



# City of New Haven

815 Lincoln Highway East | New Haven, IN 46774

## BOARD OF ZONING APPEALS

April 16, 2025, at 5:30 PM

The New Haven Board of Zoning Appeals held a public hearing at 5:30 PM, Wednesday, April 16, 2025, at the New Haven Administration Building, 815 E Lincoln Highway, Community Room. After establishing that a quorum was present, BZA President Phil Talarico called the meeting to order at 5:31 PM.

### Members Present:

- Hatem Khan
- Joe Mowery
- Jon Stauffer
- Phil Talarico

### Members Absent:

- Scott Eagleson

### Staff Members Present:

- Nathan Hooley, Planning Director
- Karma Rowe, Assistant Planner
- Pat Hess, Attorney

## OLD BUSINESS

The Board reviewed the minutes of the March 19, 2025, meeting. Jon Stauffer motioned to approve the minutes without any needed changes; Joe Mowery seconded the motion, and the minutes were approved.

## NEW BUSINESS

### 25-DSV-03 – 221 E Lincoln Hwy

APPLICANT: Aaron Watkins

REQUEST: Development Standards Variance

EXISTING ZONING: I1, Limited Industrial

Nathan Hooley described the proposal, the reason for the variance request and the background of the property. The proposed garage is not consistent in materials and color to the primary structure as it is metal. The property owner would like to locate the garage on the east side of the front yard with the side yard setback reduced from 25 feet to 5 feet so that it is not directly in front of the house. Mr. Hooley noted that 5 feet is the typical side yard setback in a residential district.

Aaron Watkins explained his request to install a metal kit garage based on affordability as a stick-built structure would cost twice as much. He also noted his plans to re-side the house in the future to a color that will match the proposed

garage. In addition, he described his decision to locate the garage in the front yard to free up as much space as possible in the rear for his children to play.

Phil Talarico questioned what the garage would be used for, specifically if it was for a home business. Mr. Watkins replied that it is for personal storage and their vehicles.

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After there were no public comments, Nathan Hooley presented the findings of fact and staff's recommendation of approval. Phil Talarico asked Pat Hess if the Board needed to separate the vote due to there being two variances. Mr. Hess explained that due to both requests being made on one application there would only need to be one vote that would cover both. Jon Stauffer made a motion to approve 25-DSV-03, Joe Mowery seconded the motion, and it was unanimously approved.

#### OTHER BUSINESS

None.

#### NEXT MEETING

May 23, 2025, at 5:30 PM in the Community Room at the New Haven Administration Building.

#### ADJOURNMENT

Jon Stauffer made a motion to adjourn, Joe Mowery seconded the motion, and the meeting was closed at 5:45 PM.



Phil Talarico, President



Nathan Hooley, Secretary