

## 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 26<sup>th</sup> day of September 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.

### DEVELOPMENTAL VARIANCES

Petitioner: Felipe Merino

Petition: Developmental variance to allow a front building setback of 31' where 35' is required along Lincoln Avenue for the construction of an approximately 840 Sf deck

Location: 101 N 3<sup>rd</sup> Street and zoned Commercial B-2 District

Petitioner: Eloisa Avila de Guerrero & Jose Socorro Guerrero, Susana Guerrero, and Estanislao Arriaga

Petition: Developmental variances to allow a 0' front building setback where 25' is required along Purl Street and building coverage of 37% where a maximum of 35% is permitted for an approximately 190 Sf access ramp

Location: 420 E Purl Street and zoned Residential R-1 District

Petitioner: Ancon Holdings, LLC and Jones Petrie Rafinski

Petition: Developmental variances to allow a front building setback of 34' where 35' is required, a front parking and driving aisle setback of 22' where 35' is required, and a side (east) driving aisle setback of 0' where 5' is required for a shared access drive, and for the variance to be valid for one year, for a building renovation and parking lot reconfiguration for new offices in a former furniture store

Location: 2119 & 2121 W Wilden Avenue and zoned Industrial M-1 District