

Agenda
GOSHEN BOARD OF ZONING APPEALS
Tuesday, September 26, 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 8/22/17

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 & 8-22-17**** 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.

17-23DV – Archie Sexton requests a developmental variance to allow a 12'x30' open parking space within the front yard setback along W Lincoln Avenue, and a 13' front yard (south) setback where 35' is required. The subject property is generally located at 102 N Riverside Blvd and is zoned Residential R-2 District.

17-10UV - Elaine Jarrett Estate and Happy Tails Dog Grooming request a use variance to allow a kennel with outside run with the following setbacks: 0' setback (north) where 100' is required, 8' (west) where 300' is required, and 25' (south) where 300' is required for the outside run; and 15' (north) where 100' is required, 63' (west) where 300' is required, and 45' (south) where 300' is required for the building, not meeting the Conditional Use setback requirements of 100' (to adjacent non-residential property lines) and 300' (residential zoning district boundaries). The subject property is generally located at 1503 Fairfield Avenue and is zoned Commercial B-3 District.

VI. Audience Items

VII. Staff/Board Items

VIII. Adjournment