

**AGENDA**  
**ZONING HEARING BOARD OF APPEALS**

**CITY COUNCIL CHAMBERS**  
**230 N. JEFFERSON STREET**  
**NEW CASTLE, PA 16101-2220**

**MONDAY, SEPTEMBER 26, 2022 - 6:00 P.M.**

**I. OPENING EXERCISES**

- A. Call to Order
- B. Roll Call

**II. APPEALS**

**A. On the Table:**

2022-09 Continuation regarding property at 303 E. Fairmont Avenue, the appeal of Eastbrook Mission Barn asking for 0 foot variance off of side property to build a wooden temporary handicap ramp in the back yard of home to the driveway. Resident has difficulty with steps, a ramp will make it much easier. The property is located in the R-1 Low Density Residential District of the Second Ward.

2022-11 Continuation regarding at 211 S. Walnut Street, the appeal of Johnny Vaccaro requesting the property be placed back to zoned “Duplex.” The property is located in the R-2 Medium Density Residential District of the Third Ward.

2022-14 Continuation regarding at 330 Shaw Street, the appeal of Rosemarie Montini for 330 Shaw Street re-registered as a duplex. The property is located in the R-2 Medium Density Residential District of the Second Ward.

**B. To Be Removed From Table and Acted On:**

2022-09 Continuation regarding property at 303 E. Fairmont Avenue, the appeal of Eastbrook Mission Barn asking for 0 foot variance off of side property to build a wooden temporary handicap ramp in the back yard of home to the driveway. Resident has difficulty with steps, a ramp will make it much easier. The property is located in the R-1 Low Density Residential District of the Second Ward.

- 2022-11 Continuation regarding at 211 S. Walnut Street, the appeal of Johnny Vaccaro requesting the property be placed back to zoned “Duplex.” The property is located in the R-2 Medium Density Residential District of the Third Ward.
- 2022-14 Continuation regarding at 330 Shaw Street, the appeal of Rosemarie Montini for 330 Shaw Street re-registered as a duplex. The property is located in the R-2 Medium Density Residential District of the Second Ward.

**C. New Appeals:**

- 2022-15 Regarding property at 1806 Highland Avenue #1, the appeal of Eastbrook Mission Barn to build a temporary wooden handicap ramp off the front of the home and to the right. Asking for a 0 feet setback on side yard. The property is located in the R-1 Low Density Residential District of the Second Ward.
- 2022-16 Regarding property at 838 Franklin Avenue, the appeal of Stephanie Helle fence to enclose yard/pool (above ground) reducing front yards set backs and combining the lots to erect a swimming pool and 6 feet vinyl privacy fence. The property is located in the R-2 Medium Density Residential District of the Fourth Ward.
- 2022-17 Regarding property Sampson, the appeal of Lamar Advertising requesting permission to erect a 10.5 feet by 36 feet digital billboard on City owned property in the M-1 Light Industrial District of the Sixth Ward. (The property is located generally in the triangle area between where West Grant Street and West Falls Street meet near Sampson Street.)
- 2022-18 Regarding property at 109 N. Liberty Street, the appeal of MSP Properties L.P. 1) variance on rear setback to 10 feet(from required 15 feet, 2) variance on side setback to 5 feet (from the required 10 feet), 3) variance on required off-site parking (the proposal can only hold 23 but the required parking spaces for the GFA is 37) located in the C-1 General Business District of the Seventh Ward.
- 2022-19 Regarding property at 419 East Lutton Street, the appeal of Jennifer Gall for a duplex. The property is located the R-2 Medium Density Residential District of the Fifth Ward.

**III. ADJOURNMENT**