

**CITY OF NEW HAVEN
101 FRONT STREET
BOARD OF ADJUSTMENT**

**Monday, August 11, 2025
6:00 p.m.**

Location: New Haven Public Works Facility, 205 Industrial Drive, New Haven MO 63068

AGENDA

1. Call to Order
2. Roll Call
3. Public Hearing, Variance request, Mark Stabenow, 202 Sunset Lane
 - a. Open Public Hearing, pages 1-3
 - b. Application presentation, pages 4-8
 - c. City staff report
 - d. Public comment
 - e. Close public hearing
4. Board Discussion / action, page 9
5. Approval of Minutes dated April 22, 2025, page 10
6. Adjourn

The City of New Haven is working to comply with the American with Disabilities Act mandates. Individuals who require accommodation to attend a meeting should contact City Hall (573-500-2530) at least twenty-four hours in advance.



City of New Haven

101 Front Street
PO Box 236
New Haven, MO 63068
573-500-2350



Aug 4, 2025

NOTICE OF PUBLIC HEARING

The New Haven Board of Adjustment will hold a **Public Hearing on Monday August 11, 2025 at 6 p.m. at New Haven Public Works Facility, 205 Industrial Drive, New Haven, MO**, to hear a request for a variance from the City's Accessory Building or Structures, Alterations and Additions requirements.

The applicant, Mark Stabenow, is seeking a variance from Section 405.290(A)(3) setback from any side or rear property line shall be six (6) feet requirement on his property located at 202 Sunset Lane, New Haven, MO.

Interested citizens are invited to comment on the request at the Public Hearing. If you cannot attend, citizens may direct written comments to the City of New Haven, PO Box 236, New Haven, MO 63068. A copy of the applicant's request and other information is available at City Hall.

Published in the New Haven Independent News July 31 and Aug 6, 2025



City of New Haven



PO Box 236
101 Front Street
New Haven, MO 63068
573-500-2350

July 15, 2025

Dear Property Owner,

Please be advised that the Board of Adjustment of the City of New Haven will hold a Public Hearing on **August 11th at 6 p.m. at the New Haven Public Works Facility located at 205 Industrial Drive, New Haven, MO.** To hear comments on a request for a variance from the City's Accessory Building or Structures, Alternations and Additions requirements.

The applicant, Mark Stabenow, is seeking a variance from Section 405.290(A)(3) setback from any side or rear property line shall be six (6) feet requirement on his property located at 202 Sunset Lane, New Haven, MO.

You are receiving this notice as required by Section 405.955(A)(4) of the City of New Haven Zoning Code.

If you cannot attend the meeting, written comments will be accepted at City Hall until the date of the Public Hearing. Feel free to reach out to me at sarah.skeen@newhavenmo.org if you have any questions.

Thank you,

Sarah Skeen
Deputy City Administrator

CC: City Administrator
City Clerk
Board of Adjustment



City of New Haven



PO Box 236
101 Front Street
New Haven, MO 63068
573-500-2350

July 15, 2025

Mr. Stabenow,

This letter is to notify you of the public notification requirements for variance requests in the City of New Haven. Per Section 405.955(A)(4), a notice of the Public Hearing will be printed in the Washington Missourian two consecutive weeks prior to the hearing being held at City Hall on August 11th at 6 p.m. The city will place a variance notification sign in your yard a week prior to the meeting. It will only state when and where the public hearing will be held. A letter has been sent to your neighbors within 200 feet of your property.

Feel free to reach out to me at sarah.skeen@newhavenmo.org if you have any questions.

Thank you,

Sarah Skeen

Sarah Skeen
Deputy City Administrator

CC: City Administrator
City Clerk
Board of Adjustment

Enclosure: Notification letter to residents

CRB 117-3

City of New Haven
101 Front Street, PO Box 236
New Haven, MO 63068
573-237-2349

CASH RECEIPT

Date 5/28/25

005620

Received From Mark Stabenow

Address 202 Sunset Ln
New Haven MO

Dollars \$ 150.00

For One Hundred Fifty & 00/100
advance application

OK #293

ACCOUNT			HOW PAID		
AMT. OF ACCOUNT			CASH		
AMT. PAID			CHECK	<u>150.00</u>	
BALANCE DUE			MONEY ORDER ☐		
			CREDIT CARD ☐		

By Subhann



CITY OF NEW HAVEN
BOARD OF ADJUSTMENT
101 FRONT STREET
NEW HAVEN, MO 63068
573-237-2349 573-237-4696 (FAX)

APPEAL OR VARIANCE REQUEST

An appeal for interpretation application fee \$150 ☐ YES ☐ NO
An request for a variance application fee \$150 ☒ YES ☐ NO

Payment Received

NAME OF APPLICANT: Mark Stabenow

ADDRESS: 202 Sunset Ln

PHONE - HOME 314-363-3610 PHONE - WORK _____

LOCATION OF PROPERTY: 202 Sunset Ln.

NAME OF LEGAL OWNER: Mark Stabenow

PRESENT ZONING DISTRICT CLASSIFICATION : _____

TYPE OF USE: Residential detached garage

Has an application for a building permit been filed with the City Building Official?
Yes _____ No ☒

1. List the particular provision or requirement of the zoning code which prevents the proposed construction on, or use of, the property.

2. Describe the special conditions, circumstances or characteristics of the land, building or structure that prevent compliance with the requirements of the zoning code.

3. Describe in detail the particular hardship which would result if the particular requirements of the zoning ordinance were strictly applied to the subject property.

4. To what extent is it necessary to vary the requirements of the zoning code in order to permit the proposed construction on, or use of the property.

I certify that the information contained herein is complete and accurate to the best of my knowledge.

Signature: _____ Date: _____

Name (please print) _____

- 1) Section 405.290: Minimum distance of any accessory building or structure from any side yard shall be six feet.
- 2) The zone requirements of the 6' on my side yard will cause the garage to be offset of the gravel drive and positioned more behind home. This would make it difficult to back in the boat or camper in the garage, avoid the eave of home, and misalign garage and home if a gate were later installed. Compliance with requirements of the zoning code would cause the garage to be closer to sewer utilities. Due to the unusual shape of property, and location of all underground utilities.
- 3) Proposed detached garage would be within sewer easements and could affect resale if the garage is offset from home.
- 4) Permission from 6' side yard to 3'

The proposed detached garage of 16' W x 36' L with a short wall foundation, wooden structure and will be black and white to match the home. It will not obstruct ingress or egress of emergency vehicles or utility equipment. I attached photos of proposed stakes for 3' in comparison to 6'. Garage will not have any lights on the North, East or West side so lights won't shine towards neighbors' homes.

CITY OF NEW HAVEN, MISSOURI
Planning & Zoning • Building Code Enforcement
101 Front Street • New Haven, MO 63090
Phone (573) 500-2530 • info@newhavenmo.org

DECISION OF THE BOARD OF ADJUSTMENT

Applicant: Mark Stabenow
Address of Subject Property: 202 Sunset Lane, New Haven MO 63068
Zoning District: R-1A
Building Use: Single Family Dwelling
Hearing Date: August 11, 2025

WHEREAS, the Board does find and determine that the property in question, located at 202 Sunset Lane, is within the city limits of the City of New Haven and is located in a R-1A, Single Family Residential zoning district: and

WHEREAS, Section 405.290(A)(3) Minimum Depth of Side Yard Setback of Six (6) feet, and

WHEREAS, the applicant is requesting a variance from these requirements by proposing a 3-foot side yard setback,

NOW, THEREFORE, BE IT RESOLVED that the request to vary the side yard setback distance to 3 feet is hereby granted, provided that all other ordinances and regulations of the City of New Haven are met. The Building Inspector is hereby directed to issue a building permit for such dwellings as described, in accordance with this Resolution of Decision.

Roll Call Vote:

☐	Aye	☐	Nay	Rosalie Laune
☐	Aye	☐	Nay	Gene Juedemann
☐	Aye	☐	Nay	Larry Scheer
☐	Aye	☐	Nay	Vacant
☐	Aye	☐	Nay	Vacant

Rosalie Laune, Chair

Board of Adjustment meeting
April 22, 2025
New Haven City Hall
101 Front Street

Call to Order:

Rosalie Laune called the meeting to order at 6:0 p.m.

Rosalie Laune called roll of the members: Gene Juedemann-present, and Larry Scheer.

Absent Jim Stiles.

Others Present, Michael Fleege, building inspector, Kathleen Trentmann, city administrator, Debra Kopmann, David Luecke, mayor, Luke and Michelle Otten, Elisha Hoerstkamp, Tim Otten, Alderman Brenda Menke.

Ms. Laune stated the purpose of the meeting. Luke and Michelle Otten have requested a variance from the specifications recorded on the deeded plate. Specifically, seeking approval to adhere to the city code, which stipulates a 25-foot backyard setback, as outlined in Code 405.270(A), rather than the 30 ft setback indicated on the deeded plat.

Ms. Laune referenced a letter received from Kara Kramer, 803 Sunset Lane. Letter dated 4-18-2025 acknowledged.

Ms. Laune opened the public hearing section of the meeting by swearing in Elisha Hoerstkamp, Luke and Michelle Otten.

In summary Ms. Hoerstkamp stated the minimum dimensional requirements are 25' backyard setbacks. This lot was platted with a required 30' backyard setback because according to the developer, this was done due to the uncertainty of the sewer line exact placement.

Mr. Otten showed a drawing of the exact sewer line placement. The zoning code will remain unaffected, because the city code requires a minimum setback of 25'.

Motion to approve the variance request made by Gene Juedemann, seconded by Larry Scheer. Motion carried 3-0.

Motion to approve minutes dated May 23, 2023, made by Gene Juedemann, seconded by Larry Scheer. Motion carried 3-0.

Meeting Adjourned.

Respectfully submitted,
Kathleen A. Trentmann
City Administrator