



Variance

Use & Developmental Variance to the BZA

Planning Department | 815 Lincoln Highway East | New Haven, IN 46774 | (260) 748-7040

Step 1: Application

Pre-Application Meeting - Prior to the intended filing, the applicant must discuss the potential application with Staff for the purpose of becoming familiar with requirements, procedures, deadlines, and hearings. The legal descriptions for the petition may be reviewed at this time.

Making Application - The applicant must make an appointment with Staff to file by calling (260) 748-7040. A complete application with all required attachments must be submitted by the date shown on the Application Schedule. If the application is not complete, it will be returned to the applicant with the deficiencies identified. Applications submitted or completed after the posted submittal deadline will be placed on the application cycle for the next regular meeting.

Items Required for a Complete Application:

- Application Fee** - Make checks payable to "The City of New Haven". (See Fee Schedule)
- Application Form** - All items must be fully completed and either typewritten or printed in ink. The application must be signed by the applicant(s) and notarized.
- Attachment A:** Detailed Statement of Reasons
- Attachment B:** Public Notice Reimbursement Agreement
- Attachment C:** Affidavit and Consent of Property Owner (Submit only if the owner is different from the applicant)
- Legal Description** - A legal description of the subject property is required.
- Site Plan** - 11" x 17" or smaller in size showing the existing structures, proposed structures (if applicable), streets, land uses, etc., of the proposed development. If this plan is in color, submit 10 copies.

Step 2: Staff Report, Public Hearing and Appeal Schedule

Staff Report

After an examination of information in the public record and findings from additional research, Staff shall publish a Staff Report that provides an analysis of the petition request. Such report shall be published along with the agenda approximately five days prior to the hearing.

Public Hearing

The Board shall follow its adopted Rules of Procedures for the hearing, a copy of which available at the Planning Office. Public Hearings of the Board of Zoning Appeals are generally held on the third Tuesday of each month in the Community Room at the New Haven City Administration Building, 815 Lincoln Highway East, New Haven, Indiana 46774.

When your request comes up on the agenda, you must present your request to the Board. You may represent yourself or have a consultant or attorney represent you. You may use any evidence that will assist you in the presentation. If the members need additional information, they will ask questions regarding your request.

Upon conclusion of its public hearing, the Board will vote on your appeal. The Board may include commitments and conditions as part of its decision.

Step 3: Petition Information (Completed by Staff at the Time of Application)

The Docket Number for this petition is _____. Please use this number for referencing the request and when submitting additional information in the future.

This petition will be heard by the Board on _____. Hearings are held at 5:30pm in the Community Room of the New Haven Administration Building. Hearing locations are subject to change with public notice.

The Staff Report and Agenda for this petition will be published on approximately _____.

What Happens Next?

Should the BZA approve the appeal, the petitioner is free to take any actions necessary in accordance with the established procedures of the City to use property in accordance with the zoning ordinance as interpreted by the Board.

2026 New Haven Board of Zoning Appeals

Hearings are held at 5:30 in the Community Room of the New Haven Administration Building.

Hearing Date	Application Submittal Deadline	Public Notice
January 21th	12/19/2025	1/9/2026
February 18th	1/16/2026	2/6/2026
March 18th	2/13/2026	3/6/2026
April 15th	3/13/2026	4/3/2026
May 20st	4/17/2026	5/8/2026
June 17th	5/15/2026	6/5/2026
July 15th	6/12/2026	7/3/2026
August 19th	7/17/2026	8/7/2026
September 16th	8/14/2026	9/4/2026
October 21th	9/18/2026	10/9/2026
November 18th	10/16/2026	11/6/2026
December 16th	11/13/2026	12/4/2026
January 20th 27'	12/18/2027	1/8/2027



Variance

Use & Developmental Variances to the BZA

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Applicant Information		Office Use Only	
Name:		Docket #	
Street:		Filing Date	
City:		Fee	
State:	Zip:	BZA Date	
Phone:	Fax:	Received By	
E-mail:			
Property Owner Information			
Name:		Please Select a Project Type	
Street:		<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Residential	
City:		<input type="checkbox"/> Other:	
State:	Zip:	Location / Address:	
Phone:	Fax:	Parcel Number:	
Existing Zoning:			
Proposed Zoning:			
Existing Use:			
Proposed Use:			
Total Acreage:			
Total Lots:			
Notarization			
The above information and attached exhibits, to my knowledge and belief are true and correct.			
Printed Name of Applicant	Signature of Applicant		
Notary Public's Name (printed)	Signature of Notary		
My Commission Expires	State; County		
Subscribed and sworn to before me this _____ day of _____, _____			



Attachment A

Detailed Statement of Reasons for Variance

Planning Department | 815 Lincoln Highway East | New Haven, IN 46774 | (260) 748-7040

Project _____

Docket _____

Petition Information

Applicant may substitute a typed document addressing the following questions in list format as they appear on this form.

Describe your request:

Statutory Criteria

The approval will not be injurious to the public health, safety, morals, and general welfare of the community because:

The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

Use Variances Only - The need for the variance arises from some condition peculiar to the property involved, because:

Use Variances Only -The strict application of the terms of the Zoning Ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought, because:

Use Variances Only -The approval of this variance would not interfere substantially with the New Haven Comprehensive Plan, because:

Developmental Variances Only -The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property, because:



Attachment B

Public Notice Reimbursement Agreement

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AGREEMENT BETWEEN APPLICANT AND CITY OF NEW HAVEN FOR REIMBURSEMENT OF COSTS FOR PUBLISHING LEGAL ADS AND PUBLIC HEARING NOTIFICATION FOR SURROUNDING PROPERTY OWNERS

SUBJECT PROJECT: _____

DEVELOPER OR OWNER OF THE REAL ESTATE (APPLICANT): _____

ADDRESS: _____

WHEREAS, the Applicant seeks a variance for a certain parcel of real estate that has been submitted to the New Haven Board of Zoning Appeals for approval, which is referred to above as the "SUBJECT PROJECT", and

WHEREAS, the City desires to expedite the process for publishing legal ads and notification of public hearing for surrounding property owners for said subject project; and

WHEREAS, the Applicant agrees to pay all sums necessary for the City's costs of publishing legal ads in the local newspapers and the notification of public hearing for surrounding property owners for the Applicant's project.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. The City shall provide the Applicant with a detailed invoice for the costs of publishing public notice and notification of surrounding property owners; and
2. The Applicant agrees to pay, prior to the Board of Zoning Appeals Meeting in which said project will be heard, the costs of publication of legal ads as invoiced by the local newspaper and notification of surrounding property owners at \$1.25 per notice mailed.
3. The Applicant agrees to pay these costs by 4:30 P.M. on the day of the public hearing on said project.
4. In the event the Applicant has failed to pay the costs prior to the deadline as outlined above, the petition of said project shall be tabled to the next regularly scheduled Board of Zoning Appeals meeting.

WHEREFORE, the Applicant has hereunto set his/her/its hand this _____ day of _____, 20____.

"APPLICANT"

By: _____

Title: _____

Company: _____

"CITY OF NEW HAVEN"

By: _____

Title: _____



Attachment C

Affidavit and Consent of Property Owner

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Project _____

Docket _____

Complete and submit if applicant is different from the property owner.

I (we) _____
NAME(S)

After being first duly sworn, depose and say:

1. That I/we are the owner(S) of the real estate located at _____.
2. That I/we have read and examine the Application, and are familiar with its contents.
3. That I/we have no objection to, and consent to such request as set forth in the application.
4. The such request being made by the applicant (____ is) (____ is not) a condition to the sale or lease of the above reference property.

(AFFIANT)

STATE OF INDIANA)

) SS:

COUNTY OF _____)

Subscribed and sworn to before me this _____ day of _____, _____.

, Notary Public

My Commission expires: _____

County of Residence: _____