

*Agenda*  
GOSHEN BOARD OF ZONING APPEALS  
Tuesday, March 27, 2018, 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 2/27/18
- III. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record
- IV. Postponements/Withdrawals - any person having business to come before the Board may request postponement or withdrawal at this time.
- V. **Use & Developmental Variances** – public hearing items
  - 18-02UV** – Brandon Miller and Jason Oswald request a use variance to allow a non-permanent food vendor (NPFV) in the Commercial B-2 District where the use is conditional in the B-3 and B-4 Districts, and to allow multiple food truck vendors to operate under the approval. The subject property is generally located at 227 S Main Street and is zoned Commercial B-2HD (Historic District).
  - 18-03UV** – Red Tail Farm LLC and Adam Scharf request use variances to allow an event center (auditorium) where auditoriums are permitted in the B-2, B-3, M-1 and M-2 Districts, and to allow a tourist home with two sleeping rooms in the primary residence where tourist homes are permitted in the R-3, B-2 and B-3 Districts and as a conditional use in the R-1S District. A previous variance for the event center, 13-04UV, was approved for five years on 5/28/13. The subject property is generally located at 303 W Waverly Avenue and is zoned Agricultural A-1 District.
  - 18-04DV** – Micah Helmuth, Melanie Hertzler and Ervin Helmuth request a developmental variance to allow a 15' front yard (west) setback where 25' is required and a 3' side yard (south) setback where 5' is required for the construction of a 20' x 28' (560 sf) detached garage. The subject property is generally located at 519 S 3<sup>rd</sup> Street and is zoned Residential R-1 District.
  - 18-05DV** – Tractor Supply Company and Danch, Harner & Associates request developmental variances for a proposed two-lot major commercial subdivision, Tractor Supply Company Major Subdivision, to allow a 0' side parking/driving aisle setback between Lots 1 and 2 for a shared driveway, where a 5' side setback is required, to allow access via an easement for Lot 2, where direct access to a public street or approved private street is required, and to allow a 7' rear parking/driving aisle setback for Lot 2 for a truck maneuvering lane, where a 10' rear setback is required. The proposed Tractor Supply Company Major Subdivision is generally located at 2323 Lincolnway East and is zoned Commercial B-3 District.
  - 18-06DV** – Abonmarche Consultants, Inc., Jesus Perez-Esparsa and Angelica Zamora request developmental variances for site redevelopment including a building addition, new parking and relocated access, to allow:
    - 1. Front building setback of 14 feet along Lincolnway East where 35 feet is required;
    - 2. Open parking within the required 35' front setback along Lincolnway East and within the required 30' front setback along Sanders Avenue;
    - 3. Front parking/driving aisle setback of 0 feet along Lincolnway East where 35 feet is required;

4. Front parking/driving aisle setback of 0 feet along Sanders Avenue where 25 feet is required;
5. Rear (north) parking/driving aisle setback of 0 feet where 10 feet is required;
6. Side (east) parking/driving aisle setback of 0 feet where 5 feet is required;
7. 16 parking spaces where 30 parking spaces are required;
8. No partial landscaping along the east and north property lines adjacent to residential land use due to the existing alleys and access locations for parking;
9. Primary access from an alley; and
10. Maneuvering within the public right-of-way of both alleys.

The subject property is generally located at 512-514 Lincolnway East and is zoned Commercial B-1 District.

**VI.** Audience Items

**VII.** Staff/Board Items

- 6-month extension for 224 S 7<sup>th</sup> Street, 16-30DV

**VIII.** Adjournment