

## 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 22<sup>nd</sup> day of August 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: Humberto Esquivel Ruiz and Jessica Esquivel

Petition: Developmental variances to allow a front building setback of 14' along 2<sup>nd</sup> Street where 25' is required for an approximately 280 Sf pergola, a front building setback of 5' along 2<sup>nd</sup> Street where 25' is required for an approximately 80 Sf shed, and building coverage of 40% where a maximum of 35% is permitted for the addition of the pergola and shed

Location: 302 Queen Street and zoned Residential R-2 District

Petitioner: John & Lois Nafziger

Petition: Use variance to allow the expansion of a non-conforming duplex use where two-family dwellings are a conditional use in the R-1S and B-2 districts and a permitted use in the R-2, R-3, and PUD districts, and a developmental variance to allow a 5' rear (north) setback where 25' is required for the addition of an approximately 328 Sf garage

Location: 1807 Mayflower Place and zoned Residential R-1 District

Petitioner: SCF RC Funding IV LLC, Pride Properties, LLC and Yoder, Ainlay, Ulmer, & Buckingham, LLP

Petition: Developmental variances to amend variance 13-25DV by removing 1524 Bashor Road (tax parcel 20-11-08-203-002.000-015) from the legal description/variance and adding a smaller tax parcel (20-11-08-203-068.000-015), and to allow 0' side yard setbacks for two existing driveways for the separation of two properties that have been part of the same zoning lot

Location: 1713 Elkhart Road and zoned Commercial B-3 District