

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 28th day of November 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: Matthew Miller & Kevin Carr

Petition: Use variance to allow an automobile detail and dent repair business where automobile repair and body shops are conditional uses in the Commercial B-3 District and permitted uses in the Industrial M-1 & M-2 Districts, and developmental variances to allow one illuminated window sign approximately 5 Sf in area and 16 non-illuminated vinyl window signs each approximately 8 SF in area where only ground signs are permitted not exceeding 8 Sf in aggregate area

Location: 711 W Lincoln Avenue and 104 Huron Street and zoned Commercial B-1 and Residential R-3 Districts

Petitioner: Paul & Rebecca Shetler Fast and Kauffman Construction

Petition: Developmental variance to allow an 8' front building setback where 35' is required for an approximately 302 SF garage addition and home remodel

Location: 1209 Berkey Avenue and zoned Residential R-2 District

Petitioner: Justin & Kari Tarman

Petition: Developmental variance to allow a 1' side (north) setback where a minimum of 5' is required for the installation of an approximately 96 SF storage shed

Location: 312 S 5th Street and zoned Commercial B-2 District

Petitioner: Alberto & Carolina Sanchez

Petition: Developmental variance to allow a 2' side (west) setback where 5' is required for an approximately 570 Sf gazebo and carport over a concrete patio and parking area

Location: 519 Van Gilst Drive and zoned Residential R-1 District

Petitioner: Goshen Community Schools

Petition: Use variance to allow a dust collector enclosed by a fence 12' in height at a distance of 73' from adjacent residential uses along Cottage Avenue where 100' is required for such equipment, for a technical school classroom

Location: 419 S 8th Street and zoned Residential R-1 District

Petitioner: Lifepoint Church of God of Goshen, Indiana and Bright Point

Petition: Use variance to allow use of a room in an existing church for a social service organization where business offices are a conditional use in the Commercial B-1 District and a permitted use in the Commercial B-2, B-3, B-4 and Industrial M-1 & M-2 Districts

Location: 1006 S 16th Street and zoned Residential R-1 & R-2 Districts

Petitioner: Maria Y Oliva and Vanessa Mangan

Petition: Developmental variance to allow demonstrated onsite parking on an existing concrete driveway where open parking is not permitted in the front yard setback

Location: 716 N 7th Street and zoned Residential R-1 District

Petitioner: Amanda Pedroza

Petition: Developmental variance to allow a fence 6' in height where 4' is permitted in the front yard setback along Burdick Street

Location: 1017 S 14th Street and zoned Residential R-1 District