

Agenda
GOSHEN BOARD OF ZONING APPEALS
Tuesday, July 26, 2016, 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 6/28/16
- 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. **Variances** – public hearing items
 - 16-10UV & 16-16DV** – Leopoldo Mendoza requests a use variance to allow a two-family residential dwelling unit with a lot area of approximately 8,617 square feet where 10,000 square feet is required and a developmental variance to allow four open parking spaces in the front yard setback along Westfield Avenue. The subject property is generally located at 711 Chicago Avenue and is zoned Residential R-1 District.
 - 16-11UV** – Christopher Steinbrunner requests a developmental variance to allow development (swimming pool) on a lot without frontage or access. The subject property is generally located on the parcel immediately west of 117 N 21st Street (described as Lots 237, 244 & 245 in Wilden’s E Goshen Subdivision) and is zoned Residential R-2 District.
 - 16-17DV** – Brian Kauffman requests a developmental variance to allow a 1’ side (west) setback where 8’ is required for the construction of a wooden deck. The subject property is generally located at 210 W Plymouth Avenue and is zoned Residential R-1 District.
 - 16-18DV & 16-12UV** – Nathan Mateer Rempel & Sonya Mateer Rempel request use variances to allow a medical office (massage therapist) on the second story in a Residential R-1 zoning district where the use is conditional in the Commercial B-1 and PUD and permitted in the Commercial B-2, B-3 and B-4 zoning districts and to allow two wall signs (north and west elevations). The previously approved use variances permitted two residential dwelling units on the second floor and Commercial B-1 uses on the first floor. A developmental variance is also requested to allow nine onsite parking spaces where 22 spaces are required for a beauty salon, massage therapist office and a residential dwelling unit, not meeting the Zoning Ordinance requirements for parking stall depth and driving aisle width. The subject property is generally located at 701 S Main Street and is zoned Residential R-1 District.
 - 16-13UV** – David T & Sara Stump request use variances to allow a barbershop in a Residential R-1 zoning district where the use is permitted in the Commercial B-1, B-2, B-3, B-4 and PUD zoning districts and to allow a wall sign on the south elevation. The subject property is generally located at 211 E Madison Street and is zoned Residential R-1 District.
 - 16-19DV** – Sonny Richardson, Charlotte Hurley and Progressive Engineering, Inc. request developmental variances to allow total accessory area of 816 square feet where 644 square feet is permitted and to allow

development (approximate 576 square foot garage) in the floodway fringe. The subject property is generally located at 801 W Wilden Avenue and is zoned Residential R-2 District.

16-14UV – William J & Isabell Fiedeke and Jeff Thomas request a use variance to allow a non-permanent food vendor in a Commercial B-2 zoning district where the use is conditional in the Commercial B-3 and B-4 zoning districts and to amend the commitments of 15-01 UV to allow commercial vehicles (non-permanent food vendors only) and to allow retail sales (food vendors) and patio use not related to an active onsite use. The subject property is generally located at 211 S 5th Street and is zoned Commercial B-2 District.

- VI.** Audience Items
- VII.** Staff/Board Items
- VIII.** Adjournment