

Minutes of September 13, 2012
New Castle Board of Zoning Appeals

Members present: Josh Estelle, Chairman
Don Tichenor, Vice Chairman
Dave Barker, Voting Board Member
Christian Miller, Voting Board Member
Debbie Brammer, Voting Board Member
Dave Copenhaver, Attorney
Harold Frame, Secretary

Absent: Anita Abrell, Clerk

The New Castle Board of Zoning Appeals met on Thursday, September 13, 2012 in the City Council Chambers. Chairman Josh Estelle presided over the meeting. The meeting was called to order at 7:00 PM. Mr. Estelle explained the procedures to follow during the meeting.

The minutes for the previous meeting were not available for review. Mr. Estelle stated that they would be reviewed at the next meeting.

The first application on the agenda was BZA-10-12 – a request by Gregg Kizer, 2940 Hillcrest Dr, New Castle, seeking special exceptions for two carports for motor home and vehicles and encroachment of side setbacks requirements. Mr. Kizer made the presentation. He stated that the carports would be set back to the rear of the property and would not be noticeable from the street. He also owns the properties on both sides of his home. No one appeared in favor or opposition to the request.

BZA-11-12 – a request by Cathy Dobbs, 642 Sulphur Springs Rd, New Castle, seeking a special variance to operate a pet grooming and boarding business on the first floor of a house located at 918 Broad St, New Castle. The property is zoned R-2 Residential. Cathy Dobbs made the presentation. She stated she desires to relocate her business from N Ave to 918 Broad St. She stated she does pet grooming and also boards pets. She will fence in an area for the dogs to run. She stated that there is ample parking in the rear. There was some discussion as to the size of sign allowed in residential districts. Frame stated that 2ft x 2ft was maximum size allowed. Dobbs was asked if she had a kennel license and how many animals she would have at any given time.

Following the discussion among the board members, they marked their ballot sheets and Chairman Josh Estelle announced the following decisions:

BZA-10-12-Gregg Kizer was approved by a vote of 5-0.

BZA-11-12-Cathy Dobbs was approved by a vote of 5-0 with following restrictions:

- A. Variance is to her only and will become void when she discontinues this business or sells the real estate.
- B. She will obtain a kennel license.
- C. Sign to meet sign ordinance for residential district.

There was no further business and the meeting was adjourned at 7:40 PM.

Harold Frame, Secretary
New Castle Board of Zoning Appeals