

## 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 24<sup>th</sup> day of October 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 & USE VARIANCES

- Petitioner: Chase Alfrey  
Petition: Developmental variances to allow a 13' front building setback along Harrison Street where 25' is required for an approximately 163 Sf deck and open parking in the front yard setback along Harrison Street where open parking is not permitted for the installation of an approximately 30' x 24' driveway and parking area  
Location: 1021 W Lincoln Avenue and zoned Residential R-2 District
- Petitioner: Donald L Beachy & Tami's Trendy Hair  
Petition: Developmental variances to allow a 12 SF banner sign, a 6 SF non-illuminated wall sign, a 1.25 SF wall-mounted illuminated sign, a 1 SF illuminated window sign, and a 1 SF illuminated changeable copy sign, where only ground signs not exceeding 8 SF in aggregate area and one non-illuminated flush-mounted wall sign no greater than 2 SF in area is permitted for a home occupation  
Location: 1011 S Main Street and zoned Residential R-1 District
- Petitioner: Central Block, LLC and Hannah Minix  
Petition: Use variance to allow a tattoo parlor in the Commercial B-2 District where the use is conditional in the Commercial B-3 and Industrial M-1 districts  
Location: 108 E Washington and zoned Commercial B-2 HD DD District
- Petitioner: Primeco, Inc. (Paul Pressler), Aby Mohamed of Aby Groups, and Woolpert  
Petition: Developmental variances to allow a 10' parking and driving aisle setback along Pike Street where 35' is required, a 3' parking and driving aisle setback along High Street where 25' is required, a 13' parking and driving aisle setback along Harrison Street where 25' is required, a 10' parking and driving aisle setback along the south property line adjacent to residential use and zoning where 20' is required, a dumpster enclosure 6' in height in the front yards along Pike Street and Harrison Street where fences and walls cannot exceed 4' in height, a privacy fence 6' in height where 4' is permitted in the front yards along Harrison Street and High Street, vehicle access points on Harrison Street and High Street where no access points from residential streets are permitted, and for the variance to be valid for one year, for the construction of a new restaurant  
Location: 1102, 1106 & 1110 W Pike Street and zoned Commercial B-3 District