

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 28<sup>th</sup> day of March 2023, in the Council Chambers, Police and Courts Building, 111 East Jefferson Street, Goshen, Indiana. The public hearings will begin at 4:00 pm and will proceed in the order listed.

USE & DEVELOPMENTAL VARIANCES

Petitioner: Kent Yoder Real Estate, Inc. and Jones Petrie Rafinski  
Petition: Use variance to allow for the expansion of a non-conforming auto repair use where auto repairs (without gas pumps, major repair) are a conditional use in the Commercial B-3 District and a permitted use in the Industrial M-1 & M-2 districts, for an approximately 1,002 Sf building addition and parking and driving aisle expansion, and for the variance to be valid for one year  
Location: 115 W Pike Street and zoned Commercial B-2 District

Petitioner: Walmart Stores and TNT Fireworks  
Petition: Developmental variance to permit outside sales and display of merchandise (fireworks) from June 16, 2023 to July 5, 2023 where outside sales and display of merchandise is not permitted, except by permission of the BZA for a limited time  
Location: 2304 Lincolnway East and zoned Commercial B-4 District

Petitioner: Brandon C Rhodes & Jackie A Wyse Rhodes and Kauffman Construction  
Petition: Developmental variance to allow a front building setback along 6<sup>th</sup> Street of 10' where a minimum of 25' is required for an approximately 165 Sf porch addition  
Location: 223 S 6<sup>th</sup> Street and zoned Residential R-1 District

Petitioner: Kyle and Allison Stiffney  
Petition: Developmental variance to allow 39% building coverage where a maximum of 35% is permitted for an approximately 1,238 Sf addition and approximately 227 Sf patio reconstruction  
Location: 702 S 6<sup>th</sup> Street and zoned Residential R-1 District

Petitioner: The City of Goshen Indiana  
Petition: Developmental variances to allow one freestanding sign 13 Sf in area and 5' in height, one freestanding sign 24 Sf in area and 8' in height, and internal signs not exceeding 3 Sf as needed, where only ground signs not exceeding 3' in height and with a maximum aggregate area of 8 Sf are permitted, for a new recycling drop-off site  
Location: 802 N Indiana Avenue and zoned Residential R-1 District

Copies of the petitions are available for public inspection before the hearing and may be requested by emailing [planning@goshencity.com](mailto:planning@goshencity.com) or by calling 574-534-3600 during normal working hours of the Goshen City Planning Department. Neighboring property owners and all other interested parties desiring to present their views on these matters will be given an opportunity to comment on the petitions at the public hearing.

Lori Lipscomb, Recording Secretary  
Board of Zoning Appeals  
204 E. Jefferson Street, Suite 4  
Goshen, IN 46528

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NOT FOR PUBLICATION

Please publish on 3-18-23 and send proof of publication and the bill for publication to:  
Goshen City Board of Zoning Appeals  
204 E. Jefferson Street, Suite 4  
Goshen, IN 46528  
574-534-3600