

Agenda
GOSHEN BOARD OF ZONING APPEALS
Tuesday, October 22, 2019, 4:00 p.m.
Council Chambers, 111 E. Jefferson Street
Goshen, Indiana

****Please turn off all cell phones. ****

- I. Roll Call
- II. Approval of Minutes from 9/24/19
- III. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record
- IV. Postponements/Withdrawals - any person having business to come before the Board may request postponement or withdrawal at this time.
- V. **Use & Developmental Variances** – public hearing items
 - 19-28DV** – Bradford & Lynnette Jackson and Signtech Sign Services, request a developmental variance to permit a 12' x 5' (60 sf) illuminated monument sign with an overall height of 9.29' to be installed with a zero foot setback along Kercher Road where a 5' setback is required. The subject property is generally located at 2516 Industrial Park Drive and is zoned Industrial M-1 District.
 - 19-29DV** – DH Properties and Mid-States Construction request developmental variances to allow a 25' side (west) parking/driving aisle setback where 60' is required adjacent to residential use or zoning and to allow no additional landscaping along the side (west) property line where full bufferyard landscaping is required adjacent to residential land use for a 3,000 SF warehouse addition with an expanded parking/driving aisle area. The subject property is generally located at 2301 W Wilden Avenue and is zoned Industrial M-1 District.
 - 19-07UV** – Zachary Tate & Leah Schroeder and Gina Leichty & Ben Stutzman request a use variance to allow a professional office in an R-1 District where professional offices are a conditional use in the Commercial B-1 and PUD Districts and a permitted use in the Commercial B-2, B-3 and B-4 Districts. The subject property is generally located at 324 S 5th Street and is zoned Residential R-1 District.
 - 19-08UV** – Maple City Health Care Center and Abonmarche Consultants request a use variance to allow a dental office in an R-2 District where medical offices are a conditional use in the Commercial B-1 and PUD Districts and a permitted use in the Commercial B-2, B-3 and B-4 Districts, and to allow the variance to be valid for one year. The subject property is generally located at 807 N Main Street and is zoned Residential R-2 District.
- VI. Audience Items
- VII. Staff/Board Items
- VIII. Adjournment