

*Agenda*  
GOSHEN BOARD OF ZONING APPEALS  
Tuesday, September 27, 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 8/23/16
- 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
  - 16-24DV** – Archie Sexton requests developmental variances to allow a front (south) yard setback of 27’ where 35’ is required along W Lincoln Avenue and to allow open parking spaces within the front yard setback (W Lincoln Avenue). The subject property is generally located at 102 N Riverside Blvd and is zoned Residential R-2 District.
  - 16-20UV** – Rod N Reel Coffee, Inc and Premiere Signs request a use variance to allow two, 4’ x 4’ (16 square foot) non-illuminated roof-mounted signs on the north and east elevations where roof-mounted signs are not permitted. The proposed signs are in addition to one wall sign on each elevation. The subject property is generally located at 707 Lincolnway East and is zoned Commercial B-1 District.
  - 16-25DV** – MR Realty, LLC, Construction Design by Rodman, and Genesis Products request developmental variances to allow a 28’ side (west) yard setback where 100’ is required for a building abutting a residential zoning district for an approximate 29,660 building addition and to allow an alternative landscape plan in lieu of full bufferyard landscaping where full bufferyard landscaping is required between an Industrial M-1 zoning district and a single-family residential land use along the south property line. The subject property is generally located at 2515 Industrial Park Drive and is zoned Industrial M-1 District.
  - 16-26DV** – LaCasa, Inc. requests developmental variances to allow a front (east) yard setback of 14’ where 30’ is required along Olive Street and a rear (west) yard setback of 9’ where 25’ is required for the construction of a new single-family home. The subject property is generally located at 323 Olive Street and is zoned Residential R-2 District.
  - 16-27DV** – LaCasa, Inc. requests a developmental variance to allow a rear (west) yard setback of 11’ where 25’ is required for the construction of a new single-family home. The subject property is generally located at 701 N 5<sup>th</sup> Street and is zoned Residential R-1 District.
  - 16-28DV** – Vinhan Enterprises III, LLC and Jones Petrie Rafinski request developmental variances to amend the commitments of 14-22DV to permanently allow a recreational vehicle sales and display on a lot without a primary building, to allow recreational vehicle sales and display in the front yard setback along Elkhart Road, to allow 15 parking spaces where 83 spaces are required, and to allow recreational vehicles to be parked/stored on an unimproved (grassy) surface. The subject property is generally located at 3208 Elkhart Road and is zoned Commercial B-3 District.
- VI. Audience Items
- VII. Staff/Board Items
  - Partial Release of Judgment, 1375 Lincolnway East
- VIII. Adjournment