

Agenda
GOSHEN BOARD OF ZONING APPEALS
Tuesday, June 27, 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. Approval of Minutes from 5/23/17
- 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
 - 17-10 DV** – Granite Ridge Builders and Derald Raber request a developmental variance to allow a rear yard setback of 15.5 feet where 25 feet is required for the construction of a single-family home. The subject property is generally located at 1131 Van Gilst Drive and is zoned Residential R-1 District.
 - 17-11DV** – TNT Fireworks and Walmart Stores request a developmental variance to permit outside sales and display of merchandise (fireworks) from June 27, 2017 to July 5, 2017 where outside sales and display of merchandise is not permitted. The subject property is generally located at 2304 Lincolnway East and is zoned Commercial B-4 District.
 - 17-08UV** – Scott Van Gilst, Diana Estrada and Mario Garcia request a use variance to allow a Child Care Home where the home is not the legal residence of the provider and where the conditional use requirements cannot be met. A use variance granted June 23, 2015 required that the petitioner return in two years if the Child Care Home has not been relocated off of the real estate. The subject property is generally located at 427 N First Street and is zoned Residential R-1 District.
 - 17-09UV** – Jesus and Adala Delgado request a use variance to allow a variety store in an R-1 zoning district where the use is permitted in the Commercial B-2, B-3 and B-4 zoning districts. The subject property is generally located at 113 N 6th Street and is zoned Residential R-1 District.
 - 17-13DV** – Supreme Corporation and Cardinal Point Surveying request developmental variances to permit Lot 2 of Horn Southeast Subdivision to have no frontage on a dedicated public street, where 70' is required, and no direct access to a public or approved private street, where such access is required, and to permit Lots 1 and 4 to have a 0' driving aisle setback for shared access, where a 5' setback is required. The proposed Horn Southeast Subdivision is generally located on the north side of East Kercher Road, west of Horn Ditch, east of and including Supreme Court, containing ± 34.81 acres, parts of the Southeast Quarter and Southwest Quarter of Section 24, Township 36 North, Range 6 East, Elkhart Township and is zoned Industrial M-1 District.
- VI. Audience Items
- VII. Staff/Board Items
- VIII. Adjournment