

*Agenda*  
GOSHEN BOARD OF ZONING APPEALS  
Tuesday, May 22, 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 4/24/18
- 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
  - 18-08DV** – Stephen and Verna Oyer request developmental variances to allow open parking in the frontyard setback along New Street as part of a driveway expansion and a one foot side setback (south) where 5' is required for an 8'x15' garage addition. The subject property is generally located at 219 N 2<sup>nd</sup> Street and is zoned Commercial B-1 District.
  - 18-09DV** – Carl and Christina Weaver request a developmental variance to allow a two foot side (east) setback where five feet is required for the construction of an addition to a detached accessory structure. The subject property is generally located at 416 Marilyn Avenue and is zoned Residential R-1 District.
  - 18-10DV** – Joel and Bess Daly request a developmental variance to allow the construction of a new single family dwelling without connection to City water where connection to City water is required. The subject property is generally located at 211 Egbert Road and is zoned Residential R-1 District.
  - 18-11DV** – Goshen Community School Corp. and Lehman and Lehman request a developmental variance to allow a 19' front parking/driving aisle setback along Plymouth Avenue where a 35' parking/driving aisle setback is required for a parking lot expansion. The subject property is generally located at 1216 S Indiana Avenue and is zoned Agricultural A-1 District.
  - 18-05UV** – Rod N Reel Coffee Inc. requests an amendment to use variance 15-24UV, granted October 27, 2015, to allow unlimited hours of operation, where 15-24 UV limits hours of operation to 6:00 am to 5:00 pm daily. Commitment 2016-06774 was recorded with the Elkhart County Recorder's office on April 15, 2016. The subject property is generally located at 707 Lincolnway East and is zoned Commercial B-1 District.
  - 18-06UV** – Octavio & Vanlenny Ramos request an amendment to use variance 02-08UV to add Specialty Shops, Upholstery Shops and Upholsterers to the list of permitted uses, where Specialty Shops, Upholstery Shops and Upholsterers is permitted in Commercial B-2, B-3 and B-4 Districts. The subject property is generally located at 511 E Jefferson Street and is zoned Residential R-1 District.
  - 18-12DV** – Wallace S VanHook, III and Joetta A VanHook request a developmental variance to allow total detached accessory area of 1280 sf where a maximum of 1195 sf is permitted for the construction of a new 32' x 40' detached garage. The subject property is generally located at 319 S 9<sup>th</sup> Street and is zoned Residential R-1 District.
  - 18-13DV** – TNT Fireworks and Wal-Mart Stores request a developmental variance to permit outside sales and display of merchandise (fireworks) from June 22, 2018 to July 5, 2018 where outside sales and display of merchandise is not permitted except by permission of the BZA for a limited time. The subject property is generally located at 2304 Lincolnway East and is zoned Commercial B-4 District.
- VI. Audience Items
- VII. Staff/Board Items
- VIII. Adjournment