

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 26th day of March, 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.

USE & DEVELOPMENTAL VARIANCES

Petitioner: Keith & Kimberly Yoder
Petition: Developmental variances to allow development of a lot 6,600 Sf in area where a minimum of 10,000 Sf is required and 50' in width at the established front lot line where a minimum of 60' is required for a duplex
Location: 412 & 414 N Riverside Blvd and zoned Residential R-2 District

Petitioner: Goshen First Church
Petition: Use variance to allow an increase in height and area of an existing second freestanding sign to 8'1" in height and 34 Sf in area where churches are a conditional use permitting one freestanding sign not exceeding 5' in height and where a previous variance (96-16DV) permitted an area not exceeding 32 Sf, and a developmental variance to add an electronic message center to the sign where electronic message centers are prohibited in the Historic Core
Location: 214 S 5th Street and zoned Commercial B-2 HD

Petitioner: Lamar and Natalia Rohrer
Petition: Developmental variances to allow front building setbacks along Clinton Street of 28' for an approximately 336 Sf porch addition and 17' for an approximately 120 Sf shed where a minimum of 35' is required
Location: 80 Greenway Drive and zoned Residential R-1 District

Petitioner: Goshen Community Schools and Commonwealth Engineers, Inc.
Petition: Use variance for an athletic facility (baseball/softball complex) to allow:

- Setbacks of 15' along the east and south property lines and 51' along the west property line where 100' is required;
- Signs in addition to an existing monument sign that include one illuminated monument sign 6' in height and 26 Sf in area, two non-illuminated archway freestanding signs 14' in height and 36 Sf in area, two internally illuminated freestanding signs facing athletic fields 27' in height and 552 Sf in area, and one non-illuminated wall sign 40 Sf in area where one monument style freestanding sign not exceeding 36 Sf in area and 5' in height and one non-illuminated wall sign not exceeding 36 Sf in area are permitted; and

Developmental variances for an athletic facility (baseball/softball complex) to allow:

- Two batters eye fences 16' in height where a maximum of 8' is allowed;
- Twelve light poles 80' in height and four net posts 40' in height where a maximum of 30' is permitted;
- Use of a well where connection to City water is required;
- An alternative landscape plan where partial landscaping is required along the east, south, and southwest property lines and open landscaping is required along portions of the west property line, adjacent to residential use; and
- For the variance to be valid for one year.

Location: 1730 Regent Street and zoned Residential R-3 PUD District