



BOARD OF ZONING APPEALS

May 23, 2025, at 5:30 PM

The New Haven Board of Zoning Appeals held a public hearing at 5:30 PM, Wednesday, May 23, 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 5:30 PM.

Board Members Present:

- Scott Eagleson
- Hatem Khan
- Jon Stauffer
- Phil Talarico

Board Members Absent:

- Joe Mowery

Staff Members Present:

- Nathan Hooley, Planning Director
- Karma Rowe, Assistant Planner
- Stephanie Schortgen, Department Services Administrator

OLD BUSINESS

The Board reviewed the minutes of the April 16, 2025, meeting. Jon Stauffer motioned to approve the minutes without any needed changes; Phil Talarico seconded the motion, and the minutes were approved.

NEW BUSINESS

25-DSV-04 – 635 Brookdale Dr.

APPLICANT: Scott Shuler

REQUEST: Development Standards Variance

EXISTING ZONING: R1, Single Family Residential

Nathan Hooley described the proposal, the reason for the variance request and the background of the property. In 2020 the homeowner added an expansion to the rear of the house placing the garage beside the primary structure and creating a nonconforming situation. The current ordinance requires a five (5) foot side yard setback for accessory structures located beside the primary structure. The applicant is requesting a reduction of the side yard setback to allow the reconstruction of the garage on the existing concrete foundation. They are also extending the garage sixteen (16) feet to the south in line with the existing outer wall of the garage.

Scott Shuler spoke of his request stating he would like to expand the garage to be able to fit both of their cars inside.

After there were no public comments, Nathan Hooley presented the findings of fact and staff's recommendation of approval. Jon Stauffer made a motion to approve 25-DSV-04, Scott Eagleson seconded the motion, and it was unanimously approved.

OTHER BUSINESS

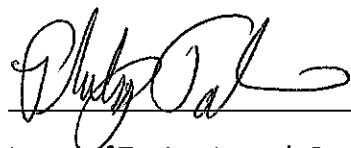
None.

NEXT MEETING

June 18, 2025, at 5:30 PM in the Community Room at the New Haven Administration Building.

ADJOURNMENT

Jon Stauffer made a motion to adjourn, Scott Eagleson seconded the motion, and the meeting was closed at 5:40 PM.

A handwritten signature in black ink, appearing to read "Phil Talarico", written over a horizontal line.

Board of Zoning Appeals President

Phil Talarico

A handwritten signature in black ink, appearing to read "Nathan Hooley", written over a horizontal line.

Board of Zoning Appeals Secretary

Nathan Hooley