

Agenda
GOSHEN BOARD OF ZONING APPEALS
Tuesday, April 27, 2021, 4:00 p.m.
Council Chambers, 111 E. Jefferson Street**
Goshen, Indiana

**Per Mayor Jeremy Stutsman's Executive Order 2021-02, public attendance at City of Goshen meetings is currently (yellow status) allowed in person and virtual, following *City of Goshen Rules for Virtual Public Meetings - Updated February 8th, 2021*.

Public comments for the Board of Zoning Appeals will be limited to no more than three minutes per person, and members of the public exceeding the three-minute limit will be notified and/or muted.

- I. Roll Call
- II. Remote Meeting Statement
- III. Approval of Minutes from 3/23/21
- 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. **Developmental & Use Variances** – public hearing items
 - 21-08DV** – Dale E. Klassen & Beverly K. Lapp request a developmental variance to allow a 5' front (west) building setback along 15th Street where 25' is required for a 24' x 24' (576 sf) detached garage. The subject property is generally located at 1201 E Plymouth Avenue and is zoned Residential R-1 District.
 - 21-10DV** - Wal-Mart Stores and TNT Fireworks request a developmental variance to permit outside sales and display of merchandise (fireworks) from June 16, 2021 to July 5, 2021 where outside sales and display of merchandise is not permitted except by permission of the BZA for a limited time. The subject property is generally located at 2304 Lincolnway East and is zoned Commercial B-4 District.
 - 21-11DV** – The City of Goshen Department of Redevelopment and Roland Weaver request developmental variances to allow a residential building lot of 3,485 SF where 8,000 SF is required, a front (west) building setback of 4' where 25' is required, a rear (east) setback of 21' where 25' is required, a front (north) driving aisle setback of 2' where 25' is required, and 300 SF of occupied space on the ground floor where 650 SF is required for the construction of a new two-story single family home. The subject property is generally located at 208 W Monroe Street and is zoned Residential R-1 District.
 - 21-03UV** – JRT Realty, LLC and Kil Architecture/Planning request a use variance to allow the expansion of a non-conforming use for an approximately 250 SF building addition where funeral homes are a permitted use in the Commercial B-2 and B-3 Districts. The subject property is generally located at 1911 S Main Street and is zoned Residential R-1 District.
- VII. Audience Items
- VIII. Staff/Board Items
 - 6-month extension for 1021 E Kercher (20-12UV & 20-23DV) Schrock Commercial Strip Mall, from May 21, 2021 to November 21, 2021
- IX. Adjournment