

*Agenda*  
GOSHEN BOARD OF ZONING APPEALS  
Tuesday, October 26, 2021, 4:00 p.m.  
Council Chambers, 111 E. Jefferson Street  
Goshen, Indiana

- I. Roll Call
- II. Approval of Minutes from 9/28/21
- 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
  - 21-09UV** – Cruizin Rentals and Storage, LLC requests a use variance to convert a duplex allowed by a use variance to a single family dwelling, where single family dwellings are permitted in the Agricultural A-1, Residential R-1, R-1S, R-2, R-3, R-4, and PUD Districts, and are a conditional use in the Commercial B-2 District. The subject property is generally located at 1021 S 9<sup>th</sup> Street and is zoned Industrial M-1 District.
  - 21-32DV** – SERVUS, Inc., and Vequity, LLC request developmental variances to allow a front building setback of 10’ where 35’ is required and front parking/driving aisle setback of 16’ where 35’ is required along Indiana Avenue, a front building setback of 21’ where 35’ is required and front parking/driving aisle setback of 14’ where 35’ is required along Pike Street, a fence 5’ in height where partial landscaping buffer is required along the south property line adjacent to residential use, and for the variances to be valid for 1 (one) year, for the construction of a 4,001 SF urgent health care facility. The subject property is generally located at 924 W Pike Street and is zoned Commercial B-3 District.
  - 21-33DV** – The City of Goshen Department of Redevelopment and Abonmarche Consultants request developmental variances to allow a fence with privacy slats 8’ feet in height along the east property line adjacent to residential use where full bufferyard landscaping is required, a 40’ side (east) parking/driving aisle setback where 60’ is required adjacent to residential zoning, and for the variances to be valid for 1 (one) year, for the construction of a maintenance building. The subject property is generally located at 610 E Plymouth Avenue and is zoned Industrial M-1 District.
  - 21-34 DV** - Elkhart County Board of Commissioners and Jones Petrie Rafinski request a developmental variance to allow a fence 8’ in height in the front yard along Reliance Road where 4’ is permitted, and for the variance to be valid for 1 (one) year, for a secured parking area serving a courthouse. The subject property is generally located at 1905 Reliance Road and is zoned Commercial B-3 District.
- VI. Audience Items
- VII. Staff/Board Items
- VIII. Adjournment