

Agenda
GOSHEN BOARD OF ZONING APPEALS
Tuesday, October 25, 2016, 4:00 p.m.
Council Chambers, 111 E. Jefferson Street
Goshen, Indiana

****Please turn off all cell phones.****

- I. Roll Call
- II. Approval of Minutes from 9/27/16
- 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
 - 16-21UV & 16-29DV** – Capstone II, LLC and Itzia Salas request use variances to allow a restaurant (not including drive-ins) in a Residential R-2 zoning district where the use is permitted in the Commercial B-2, B-3, B-4, Industrial M-1 and M-2 zoning districts and to allow two wall signs (east and west elevations) and a developmental variance to allow approximately 7 onsite parking spaces where 9 spaces are required. The subject property is generally located at 100 N 8th Street and is zoned Residential R-2 District.
 - 16-30DV** – The City of Goshen Department of Redevelopment and LaCasa, Inc. request developmental variances to allow a rear (east) yard setback of 13’ where 25’ is required, to allow 39% lot coverage where a maximum of 35% is permitted, and to allow the variance to be valid for 18 months, for the development of a new single-family home. The subject property is generally located at 224 S 7th Street and is zoned Residential R-1 District.
 - 16-22UV & 16-31DV** – Goshen Community Schools and Lehman & Lehman, Inc. request a use variance to allow the expansion of a non-conforming use (secondary high school bus parking lot) in an Industrial M-1 zoning district where the use is conditional in the Agricultural A-1, Residential R-1, R-1S, R-2, R-3, R-4 and PUD zoning districts and developmental variances to allow a front (west) yard setback of 6’ along Lincolnway East where 35’ is required and to allow a front (south) yard setback of 4’ along E Monroe Street where 35’ is required for the expansion of the bus parking lot. The subject property is generally located at 444 Lincolnway East and is zoned Industrial M-1 District.
 - 16-23UV & 16-32DV** – Blue Diamond Communities, LLC and Interface Architecture & Design request a use variance to allow four assisted living, twelve-unit buildings (classified as nursing home per Goshen Zoning Ordinance), on three sites, to be located less than the required 1,000 feet from each other, and developmental variances as follows:
 - Site A: Rear (south) yard primary building setback of 6' where 25' is required; one parking space per dwelling unit where 1.5 parking spaces per dwelling unit are required; and an alternate landscape plan in lieu of required partial landscaping adjacent to single-family land use;
 - Site B: Rear (south) yard primary building setback of 6’ where 25’ is required; one parking space per dwelling unit where 1.5 parking spaces per dwelling unit are required; 12 dwelling units, where 11 are permitted per the density maximum of 20 per acre; and an alternate landscape plan in lieu of required partial landscaping adjacent to single-family land use.
 - Site C: Rear (north) yard primary building setback of 6' where 25' is required; and one parking space per dwelling unit where 1.5 parking spaces per dwelling unit are required.

The subject property is located at:

Site A: Lot 21 in Maplewood Estates;

Site B: Lots 16B, 17A, 17B, 18A, and 18B in The Replat of Lots 2 through 8 inclusive, Lots 10 through 13 inclusive, Lots 15 through 19 inclusive, and Lots 22 through 36 inclusive in Maplewood Estates;

Site C: Lots 32A, 32B, 33A, 33B, 34A, and 34B in The Replat of Lots 2 through 8 inclusive, Lots 10 through 13 inclusive, Lots 15 through 19 inclusive, and Lots 22 through 36 inclusive in Maplewood Estates;

Generally located west of Northstone Road, south of Clover Creek Lane, with all lots zoned Residential R-3 District.

VI. Audience Items

VII. Staff/Board Items

- *6-month extension for 213 Middlebury Street (16-12DV) from 11/24/16 to 5/24/17*

VIII. Adjournment