

Agenda
GOSHEN BOARD OF ZONING APPEALS
Tuesday, January 24, 2012, 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. 2012 Board of Zoning Appeals Appointments
 - Ardean Friesen, re-appointed by the Mayor for four years, 1/1/12-12/31/15
 - Nina Mishler, appointed by the Mayor for four years, 1/1/12-12/31/15
- III. Election of Officers for 2012
- IV. Approval of Minutes from 12/20/11
- V. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record
- VI. Postponements/Withdrawals - any person having business to come before the Commission may request postponement or withdrawal at this time.
- VII. **Variances** – public hearing items

11-13UV & 11-51DV – (tabled from the 12-20-11 BZA meeting)

Marvin Bartel requests a use variance to allow an accessory structure without a primary building on a zoning lot, to allow commercial use in a residential zoning district for the sale of electricity to NIPSCO and a developmental variance to allow a height of 21' where 14' is permitted for the accessory structure. The subject property is generally located at 2305 College Avenue and is zoned Residential R-1 District.

12-01DV – The Goshen Redevelopment Commission requests a developmental variance to allow a parking lot setback of three (3) feet where five (5) feet is required for a distance of 95 feet along a portion of the north edge of the new parking lot at the former NIPSCO site. The subject property is generally located at 315 W. Washington Street and is zoned Commercial B-2 District.

12-02DV – Habitat for Humanity requests a developmental variance to allow 4.5' side yard setbacks where 8' is required and 20' front yard setback where 25' is required for a new single-family home on an existing vacant lot. The subject property is generally located 920 S. 12th Street and is zoned Residential R-1 District.

12-03DV – Supreme Corporation requests a developmental variance to allow a hard surface driveway in the floodway and floodway fringe of the floodplain as part of a building expansion project. The subject property is generally located at 2581 E. Kercher Road and is zoned Industrial M-1 District.

VIII. Audience Items

IX. Staff/Board Items

11-38DV, 107 Gra Roy, Request for six-month extension

11-35DV & 11-50DV, 1210 E Lincoln Avenue, Request for six-month extension

BZA Rules of Procedure

BZA Residency Forms

X. Adjournment