

Agenda
GOSHEN BOARD OF ZONING APPEALS
Tuesday, March 28, 2017, 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.** 2017 Board of Zoning Appeals Appointment
- *Brad Hunsberger, Appointed by Mayor - not a member of Plan Commission, appointed to replace Cathie Cripe 1/1/16 – 12/31/19*
- III.** Approval of Minutes from 2/28/17
- IV.** Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record
- V.** Postponements/Withdrawals - any person having business to come before the Commission may request postponement or withdrawal at this time.
- VI.** **Variations** – public hearing items
- 17-08DV** – William J. Long and Choice Homes by Shawn Bornman request a developmental variance to permit a rear setback of 10 feet where 25 feet is required for the construction of a new single family home. The subject property is generally located at 1847 Park West Drive and is zoned Residential R-1 PUD District.
- 17-01AA & 17-05UV** – Heather Horst and Yoder, Ainlay, Ulmer & Buckingham request an appeal of the Zoning Administrator’s decision that a use variance is required to permit a Professional Office as a home occupation where the conditional use requirements have not be met for a massage therapy office, with onsite retail sales, with no onsite parking and where Professional Offices are conditional uses in the Commercial B-1 and PUD districts and a permitted use in the Commercial B-2, B-3 and B-4 Districts. If the appeal is denied, a use variance to allow a Professional Office as a Home Occupation is requested. The subject property is generally located at 1416 Wilson Avenue and is zoned Residential R-1 District
- 17-06UV** – Faith Mennonite Church requests a use variance to permit a Group Housing Quarters, with housing for a maximum of four (4) residents, in an R-1 zoning district where the use is conditional in the R-1S, R-3, and PUD Districts and permitted in the B-3 District. The subject property is generally located at 411 S 7th Street and is zoned Residential R-1 District.
- VII.** Audience Items
- VIII.** Staff/Board Items
- 6-month extension from 4/25/17 to 10/25/17 for 16-22UV & 16-31DV – 444 Lincolnway East, Goshen Community Schools parking lot expansion
 - 6-month extension from 4/25/17 to 10/25/17 for 16-23UV & 16-32DV – Maplewood Estates Group Care Homes
- IX.** Adjournment