

Agenda
GOSHEN BOARD OF ZONING APPEALS
Tuesday, September 26, 2023, 4:00 P.M.
Council Chambers, 111 E. Jefferson Street
Goshen, Indiana

- I. Roll Call
- II. Approval of Minutes from 8/22/23
- 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. **Developmental Variances**– public hearing items
 - 23-22DV** – Felipe Merino requests a 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. The subject property is generally located at 101 N 3rd Street and is zoned Commercial B-2 District.
 - 23-23DV** – Eloisa Avila de Guerrero & Jose Socorro Guerrero, Susana Guerrero, and Estanislao Arriaga request 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. The subject property is generally located at 420 E Purl Street and is zoned Residential R-1 District.
 - 23-24DV** – Ancon Holdings, LLC and Jones Petrie Rafinski request 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. The subject property is generally located at 2119 & 2121 W Wilden Avenue and is zoned Industrial M-1 District.
- VI. Audience Items
- VII. Staff/Board Items
- VIII. Adjournment

Minutes - Goshen Board of Zoning Appeals
Tuesday, August 22, 2023, 4:00 p.m.
Council Chambers, 111 E. Jefferson Street
Goshen, Indiana

I. The meeting was called to order with the following members present: Bethany Campbell, Tom Holtzinger, Hesston Lauver, Lee Rohn, and Michael Potuck. Also present were Assistant City Planner Rossa Deegan, and Assistant City Attorney James Kolbus.

II. Approval of Minutes from 7/25/23: Lauver/Potuck 5-0

III. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record: Rohn/Lauver 5-0

IV. Postponements/Withdrawals - None

V. Use & Developmental Variances – public hearing items

23-19DV – Humberto Esquivel Ruiz & Jessica Esquivel request developmental variances to allow a front building setback of 14’ along 2nd Street where 25’ is required for an approximately 280 Sf pergola, a front building setback of 5’ along 2nd 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. The subject property is generally located at 302 Queen Street and is zoned Residential R-2 District.

Staff Report

Mr. Deegan explained this property is a narrow lot on the southwest corner of Queen Street and 2nd Street. The property contains a single family home with a detached garage. The request is to build an approximate 280 sf pergola between the home and the garage, requiring a developmental variance because the pergola will be approximately 14’ from the property line along 2nd Street where 25’ is required. A small, unapproved shed, installed by the previous owner, currently has a 2’ setback and the petitioner has agreed to move it to 5’ where 25’ is required.

Based on the small lot size, with frontage on two sides, the Planning Office recommends approval of the request. He noted for the record that the Planning Office received a couple phone calls regarding this request. The owner of 306 Queen Street stated he is not opposed to the request, provided it does not interfere with traffic. The owner of 219 W Oakridge also called asking for more details, but did not offer an opinion on the request.

Petitioner Presentation:

Jessica Esquivel along with Ruby Esquivel Diaz, 302 Queen Street spoke on behalf of the petitioner. Ms. Diaz translated for Ms. Esquivel that she is asking permission to build the pergola.

Audience Comments:

There was no one to speak to the petition.

The public hearing was closed.

Staff Discussion:

None

Action:

A motion was made and seconded, Rohn/Campbell, to adopt the Staff recommendations as the findings of the Board and based on these findings, approve 23-19DV with the 5 conditions as listed in the Staff Report. The motion passed unanimously by a vote of 5-0.

23-06UV & 23-20DV – John & Lois Nafziger request a 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. The subject property is generally located at 1807 Mayflower Place and is zoned Residential R-1 District.

Staff Report

Mr. Deegan explained this property is a non-conforming, two-family home, located in the R-1 district where only single-family homes are permitted. The first floor of the residence is owner occupied, with a second unit located in the basement. The property contains an existing one-stall garage (erroneously describe in the Staff Report as a two-stall garage), along with various small accessory structures. Today's request is to add an approximately 328 sf second stall on the north side of the existing garage, approximately 5' from the property line where 25' is required. For this reason a developmental variance is required, along with a use variance for expanding a non-conforming duplex use. Planning recommends approval of this request, pointing out that the rear yard functions more like a side yard, and having two garage stalls is reasonable. As a condition of approval the Planning Office recommends that two gravel areas in the front yard be removed and that existing accessory structures along the north property line be removed. He noted this has been discussed with the petitioner who appears to be agreeable to this request. No inquiries were received regarding this request.

Petitioner Presentation:

John Nafziger, 1807 Mayflower Place spoke on behalf of the petitioner. He stated he is familiar with the Staff Report and has nothing to add.

Audience Comments:

There was no one to speak to the petition.

The public hearing was closed.

Staff Discussion:

None

Action:

A motion was made and seconded, Potuck/Holtzinger, to adopt the Staff recommendations as the findings of the Board and based on these findings, approve 23-06UV & 23-20DV with the 6 conditions as listed in the Staff Report. The motion passed unanimously by a vote of 5-0.

23-21DV – SCF RC Funding IV LLC, Pride Properties, LLC and Yoder, Ainlay, Ulmer, & Buckingham, LLP request 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. The subject property is generally located at 1713 Elkhart Road and is zoned Commercial B-3 District.

Staff Report

Mr. Deegan explained that last month, the BZA approved developmental variances to allow an auto repair/oil change facility at the corner of Bashor Rd and Elkhart Rd. One condition of approval was that the eastern most parcel of the property be removed from the adjacent car wash property. He explained the parcel in question was included in a previous site plan and variance for the property. Today's request is to amend the variance, removing the parcel and any references to it. Developmental variances are also requested for zero foot setbacks for two existing driving aisles, one of which is a shared access.

Staff recommends approval of the request, pointing out the driveways are existing, and both access and shared use of the stormwater retention area are covered by recorded easements. He noted for the record that a representative of Spartan Nash, owner of Martin's Supermarket, requested additional information and had no comments.

Petitioner Presentation:

David Swihart, Yoder, Ainlay, Ulmer & Buckingham, LLP, 130 N Main Street, spoke to the petition. He stated there are some setback issues related to existing easements and the sale of the car wash property. A setback variance s required for

the driving aisle and for a driveway that accesses the vacuum area. A request to amend the variance is also requested because one of the parcels associated with the car was not conveyed to the current owner, requiring that the existing commitment be amended.

Audience Comments:

There was no one to speak to the petition.

The public hearing was closed.

Staff Discussion:

None

Action:

A motion was made and seconded, Lauver/Rohn, to adopt the Staff recommendations as the findings of the Board and based on these findings, approve 23-21DV with the 2 conditions and 3 commitments as listed in the Staff Report. The motion passed unanimously by a vote of 5-0.

VI. Audience Items
None

VII. Staff Board Items

- 6-month extension request for 22-25DV, 2411 E Kercher Road, from 8/23/23 to 2/23/24

Mr. Deegan stated developmental variances for this property were approved in August, 2022 for setbacks and full bufferyard landscaping requirements for an addition to a storage building. This project is still in Tech Review so the petitioner is requesting a 6-month extension. He noted the review appears to be nearing completion and the request is reasonable.

Action:

A motion was made and seconded, Potuck/Lauver to grant a 6-month extension for 22-25DV, from 8/23/23 to 2/23/24. The motion passed unanimously by a vote of 5-0.

VIII. Adjournment: 4:16 pm Potuck/Rohn 5-0

Respectfully Submitted:

Lori Lipscomb, Recording Secretary

Approved By:

Tom Holtzinger, Chair

Lee Rohn, Secretary

LOCATION: 101 N 3rd Street
CASE NUMBER: 23-22DV

DATE: September 26, 2023
PREPARED BY: Rossa Deegan

GENERAL INFORMATION

APPLICANT: Felipe Merino (owner)

REQUEST: The applicant requests a 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.

LOT SIZE: ±11,591 SF; ±224' of frontage (±81' on 3rd Street & ±143' on Lincoln Avenue); ±143' depth

APPLICABLE ZONING: Commercial B-2

NOTICES SENT: 18

SPECIAL INFORMATION

PUBLIC UTILITIES: City water and sewer

AREA DEVELOPMENT: Commercial, institutional

NEIGHBORHOOD: Downtown

THOROUGHFARES: 3rd Street & Lincoln Avenue

TOPOGRAPHY: Level

VARIANCE OF DEVELOPMENTAL STANDARDS

- ◇ Goshen Zoning Ordinance, *Section 5200*, Conditional Uses
Single Family dwellings shall be permitted in the B-2 Commercial District (Central Business District CBD) provided that they meet the R-1 Residential District (Single-Family) requirements.
- ◇ Goshen Zoning Ordinance, *Section 4140.3*, Yard Requirements in the R-1 District
B.3. On arterial streets, the front yard shall be a minimum distance of 35 feet.

ADJACENT PROPERTY OWNERS' SUPPORT, OPPOSITION, AND INQUIRIES

The Planning office has not been contacted by any adjacent property owners regarding this variance. However, the Planning office may still be contacted with questions and statements of support or opposition to the variance between the time of this report's delivery and the public hearing.

ANALYSIS

The subject property is a single-family home located on the northwest corner of the intersection of 3rd Street and Lincoln Avenue. The property is zoned Commercial B-2, and surrounding properties are a mix of commercial and institutional uses, including the Elkhart County Courthouse to the east across 3rd Street and the site of the former county jail to the north. The home has an approximate footprint of 2,475 SF and a detached two-stall garage is approximately 528 SF. Notes from the property history include the following:

- Also known as the Champion House and listed as outstanding in the Elkhart County Interim Report of historic sites
- In 2003 and 2006, BZA approved variances allowing combinations of residential and commercial uses of the building with shared entrances. Previous business uses include bail bonds and other professional offices and a thrift store
- In 2015, BZA approved use of entire home as a single-family use while also allowing options for business uses

- In 2021, a 20' wide strip of land from the former jail site was added to the north side of the subject property

The petitioner is proposing to add a 28'x30' deck between the home and garage where a patio has existed. The deck will have an approximately 31.5' setback from the front property line along Lincoln Avenue where a minimum of 35' is required, so a variance is needed.

Staff recommends approval of the request. The proposed deck is a reasonable use of the residential property. While the minimum setback from Lincoln Avenue will not be met, the deck will be surrounded by the existing buildings on the property, including the home, which is located in the front setback; it will not be visible from any street frontage. Commercial buildings in the B-2, of which there are many, typically have no front building setback requirements. The proposed deck will encroach into the front setback so that it will be continuous with a doorway from the home; it would be impractical to install it at the minimum required setback because a gap would remain between the door and the deck.

FINDINGS OF FACT

Staff recommends **approval** of a 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, based on the following:

1. **The approval will not be injurious to the public health, safety, morals and general welfare of the community.** The proposed deck is reasonable residential construction and will allow rather than impede safe ingress and egress from the home. *The standard is confirmed.*
2. **The use and value of the area adjacent to the subject property will not be affected in a substantially adverse manner.** While the minimum setback from Lincoln Avenue will not be met, the deck will be surrounded by the existing buildings on the property, including the home, which is located in the front setback; it will not be visible from any street frontage. Commercial buildings in the B-2, of which there are many, typically have no front building setback requirements. *The standard is confirmed.*
3. **Strict application to the terms of the Zoning Ordinance will result in practical difficulties in the use of the subject property.** The proposed deck will encroach into the front setback so that it will be continuous with a doorway from the home; it would be impractical to install it at the minimum required setback because a gap would remain between the door and the deck. *The standard is confirmed.*

With approval, the following conditions shall apply:

1. The variance shall become null and void unless a zoning clearance been issued and substantial progress has been made within six (6) months of the date of the BZA approval.
2. Deviation from the requirements and conditions of the variance may result in the cancellation and termination of the approval or permit.
3. An approved zoning clearance form is required.
4. A building permit is required.



From 3rd Street looking southwest



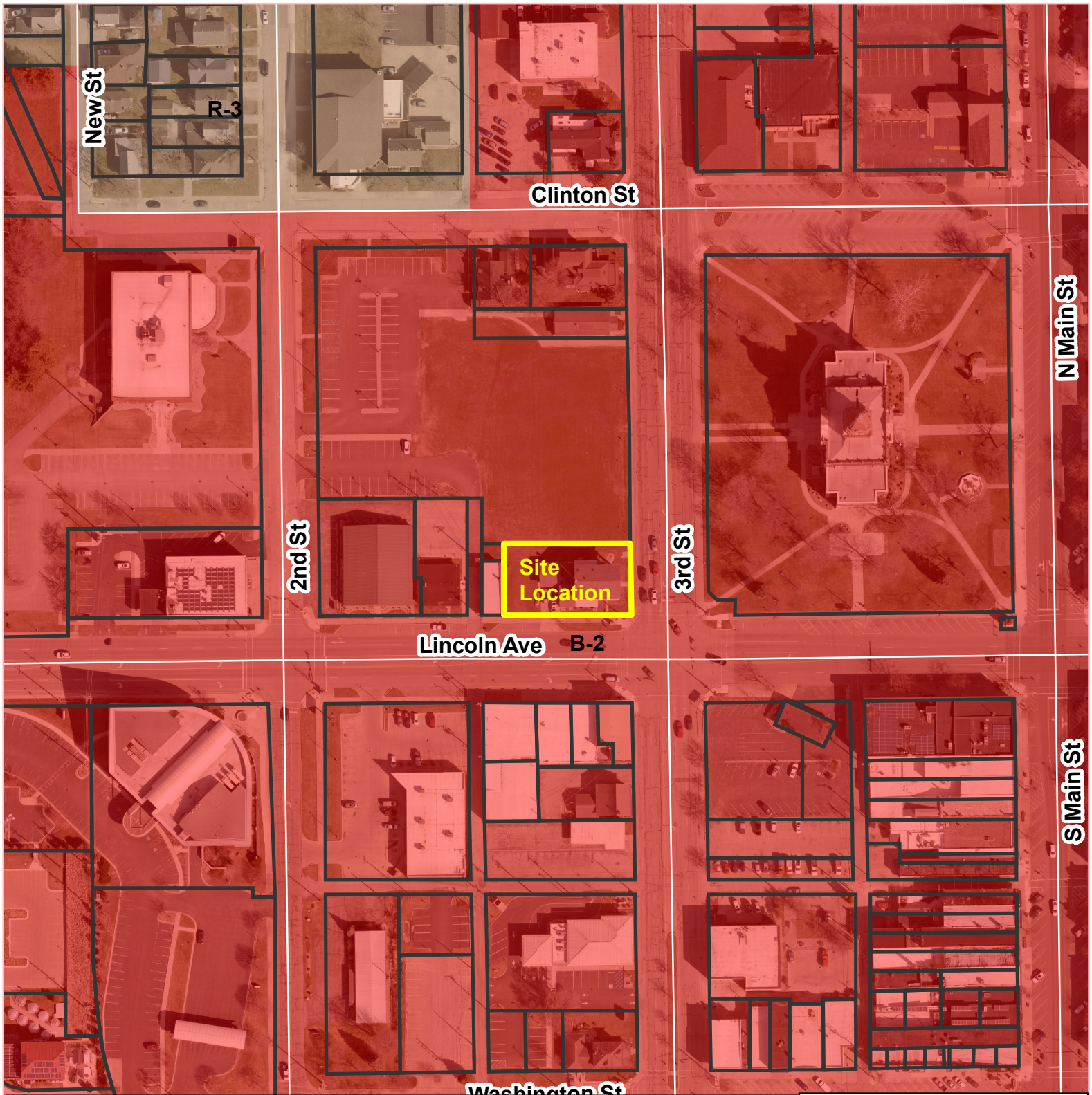
From Lincoln Avenue looking north



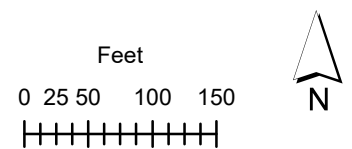
From former jail site looking south



Looking south at proposed location of deck



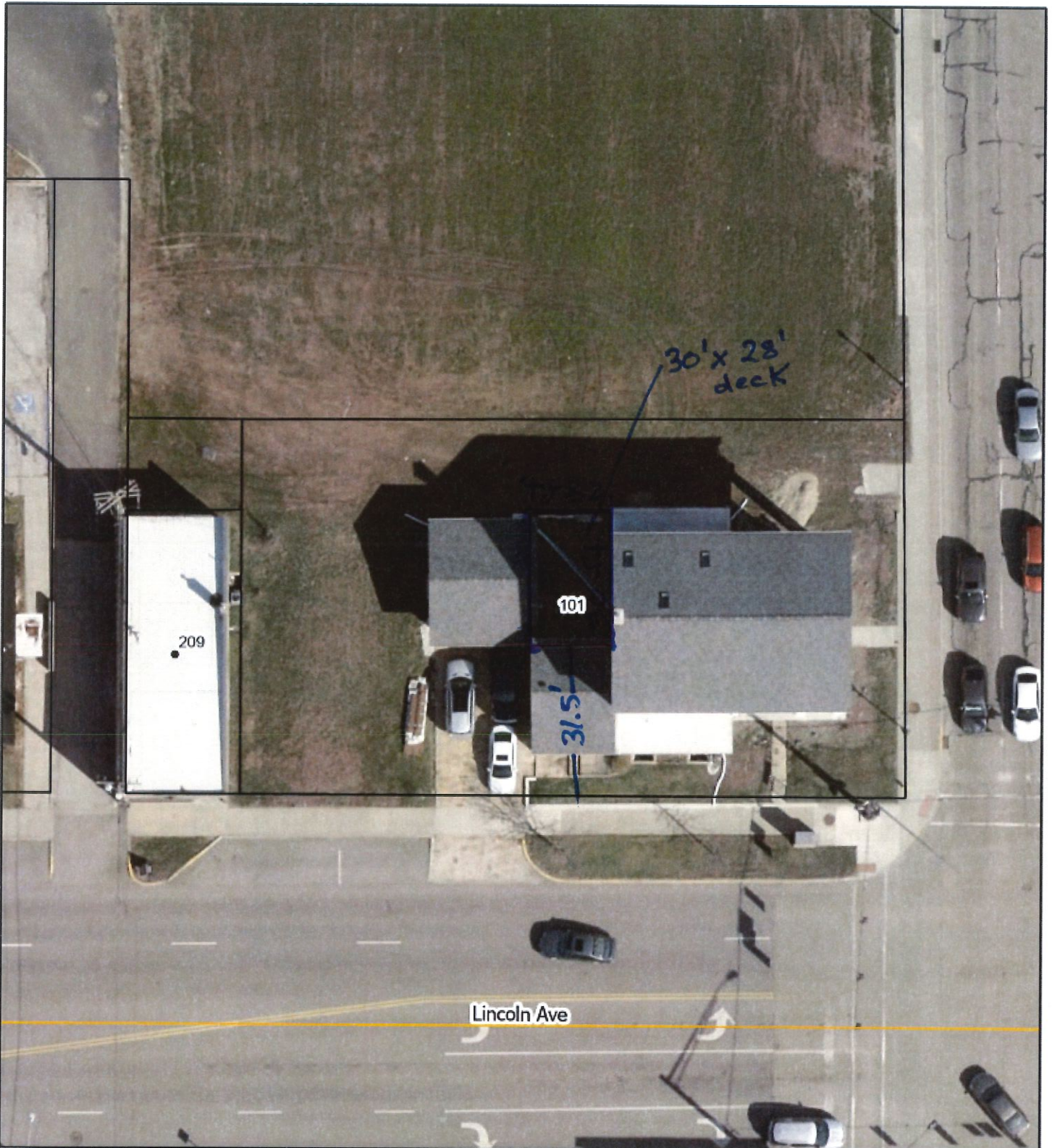
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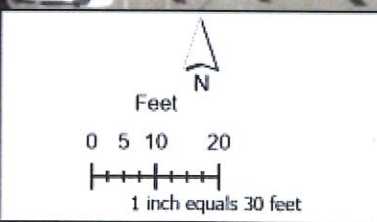
101 N 3rd Street

2021 Aerial
Printed September 6, 2023

The City of Goshen
Department of
Planning & Zoning
204 East Jefferson Street, Goshen, Indiana 46528
Phone: 574-534-3600 Fax: 574-533-8626



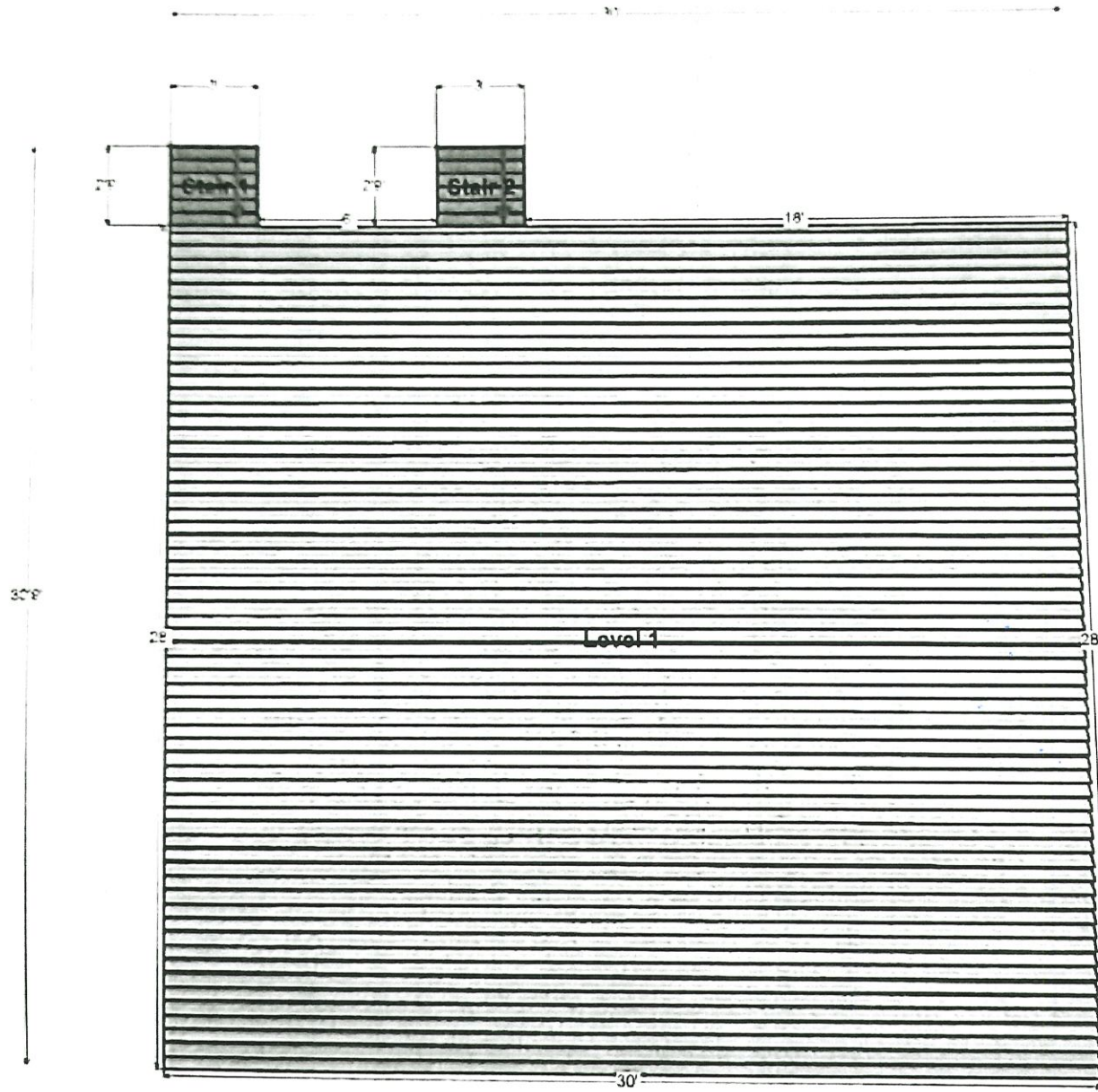
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101 N 3rd Street

2021 Aerial
Printed on 8/15/2023

The City of Goshen
Department of
Planning & Zoning
204 East Jefferson Street, Goshen, Indiana 46528
Phone: 574-534-3600 Fax: 574-533-8626



LOCATION: 420 E Purl Street
CASE NUMBER: 23-23DV

DATE: September 26, 2023
PREPARED BY: Rossa Deegan

GENERAL INFORMATION

APPLICANT: Eloisa Avila de Guerrero & Jose Socorro Guerrero (owners); Susana Guerrero and Estanislao Arriaga (agents)

REQUEST: The applicants request 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

LOT SIZE: ±3,800 SF; ±128' of frontage (±48' on Purl Street & ±80' on 8th Street); ±80' of depth

APPLICABLE ZONING: Residential R-1

NOTICES SENT: 43

SPECIAL INFORMATION

PUBLIC UTILITIES: City water and sewer

AREA DEVELOPMENT: Residential, institutional

NEIGHBORHOOD: Historic Southside

THOROUGHFARES: 8th Street & Purl Street

TOPOGRAPHY: Level

VARIANCE OF DEVELOPMENTAL STANDARDS

- ◇ Goshen Zoning Ordinance, *Section 4140.3*, Yard Requirements in the R-1 District
B.1. On residential or cul-de-sac streets, the front yard shall be a minimum distance of 25 feet.
- ◇ Goshen Zoning Ordinance, *Section 4140.4*, Building Coverage in the R-1 District
No building shall hereafter be erected, reconstructed or altered so that more than 35% of the area of the lot is covered.

ADJACENT PROPERTY OWNERS' SUPPORT, OPPOSITION, AND INQUIRIES

The Planning office has not been contacted by any adjacent property owners regarding this variance. However, the Planning office may still be contacted with questions and statements of support or opposition to the variance between the time of this report's delivery and the public hearing.

ANALYSIS

The subject property is a single family home located on the southwest corner of the intersection of 8th Street and Purl Street. The property is zoned Residential R-1, and surrounding properties include Chandler School to the north, a church to the east, and residential properties to the south and west. At less than 4,000 SF in area, the property is a small lot but is similar to other small lots at the ends of blocks in this neighborhood. The home has an approximate footprint of 1,180 SF, including an attached one-stall garage.

The petitioners are proposing to add an accessibility ramp to the front door of the home on its Purl Street frontage. The ramp has two separate 4' wide inclines and a 50 SF mid-stage for an overall footprint of approximately 190 SF. The front edge of the ramp will be installed at 0' from the front property line where a minimum front building setback of 25' is required, so a developmental variance is needed. The ramp will also bring the current building

coverage of the site to over 36% where a maximum of 35% is allowed, so an additional developmental variance is needed.

Approval is warranted. Development in this neighborhood, particularly on small lots at the north and south of blocks, is particularly difficult without the need for variances, as properties are generally so small that setback and building coverage limitations are common. The access ramp is needed for safe ingress and egress to the building. All development will occur on the subject property, and while the ramp will be installed at 0', it is buffered by approximately 10' of grass yard in the right of way. The ramp will not project substantially further northward than the two homes to the west of the subject property, which both have steps that are within approximately 9' from the Purl Street Property line.

Staff recommends relaxing developmental requirements in cases where reasonable development helps accommodate residents of various physical means, and this request is no exception. Neighborhoods are strengthened when they accommodate a broad range of people from different age groups and levels of physical ability.

Similar reviews by the BZA include:

- July 2020 approval of a developmental variance allowing a 16' front building setback where 30' is required for an access ramp at 1303 E Plymouth, zoned R-1
- September 2020 approval of a developmental variance allowing a 4' side building setback where 8' is required for an access ramp at 610 Revere Drive, zoned R-1PUD

FINDINGS OF FACT

Staff recommends **approval** of 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, based on the following:

1. **The approval will not be injurious to the public health, safety, morals and general welfare of the community.** The access ramp is needed for safe ingress and egress to the building. *The standard is confirmed.*
2. **The use and value of the area adjacent to the subject property will not be affected in a substantially adverse manner.** The use and value of properties in this and other neighborhoods are improved when housing can accommodate a diverse set of residents, including people from a broad range of age groups and levels of physical ability. Reducing the setback and allowing a negligible percentage of building coverage above what is permitted for the subject property exemplifies this type of development. *The standard is confirmed.*
3. **Strict application to the terms of the Zoning Ordinance will result in practical difficulties in the use of the subject property.** There is nowhere else on the subject property to install and configure an access ramp, and the ramp is needed to accommodate residents of the home. *The standard is confirmed.*

With approval, the following conditions shall apply:

1. The variance shall become null and void unless a zoning clearance has been issued and substantial progress has been made within six (6) months of the date of the BZA approval.
2. Deviation from the requirements and conditions of the variance may result in the cancellation and termination of the approval or permit.
3. An approved zoning clearance form is required.
4. A building permit is required.



Looking southwest from the intersection of 8th Street and Purl Street



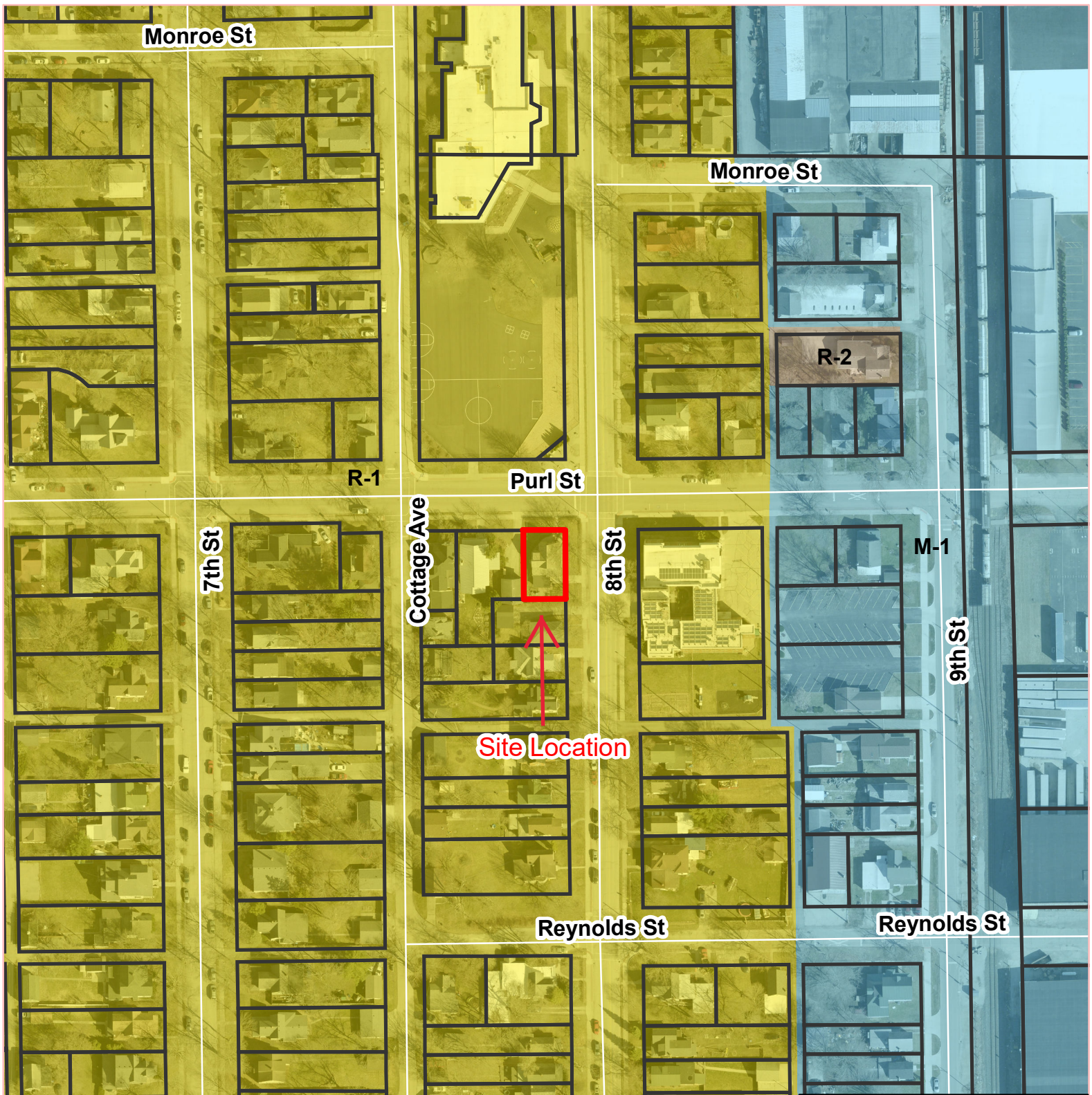
Looking south across Purl Street



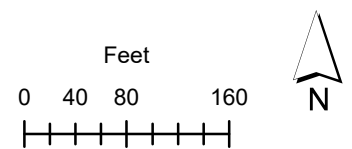
Looking east along Purl Street



Looking west along Purl Street



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420 E Purl

2021 Aerial
Printed September 7, 2023

The City of Goshen
Department of
Planning & Zoning
204 East Jefferson Street, Goshen, Indiana 46528
Phone: 574-534-3600 Fax: 574-533-8626

8th Street

Purl Street

sidewalk to street

property line

8'
Existing
Porch
Steps

House

4 x 6
Concrete
4'

11 x 14
wooden ramp

14 x 4
wooden ramp

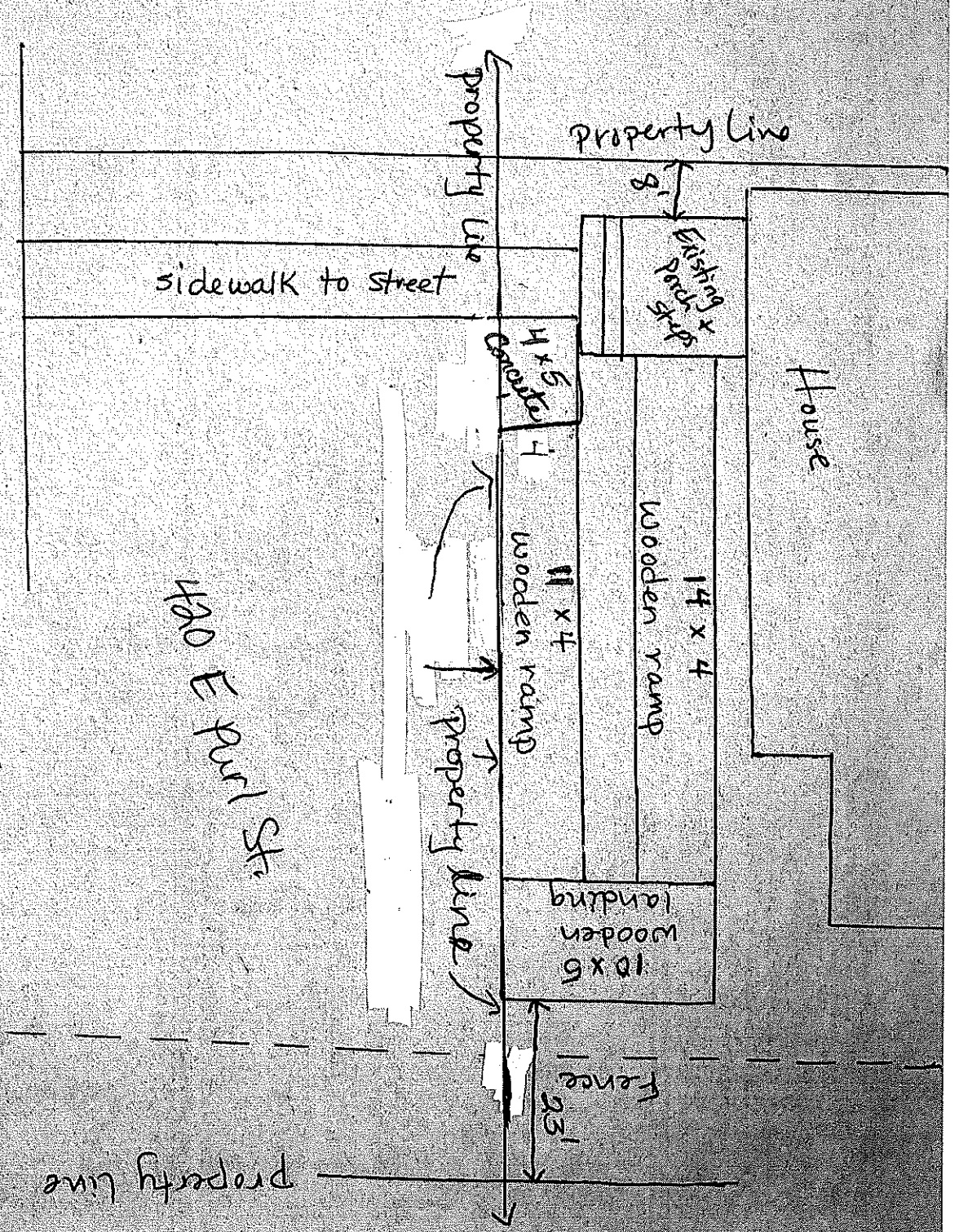
10 x 6
wooden
landing

property line

Fence
23'

property line

480 E Purl St.



LOCATION: 2119 & 2121 W Wilden Avenue
CASE NUMBER: 23-23DV

DATE: September 26, 2023
PREPARED BY: Rossa Deegan

GENERAL INFORMATION

APPLICANT: Ancon Holdings, LLC (owner); Jones Petrie Rafinski (agents)

REQUEST: The applicants request 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

LOT SIZE: ± 3.3 acres; ±370' of frontage; depth varies

APPLICABLE ZONING: Industrial M-1

NOTICES SENT: 23

SPECIAL INFORMATION

PUBLIC UTILITIES: City water and sewer are available but the property is not connected to either

AREA DEVELOPMENT: Industrial, commercial

NEIGHBORHOOD: None

THOROUGHFARES: Wilden Avenue

TOPOGRAPHY: Level

VARIANCE OF DEVELOPMENTAL STANDARDS

- ◇ Goshen Zoning Ordinance, *Section 4230.3*, Yard Requirements in the M-1 District
 - B.2. **Front Yard.** On Arterial Streets, the front yard shall be a minimum distance of 35 feet.
 - C.3. **Side Yard.** Accessory buildings in a yard no abutting a street shall not be built closer than five feet from the lot line.

ADJACENT PROPERTY OWNERS' SUPPORT, OPPOSITION, AND INQUIRIES

The Planning office has not been contacted by any adjacent property owners regarding this variance. However, the Planning office may still be contacted with questions and statements of support or opposition to the variance between the time of this report's delivery and the public hearing.

ANALYSIS

The subject property is a former furniture store (2121 W Wilden Ave) and a contractor shop (2119 W Wilden) on the north side of Wilden Avenue. The property is zoned Industrial M-1 and is completely surrounded by commercial and industrial uses. The site also includes an additional parcel north of the contractor shop and an undivided parcel with multiple owners along the west side of the property used primarily for shared access. The former furniture store building has an approximate footprint of 24,000 SF and includes parking lots on the south and west sides, as well as multiple access drives; the contractor building has an approximate footprint of 16,000 SF and includes a large parking and outside storage area. An 8' wide bike and pedestrian path, which is part of the MapleHeart Trail, is located in front of the property along Wilden Avenue.

The owners of the contractor building at 2119 W Wilden recently came into possession of the former furniture store property and are proposing to convert the building to its business offices, connecting it with the shop and storage yard so that it becomes a business campus. As part of the change of use, they are proposing to make numerous physical changes to the property, including:

- Remodeling the interior of the building for offices
- Reconfiguring the south parking lot to increase the number of parking spaces and angle it away from the front wall of building to allow for an outdoor patio area and landscaping. Two of the proposed parking spaces in the southwest corner of the new parking lot will project into the front yard setback at 22' from the front property line where a minimum of 35' is required
- Addition of an access drive to the property to the east (2117 W Wilden) from the new parking area. This will have a 0' side (east) setback where 5' is required
- Remodeling the exterior façade of the building, including in the southwest corner of the building, which projects into the minimum front building setback at 34' where a minimum of 35' is required
- Adding driveway and sidewalk connections to the contractor building and storage area portion of the property

Approval is warranted. The site of the former furniture store is at risk of falling into disrepair and unsightliness if left undeveloped. The proposed changes to the building will be a significant upgrade to the property; they include modernizing the façade and interior of the building and adding landscaping with close to 400 new plantings along the Wilden Avenue frontage. Furthermore:

- The proposed changes to the property increase parking and improve access to the site
- The building encroachment into the front yard allows changes to the façade of the building without changing the building's footprint
- GIS measurements indicate the current parking lot on the south side of the building is located approximately 3' from the Wilden Avenue property line, so the proposed parking setback will increase the size of the front yard in the same location to 22', a sizeable increase that will improve the buffer area adjacent to the bike path.
- The 0' driving aisle setback will provide access to a driveway that already has an access easement for the north-south driving aisle.

Conditions should be included in the approval that address adding street trees to the property and verifying through written approval that the neighboring property owners to the east approve a cross access driving aisle to their property. Lastly, the proposed office building at 2121 W Wilden is not currently connected to City utilities, and will need to do so as part of this approval.

FINDINGS OF FACT

Staff recommends **approval** of 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, based on the following:

1. **The approval will not be injurious to the public health, safety, morals and general welfare of the community.** The proposed changes to the property increase parking and access to the site, and will be made in conformance with Building and Fire Code. *The standard is confirmed.*
2. **The use and value of the area adjacent to the subject property will not be affected in a substantially adverse manner.** The site of the former furniture store is at risk of falling into disrepair and unsightliness if left undeveloped. The proposed changes to the building will be a significant upgrade to the property; they include modernizing the façade and interior of the building and adding landscaping with close to 400 new plantings along the Wilden Avenue frontage. *The standard is confirmed.*
3. **Strict application to the terms of the Zoning Ordinance will result in practical difficulties in the use of the subject property.** The building encroachment into the front yard allows changes to the façade of the building without changing the building's footprint. The proposed parking encroachment into the front yard will reduce the encroachment of the current parking lot and leave 22' of yard space. The 0' driving aisle setback will provide access to a driveway that already has an access easement for the north-south driving aisle. *The standard is confirmed.*

With approval, the following conditions shall apply:

1. The variance shall become null and void unless a zoning clearance has been issued and substantial progress has been made within one (1) year of the date of the BZA approval.
2. Deviation from the requirements and conditions of the variance may result in the cancellation and termination of the approval or permit.
3. An approved zoning clearance form is required.
4. Technical Review is required.
5. The building at 2121 W Wilden shall connect to City water and sewer as part of this project.
6. Three large species trees in addition to existing trees shall be planted as shown in “Ancon Office Building— Site Landscape Plan,” dated August 2023, by Jones Petrie Rafinski.
7. Written approval for cross access to and from the property at 2117 W Wilden Avenue shall be provided to staff for review prior to issuance of a zoning clearance for the project.



Looking north from MapleHeart Trail along Wilden Avenue



Looking northeast at current parking lot setback



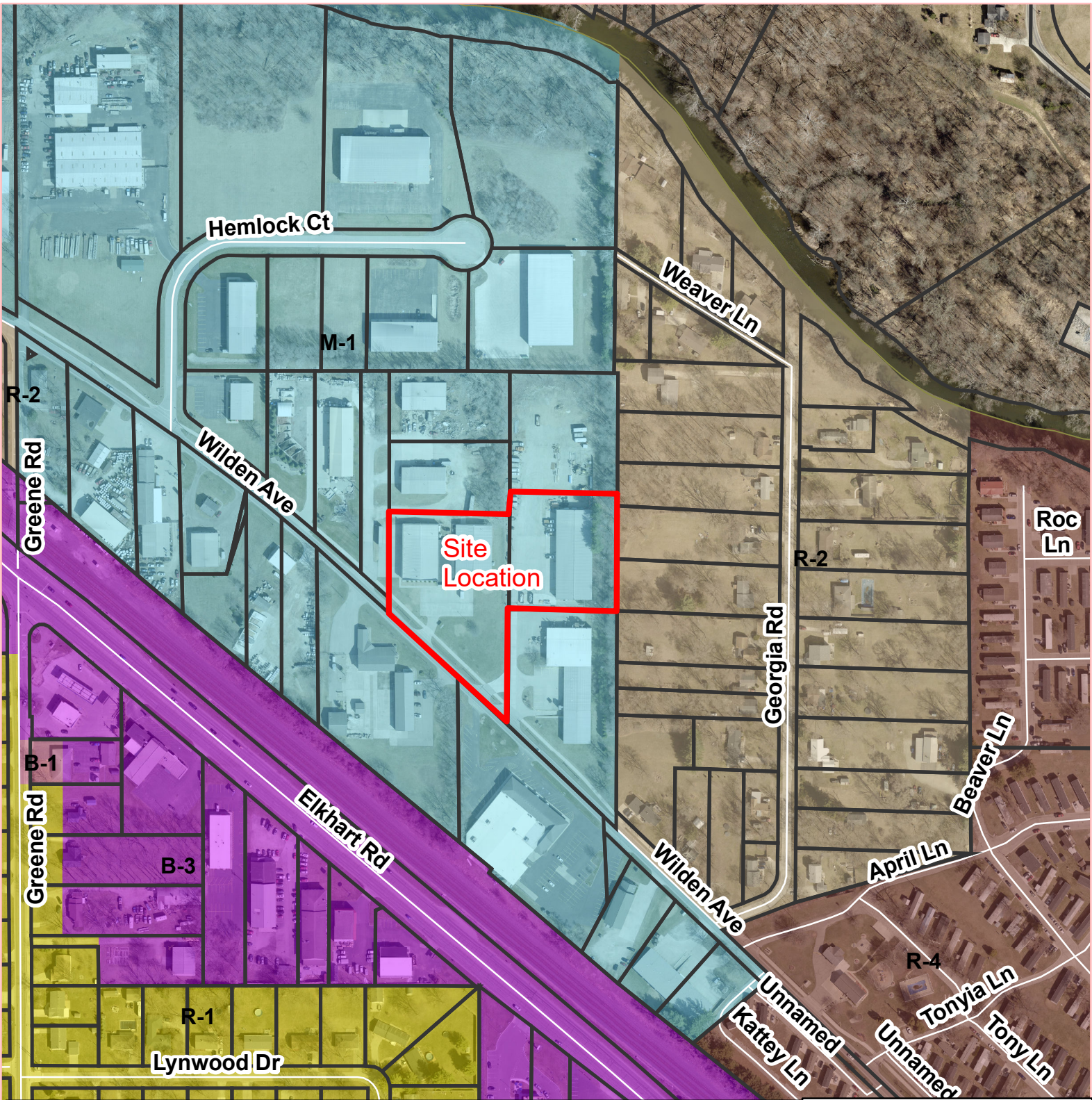
Looking east across Wilden Avenue



Looking west from neighboring property at proposed location of 0' side setback for access drive



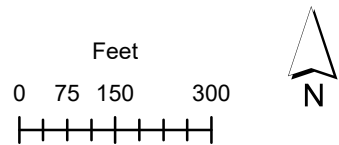
Looking northwest along MapleHeart Trail and Wilden Avenue



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2119 & 2121 W Wilden Ave

2021 Aerial
 Printed September 7, 2023



The City of Goshen
 Department of

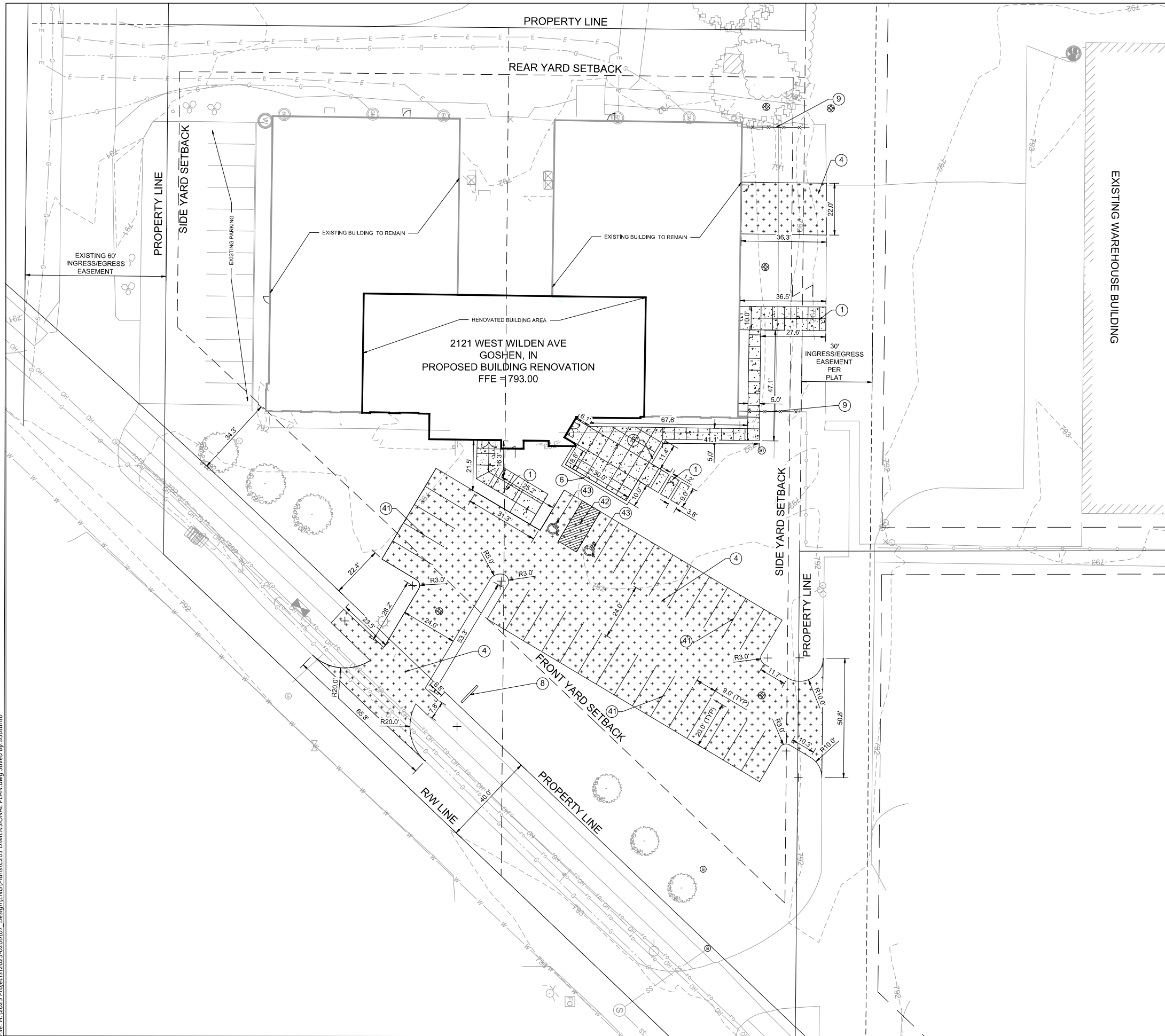
Planning & Zoning
 204 East Jefferson Street, Goshen, Indiana 46528
 Phone: 574-534-3600 Fax: 574-533-8626



ANCON
CONSTRUCTION

08.18.2023

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TABULATED SITE DATA

- ACREAGE OF SITE (62,923 SF) 1.44 AC
- PROPOSED LAND USE:
 - PARKING LOT
 - BUILDING EXTENSION
- PARKING RATIO REQUIRED BY ORDINANCE: INDUSTRIAL
 - 1 SPACE PER 4000 SF OF FLOOR AREA
 - 1 SPACE PER TWO EMPLOYEE
 - NO. OF EMPLOYEES - 30
 - FLOOR AREA - 22,910 SF
 - NUMBER OF SPACES REQUIRED - 21
 - NUMBER OF SPACES PROVIDED - 44
 - NUMBER OF A.D.A. SPACES PROVIDED - 2
 - NUMBER OF EXTRA SPACES - 23
- PROPOSED LAND COVERAGE:

	SQUARE FOOTAGE	% OF SITE
A. BUILDING(S)	17,879	28.41%
B. PARKING AND DRIVES	19,485	30.97%
C. OPEN SPACE	25,559	40.62%
TOTAL	62,923	100.00%
- SURFACE RUN-OFF AND DRAINAGE TO BE COLLECTED ON-SITE.

ZONING & SETBACKS
ZONING
 EXISTING ZONING - M-1
 LIGHT INDUSTRIAL

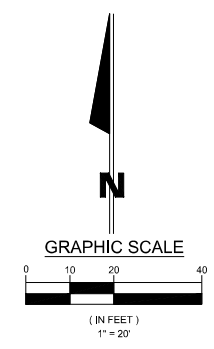
PARKING & DRIVE SETBACKS
 FRONT YARD 35'
 SIDE YARD 5'
 REAR YARD 20'

DETAILS LEGEND:

1	4" CONCRETE WALKWAY, OVER 6" NO.53 COMPACTED AGGREGATE SUBBASE	DETAIL 10 / SD101
2	STANDARD CURB	DETAIL 6 / SD101
3	BOLLARD	DETAIL X / SDXXX
4	8" CONCRETE, OVER 6" NO.53 COMPACTED AGGREGATE SUBBASE	DETAIL 11 / SD101
5	ELECTRICAL TRANSFORMER	REFER TO ARCHITECTURAL PLANS
6	RETAINING WALL, 15" THICK	REFER TO ARCHITECTURAL PLANS
7	PROPOSED STORM STRUCTURE	REFER TO UTILITY PLAN
8	MONUMENT SIGN	REFER TO ARCHITECTURAL PLANS
9	FENCE	DETAIL X / SDXXX

PAVEMENT MARKINGS LEGEND:

- 41 LINE, THERMOPLASTIC, SOLID, WHITE, 4 IN.
- 42 TRAVERSE MARKING, THERMOPLASTIC, BLUE, ADA CROSSHATCH LINE, 4 IN.
- 43 PAVEMENT MESSAGE MARKING, THERMOPLASTIC, HANDICAP SYMBOL, BLUE
- 44 TRAVERSE MARKING, THERMOPLASTIC, WHITE, CROSSHATCH LINE, 4 IN.



REV	DESCRIPTION	BY	DATE

**JONES
PETRIE
RAFINSKI**

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ANCON OFFICE BUILDING	GOSHEN, IN
ANCON CONSTRUCTION	
2121 WEST WILDEN AVENUE	
DIMENSIONAL PLAN	

DESIGNED BY: CE	REVIEWED BY: AC
DRAWN BY: BS	REVIEWED BY: AC
DATE: AUG 2023	JOB NUMBER: 2023-0206
SCALE: 1" = 20'	C201

