

## 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 23<sup>rd</sup> day of January, 2024, 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: AG Holdings, LLC, and Abonmarche Consultants  
Petition: Developmental variances for the proposed two-lot major commercial subdivision, Red Oak, to allow a lot with no street frontage and no direct street access  
Location: South side of Eisenhower Drive North, west of Caragana Court, with a common address of 2312 Eisenhower Drive North, containing  $\pm 1.8$  acres, zoned Commercial B-3
- Petitioner: Dennis M Landis, Susan Mark Landis, and Abonmarche Consultants  
Petition: Developmental variances for the proposed two-lot major residential subdivision, Double Oak, to allow both lots with no street frontage, no direct access to a street, and to be developed with no connection to City water  
Location: North of Lincoln Avenue and east of Steury Avenue, with a common address of 820 Steury Avenue, containing  $\pm 26.77$  acres, zoned Residential R-2
- Petitioner: LaCasa Real Estate Holdings, LLC  
Petition: Developmental variances to allow a residential building lot with 33' of frontage where an established front lot line of not less than 66' is required, 3' (north and south) side building setbacks where a minimum of 8' is required, and for the variance to be valid for 18 months, for the construction of a new single family home  
Location: 317 S 10<sup>th</sup> Street and is zoned Residential R-1 District
- Petitioner: Mark Linn, heir of Steve & Debra Linn  
Petition: Developmental variances to allow an 8' front building setback along Plymouth Avenue where 35' is required for an approximately 261 SF porch addition, and to allow a fence 6' in height in the front yard along Plymouth Avenue where fences cannot exceed 4' in height  
Location: 821 S 14<sup>th</sup> Street and is zoned Residential R-1 District