

*Agenda*  
GOSHEN BOARD OF ZONING APPEALS  
Tuesday, August 26, 2008, 4:00 p.m.  
Council Chambers, 111 E. Jefferson Street  
Goshen, Indiana

**\*\*Please turn off all cell phones, beepers and pagers. \*\***

- I. Roll Call**
- II. Approval of Minutes from 7/22/08**
- III. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record**
- IV. Postponements/Withdrawals** - any person having business to come before the Commission may request postponement or withdrawal at this time.
- V. Tabled Items**
  - 08-24DV** (tabled from the July 22, 2008 meeting) Edgar Molina requests a developmental variance to permit a 10' front yard setback where 25' is required for the addition of a roof over an existing porch. The subject property is generally located at 821 S. 11<sup>th</sup> Street and zoned Residential R-1.
  - 08-27DV** (tabled from the July 22, 2008 meeting) Northern Pride Car Wash & Signtech request a developmental variance to permit a face change to the existing non-conforming sign. The existing sign is 88 square feet in area (combined square footage) and 19' in height where 50 square feet in area and 15' in height is permitted. The subject property is generally located at 1713 Elkhart Road and zoned Commercial B-3.
  - 08-28DV** (tabled from the July 22, 2008 meeting) Northern Pride Car Wash & Signtech request a developmental variance to permit a face change to the existing non-conforming sign. The existing sign is 112 square feet in area (combined square footage) and 22' in height where 60 square feet in area and 20' in height is permitted. The subject property is generally located at 1828 Lincolnway East and zoned Commercial B-3 PUD.
- VI. Variances** – public hearing items
  - 08-20UV** Ron Schmucker & Valentin Cardona request a use variance to permit a commercial use (clothing store) in an industrial zoning district. The subject property is generally located at 416 N. Main Street and zoned Industrial M-1.
  - 08-31DV** Habitat for Humanity & Stephanie Cripe request a developmental variance to permit a 3' parking setback along the north property line where 5' is required. The subject property is generally located at 715 S. 13<sup>th</sup> Street and zoned Residential R-1.
  - 08-32DV** Maxim Ivanov requests a developmental variance to permit a 4' setback for an accessory structure (shed) from the west property line where 5' is required. The subject property is generally located at 210 Carter Road and zoned Residential R-1.

- 08-33DV** Southside Self Storage requests a developmental variance to permit partial landscaping for an industrial use adjacent to a residential zoning district where full landscaping is required and a developmental variance to permit an off-premise advertising sign with less than the required street frontage and lot area. The subject property is generally located at 811 E. Kercher Road and zoned Industrial M-1.
- 08-35DV** Dale Troyer & Wayne Petersheim request a developmental variance to permit a front yard setback of 11' where 25' is required for the construction of a new single family residence. The subject property is generally located at 202 S. 27<sup>th</sup> Street and zoned Residential R-2.
- 08-36DV** Tim Doyle requests a developmental variance to permit a 6' fence within the front yard setback along Douglas Street and Cottage Avenue where 4' is permitted and to permit the placement of the 6' fence within the vision clearance areas at the intersection of Douglas Street and Cottage Avenue and at Cottage Avenue and the east/west alley to the north of the property. The subject property is generally located at 640 S. 7<sup>th</sup> Street and zoned Residential R-1.
- 08-37DV** Goodwill Industries & Ancon Construction request a developmental variance to permit a 0' building setback along the rear property line where a 25' setback is required to allow for the construction of an addition to the existing business. The subject property is generally located at 1905 Lincolnway East and zoned Commercial B-3.

**VII. Audience Items**

**VIII. Staff/Board Items**

**IX. Adjournment**