

Agenda
GOSHEN BOARD OF ZONING APPEALS
Tuesday, August 22, 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 7/25/17 and 8/1/17

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

17-15DV – ****Tabled from 7-25-17**** 7-Eleven, Inc. and National Illumination & Sign Company request developmental variances to permit a new illuminated freestanding sign, with no illumination limitations, approximately 32 square feet in area and approximately 16 feet in height, with an electronic pricing panel, zero foot setback and no landscaping. This variance request was previously approved (16-01DV) and the sign illumination was limited to the hours between 6:00 am to 12:00 am. The variance was not implemented, has expired, and requires a new hearing. The subject property is generally located at 1000 S Main Street and is zoned Residential R-1 District.

17-20DV – Elaine Jarrett Estate requests a developmental variance to remove the use restriction from variance 99-08DV to allow all Commercial B-3 uses. The subject property is generally located at 1303 & 1305 Lincolnway East and 1503 Fairfield Avenue and is zoned Commercial B-3 District.

17-21DV – Douglas & Angela Nisley and Stone Ridge Landscaping, Inc. request a developmental variance to allow a zero foot front yard (north) setback where 25' is required to allow one open parking space within the front yard where open parking spaces are prohibited within the front yard. The subject property is generally located at 404 River Vista Drive and is zoned Residential R-1 District.

17-22DV – The Elkhart County Clubhouse requests a developmental variance for a zero foot side (north) setback where 5' is required for the construction of a 5' x 5' (25 sf) exterior stairway. The subject property is generally located at 114 S 5th Street and is zoned Commercial B-2 District.

VI. Audience Items

VII. Staff/Board Items

VIII. Adjournment