

Agenda
GOSHEN BOARD OF ZONING APPEALS
Tuesday, July 28, 2020, 4:00 p.m.
Council Chambers, 111 E. Jefferson Street
Goshen, Indiana

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

- I.** Roll Call
- II.** Remote Meeting Statement
- III.** Approval of Minutes from 6/30/20
- IV.** Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record
- V.** Postponements/Withdrawals - any person having business to come before the Board may request postponement or withdrawal at this time.
- VI.** **Use and Developmental Variances** – public hearing items
 - 20-06UV** – Chupp Holdings, LLC, Bill Chupp, and Jeremy Miller, request a use variance to allow beauty shops, barber shops, and offices (without drive-in facilities) in an M-1 District, where beauty shops and barber shops are permitted in the Commercial B-1, B-2, B-3, B-4, and PUD Districts, and where offices (without drive-in facilities) are conditional uses in the Commercial B-1 and PUD Districts and permitted in the Commercial B-2, B-3 and B-4 Districts. The subject property is generally located at 2339 Eisenhower Drive North and is zoned Industrial M-1 District.
 - 20-09DV** – The City of Goshen and Lacasa, Inc., request developmental variances to allow a rear (east) building setback of 13’ where 25’ is required, 39% building coverage where 35% is allowed, and for the variance to be valid for 12 months, for the construction of a new single family home. The subject property is generally located at 224 S 7th Street and is zoned Residential R-1 District.
 - 20-10DV** – LaCasa Real Estate Holdings, LLC, requests developmental variances to allow a residential building lot with 33’ of frontage where an established front lot line of not less than 66’ is required, 3’ (north and south) side building setbacks where a minimum of 6’ is required, and for the variance to be valid for 12 months, for the construction of a new single family home. The subject property is generally located at 317 S 10th Street and is zoned Residential R-1 District.
 - 20-11DV** – Junior M. & Tammy Hunley and Lacasa, Inc., request a developmental variance to allow a front building setback of 16’ where 30’ is required for an accessibility ramp. The subject property is generally located at 1303 E Plymouth Avenue and is zoned Residential R-1 District.
 - 20-12DV** – Goshen Theater, Inc., requests developmental variances to allow placement of two window electronic message centers (TV monitors) totaling 24 SF in area where one window sign is allowed up to a maximum of 20 SF in area, and where electronic message centers are not permitted, and a second wall sign (commemorative plaque) on the front façade of the building where only one wall sign is allowed per street frontage. The subject property is generally located at 216 S Main Street and is zoned Commercial B-2 HD DD.
 - 20-07UV** – The City of Goshen requests a use variance to allow a dog park with a 4’ chain-link fence, approximately 15’ from adjacent residential properties to the north and south and approximately 41’ from a residential property to the west, and for an approximately 15 SF gateway entry sign 12’ in height without landscaped area, where parks are a conditional use prohibiting structures closer than 50’ from any residential uses and allowing one monument style freestanding sign no greater than 5’ in height and located in a minimum of 2 SF of landscaping for every 1 SF of sign area. The subject property is generally located at 119 S 9th Street and is zoned Residential R-1 District.
- VII.** Audience Items
- VIII.** Staff/Board Items
- IX.** Adjournment