

AGENDA
ZONING HEARING BOARD OF APPEALS

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

MONDAY, SEPTEMBER 25, 2023 - 6:00 P.M.

I. OPENING EXERCISES

- A. Call to Order
- B. Roll Call

II. APPEALS

- A. On the Table - NONE
- B. To Be Removed From Table and Acted On - NONE
- C. New Appeals:

- 2023-09 Regarding property at 306 Nutz Street, the appeal of Mission Barn to build a temporary wooden handicap ramp. Asking for a zero clearance set back on front and both sides of home. The property is located in the R-2 Medium Density Residential District of the Fourth Ward.

- 2023-10 Regarding property at 206 South Ray Street, the appeal of Mission Barn to build a temporary wooden handicap ramp. Asking for a zero clearance set back on front and side of home. The property is located in the R-2 Medium Density Residential District of the Third Ward.

- 2023-11 Regarding property at 101 E. Euclid Avenue, the appeal of New Castle Area School District. New Castle Area School District is constructing a new turf softball field. The District would like a zoning variance to use 4' fence instead of 3' fence around the outfield and a 40' tall backstop netting to protect spectators, buildings, and cars. In addition two building height variances are requested. The first being that their accessory building can be taller than 15'. This would only be the 500 SF press box that has to be on top of the lower level so they can see the field and announce plays. The second being allowing their field lighting to be approximately 80' tall. The property is located in the R-1 Low Density Residential District of the Second Ward.

- 2023-12 Regarding property at 1011 Wilmington Avenue, the appeal of Smart Signs LLC to install a 30 square foot aluminum and faux brick base with sandblasted header cabinet and digital display sign. The property is located in the C-1 General Business District of the First Ward.
- 2023-13 Regarding property at 306 Grove Street, the appeal of Asset Realty & Construction Group for storage facility. 1) 1329.04 - Table. Appellant seeks a front yard setback variance from the required 15ft to 5 feet on Grove Street. 2) 1329.04 - Table. Appellant seeks a front yard setback variance from the required 15ft to 2.7 feet from the adjoining 16' alley right-of-way. 3) 1329.04 - Table. Appellant seeks permission to build the principal structure to a maximum height of 48ft; whereas a height of 45 would normally be the maximum height. 4) 1331.06 - to grant a variance to permit 2 loading spaces for a 119,050 SF self-storage facility; whereas 4 loading spaces for floor area from 60,000 SF to 125,000 SF for commercial wholesale manufacturing and storage uses would otherwise be required. The property is located in the C-1 General Business District of the Fourth Ward.

III. ADJOURNMENT