

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that public hearings will be held before the Goshen Board of Zoning Appeals for the City of Goshen, Indiana, on the 27th day of July, 2021. The public hearings will begin at 4:00 pm and will proceed in the order listed.

USE & DEVELOPMENTAL VARIANCES

Petitioner: Grey Dog Properties, LLC and Matthew J Heffernan
Petition: Use variance to permit a second dwelling unit in an existing building where two-family dwelling units are permitted in the Residential R-2, R-3, and PUD Districts and conditional uses in the R-1S and B-2 Districts, and a developmental variance to allow zero onsite parking spaces where 4 spaces are required
Location: 307 E Purl Street and zoned Residential R-1 District

Petitioner: Len & Marcia Morris and Bud Walterhouse
Petition: Use variance to permit a 1,580 sf greenhouse where private greenhouses are a conditional use permitting a maximum of 200 sf of occupied space or floor area, and a developmental variance to allow approximately 6,334 sf of detached accessory buildings where the total building footprint area of all detached accessory buildings shall not exceed the building footprint area of the primary residential dwelling of approximately 3,405 sf
Location: 2614 S Main Street and zoned Residential R-1 District

Petitioner: Alan L Gonzalez Rodriguez and Juana A Rodriguez Robles
Petition: Use variance to allow a 512 sf swimming pool where private swimming pools are a conditional use in the Agricultural A-1 District, the R-1, R-1S, R-2, R-3, and R-4 Residential Districts, and the PUD District, and a developmental variance to allow a side (north) setback of 11' and a side (south) setback of 5' where side yards abutting any residential zoning district are a minimum of 20' for a concrete deck surrounding a pool
Location: 913 N Main Street and zoned Commercial B-1 District

Petitioner: Debra K Snyder & Pamela J Garber and Reliance Construction, Inc.
Petition: Developmental variance to allow a rear (west) setback of 9' where 25' is required for the addition of a 780 sf attached garage
Location: 407 Colorado Drive and zoned Residential R-1 District

Petitioner: Bradd A & Kelsey M Weddell
Petition: Developmental variances to allow a side (east) setback of 5' for the addition of a 480 sf attached garage where 8' is required and a side (east) setback of 1' for a driveway expansion where 5' is required
Location: 1405 Elmherst Court and zoned Residential R-1 PUD

Petitioner: Big Rod Winches, LLC and Abonmarche Consultants
Petition: Use variance to allow a 6,630 sf expansion of a non-conforming use (automobile dismantling & impoundment yard) where the use is conditional in the Industrial M-2 District, and developmental variances to allow a front (south) yard setback of 1' and front (west) setback of 5' for an impound yard where 25' is required and to allow 9 large street trees where 11 are required
Location: 1407 Chicago Ave, 1408 Bashor Rd, & 1409 Virginia St and zoned Commercial B-3 District

Petitioner: Elliott Anne, LLC & Abonmarche Consultants
Petition: Use variance to allow an office (human resources and personnel training) where business 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
Location: 1753 Eisenhower Drive N and zoned Industrial M-1 District

Petitioner: Habitat for Humanity of Elkhart County, Inc.
Petition: Developmental variance to allow the construction of a new home on a residential building lot of 5,428 sf where 8,000 sf is required
Location: 123 N 6th Street and zoned Residential R-1 District

Petitioner: 7-Eleven, Inc. and Paragon Installations, Inc.
Petition: Developmental variance to replace a portion of a non-conforming freestanding sign with a 22" x 24" electronic message center sign where electronic message centers are not permitted to be added to any non-conforming signs
Location: 1000 S Main Street and zoned Residential R-1 District