



The New Haven Board of Zoning Appeals held a public hearing at 5:30 PM, Wednesday, March 18, 2026, at the New Haven Administration Building, 815 E Lincoln Highway, Community Room. After establishing that a quorum was present, Nathan Hooley Director of Planning called the meeting to order at 5:30 PM.

Members Present:

- Hatem Khan
- Jon Stauffer
- Phil Talarico

Members Absent:

- Scott Eagleson
- Joe Mowery

Staff Members Present:

- Nathan Hooley, Planning Director

Election of Officers was held.

For president Jon Stauffer nominated Phil Talarico. Hatem Khan seconded the motion and Mr. Talarico was appointed as the President of the Board of Zoning Appeals.

For Vice President Phil Talarico nominated Jon Stauffer and Hatem Khan seconded. Mr. Stauffer was appointed as Vice President.

New Haven Planning Staff was appointed Secretary by Jon Stauffer and unanimously appointed.

Phil Talarico took over the meeting and started with old business.

OLD BUSINESS

The Board reviewed the minutes of the July 16, 2025, meeting and made no changes. Jon Stauffer motioned to accept the minutes; Phil Talarico seconded the motion, and the minutes were approved.

NEW BUSINESS

26-DSV-01 – 1142 Hartzell Street.

APPLICANT: Miller Crafted Inc.

REQUEST: Developmental Standards Variance

EXISTING ZONING: R1, Single Family Residential

Nathan Hooley described the petition for the rebuilding of an attached garage with a 2.5 foot side yard setback. The reason for the need of the setback and the nonconforming standards was explained along with other project related information.

The applicant was called forward. Ruben Miller with Miller Craft Inc. came forward to present the project. The applicant mentioned the need for the larger garage for a full-sized vehicle into the garage. The property owner works on pool pump inside and has a disability where the attaching of the garage would make it easier for him to get into the home. The garage would be of similar material and roofing.

Phil Talarico inquired from the applicant about the location of the proposed garage in comparison to the attached garage. He asked what the hardship would be to have the garage shifted over to the required side setback. The applicant stated that this would prohibit a full-sized vehicle from pulling directly into the garage. Jon Stauffer and Phil Talarico discussed the complexity of getting into the garage and the existing home location.

The public hearing was open, and Mr. Talarico called for those people in support of the project. Don Burford that lives at 1148 Hartzell Street, stepped forward to show support for the project. He stated that the reduced location would allow the vehicles to get into the garage and that he had no issue with the reduced setback along his property line.

No people in opposition came forward and the public hearing was closed.

Staff make the recommended to approve the garage at the reduced 2.5-foot setback. Mr. Stauffer commented that the garage would be at the same distance from the property line as the existing garage just that it would be attached to the house and closer to the front.

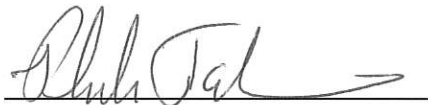
Jon Stauffer made a motion to approve 25-DSV-01 and Hatem Khan seconded the motion, and it was approved by unanimous vote.

NEXT MEETING

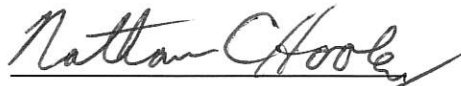
April 15, 2026, at 5:30 PM in the Community Room at the New Haven Administration Building.

ADJOURNMENT

Jon Stauffer made a motion to adjourn the meeting, Phil Talarico seconded the motion, and the meeting was officially closed at 5:39 PM.



Board of Zoning Appeals President
Phil Talarico



Board of Zoning Appeals Secretary
Nathan Hooley