

Agenda
GOSHEN BOARD OF ZONING APPEALS
Tuesday, October 27, 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 9/22/20
- 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
 - 20-18DV** – Brian & Anna Yoder Schlabach and Dale Klassen request developmental variances to allow a 5’ front (east) setback where 25’ is required along Cottage Avenue for the construction of a 24’ x 30’ (720 sf) detached garage, and to allow one open parking space in an existing driveway in the front yard setback along S 7th Street where open parking is not permitted in a front yard. The subject property is generally located at 620 S 7th Street and is zoned Residential R-1 District.
 - 20-19DV** – Marshall King & Bethany Swope and Priority One Construction request a developmental variance to allow a 12’ x 13’ (156 sf) sunroom addition to a duplex where no such non-conforming use may be extended to occupy land outside the original structure. The subject property is generally located at 605 Gra Roy and is zoned Residential R-1 District.
 - 20-10UV** – The City of Goshen Parks & Recreation Board requests a use variance to allow a park with a third freestanding sign approximately 7.5’ in height where parks are a conditional use permitting one non-illuminated monument style sign with a maximum height of 5’. The subject property is generally located at 1912 W Lincoln Avenue and is zoned Residential R-1 District and Commercial B-1 PUD.
 - 20-20DV** – RR4 LLC and Abonmarche Consultants request developmental variances to allow a 0’ side yard (south) setback at 1313 S 9th Street, and a 0’ side yard (north) setback at 1323 S 9th Street, for a shared parking/driving aisle where a 5’ setback is required. The subject properties are generally located at 1313 and 1323 S 9th Street and are zoned Residential R-1 District.
 - 20-11UV** – New Life Church Goshen Inc. and Nuway Construction request a use variance to allow an overnight emergency shelter in a former industrial building where group housing quarters is a permitted use in the Commercial B-3 District and a conditional use in the Residential R-1S, R-3 and PUD Districts. The subject property is generally located at 1101 Eisenhower Drive North and is zoned Industrial M-1 District.
- VII. Audience Items
- VIII. Staff/Board Items
- IX. Adjournment