVERY CENTER WITHIN THE EXISTING CHURCH BUILDING; FOR DAYTIME, NON-OVERNIGHT RECOVERY SERVICES THAT SUPPORT WOMEN IN ADDICTION RECOVERY; IN R2 SINGLE- AND TWO-FAMILY RESIDENTIAL ZONING.
- IX. BALLOTING BY VOTING BOARD MEMBERS
- X. ANNOUNCEMENT OF DECISION