

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that public hearings will be held before the Goshen Board of Zoning Appeals for the City of Goshen, Indiana, on the 26th day of June, 2018, in the Council Chambers, Police and Courts Building, 111 East Jefferson Street, Goshen, Indiana. The public hearings will begin at 4:00 pm and will proceed in the order listed.

DEVELOPMENTAL AND USE VARIANCES

Petitioner: Romelito & Patricia Chico

Petition: Developmental variance to allow a second dwelling unit in an R-1 zoning district where two-family dwelling units are permitted in the Residential R-2, R-3, and PUD Districts and conditional uses in the R-1S and B-2 zoning districts

Location: 205 S Greene Road and zoned Residential R-1 District.

Petitioner: Lippert Components Manufacturing, Inc. and Construction Design by Rodman

Petition: Developmental variance to allow the construction of a three-sided enclosure over an existing self-containment area with a 3' side setback where 5' is required

Location: 2703 College Avenue zoned Industrial M-1 District

Petitioner: LaCasa Real Estate Holdings, LLC.

Petition: Developmental variances to allow a 3.5' rear setback where 25' is required and lot size of 5428.5 sf where 8000 sf is required, for the construction of a new single-family home

Location: 123 N 6th Street and zoned Residential R-1 District

Petitioner: Zehr Construction, Inc. and John Blount & Tara Sparks

Petition: Developmental variances to allow an addition to an existing detached garage with a rear setback of approximately 2' 6" where 5' is required and a side setback of 4' 6" where 5' is required

Location: 518 S 5th Street and zoned Residential R-1 District

Petitioner: Insite Development, Creative Design, Inc., and City of Goshen Redevelopment

Petition: To allow for the construction of 40 new multi-family dwelling units with the following developmental variances:

1. Parking stall dimensions (90 degrees) 8' and 8' 6" wide x 19' deep, where 9' wide x 20' deep is required and aisle width of 22' 11" where 24' is required;
2. 60 onsite parking spaces where 63 parking spaces are required;
3. Six studio apartments with 630 sf of living space where 720 sf of living space is required;
4. Building height of 4 stories, where 3 stories is permitted;
5. 90% building coverage where a maximum of 35% is permitted;
6. A 0' front yard building setback along 3rd Street and Jefferson Street where 35' is required;
7. A 0' side yard building setback along River Race Drive where 25' is required;
8. A 0' rear yard (north) building setback where 25' is required;
9. 30,201 sf of lot area where 80,000 sf is required and density of 58 units per acre where 20 units per acre are permitted;
10. 7 street side trees where 21 street side trees are required.

Location: 213, 219, & 223 S 3rd Street and 209 W Jefferson Street and zoned Commercial B-2 District.