AGENDA FOR OCTOBER 9, 2025 MEETING
NEW CASTLE BOARD OF ZONING APPEALS

I.   CALL TO ORDER – OPENING REMARKS

II.   MINUTES OF PREVIOUS MEETING

III.   BZA-6-25: ED HILL FOR AFFORDABLE HOUSING SOLUTIONS OF HENRY COUNTY, LLC; 8561 SOUTH SPICELAND ROAD, SPICELAND, IN; REQUESTING A DEVELOPMENT STANDARDS VARIANCE ON THE EMPTY LOT AT 1 ELLIOTT COURT, NEW CASTLE; TO ADD A 15'6" WIDE SINGLE-FAMILY RESIDENCE, WHICH IS LESS THAN THE MINIMUM REQUIRED 20' WIDTH; WITH A 17' FRONT SETBACK INSTEAD OF THE REQUIRED 25' MINIMUM; IN R1 SINGLE-FAMILY RESIDENTIAL ZONING *TABLED FROM THE AUGUST; POSTPONED FROM SEPTEMBER*

IV.   BZA-8-25: ED HILL FOR AFFORDABLE HOUSING SOLUTIONS OF HENRY COUNTY, LLC; 8561 SOUTH SPICELAND ROAD, SPICELAND, IN; REQUESTING A DEVELOPMENT STANDARDS VARIANCE ON THE EMPTY LOT AT 1625 F AVENUE, NEW CASTLE; TO ADD A 15'6" WIDE SINGLE-FAMILY RESIDENCE, WHICH IS LESS THAN THE MINIMUM REQUIRED 20' WIDTH; IN R2 SINGLE- AND TWO-FAMILY RESIDENTIAL ZONING *POSTPONED FROM SEPTEMBER*

V.   BZA-9-25: ED HILL FOR AFFORDABLE HOUSING SOLUTIONS OF HENRY COUNTY, LLC; 8561 SOUTH SPICELAND ROAD, SPICELAND, IN; REQUESTING A DEVELOPMENT STANDARDS VARIANCE ON THE EMPTY LOT AT 1227 SOUTH 18TH STREET, NEW CASTLE; TO ADD A 15'6" WIDE SINGLE-FAMILY RESIDENCE, WHICH IS LESS THAN THE MINIMUM REQUIRED 20' WIDTH; IN R2 SINGLE- AND TWO-FAMILY RESIDENTIAL ZONING *POSTPONED FROM SEPTEMBER*

VI.   BZA-10-25: ED HILL FOR AFFORDABLE HOUSING SOLUTIONS OF HENRY COUNTY, LLC; 8561 SOUTH SPICELAND ROAD, SPICELAND, IN; REQUESTING A DEVELOPMENT STANDARDS VARIANCE ON THE EMPTY LOT AT 1609 COLUMBUS STREET, NEW CASTLE; TO ADD A 15'6" WIDE SINGLE-FAMILY RESIDENCE, WHICH IS LESS THAN THE MINIMUM REQUIRED 20' WIDTH; IN R2 SINGLE- AND TWO-FAMILY RESIDENTIAL ZONING *POSTPONED FROM SEPTEMBER*

VII.   BZA-11-25: RICKIE & DORIS BEATTY, 1303 RILEY ROAD, NEW CASTLE; REQUESTING A DEVELOPMENT STANDARDS VARIANCE TO KEEP THE 20' X 20' CARPORT ADDED TO THE DRIVEWAY IN THE FRONT YARD; IN R1 SINGLE-FAMILY RESIDENTIAL ZONING

VIII.   BALLOTING BY VOTING BOARD MEMBERS

IX.   ANNOUNCEMENT OF DECISION