

## 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 24<sup>th</sup> day of July, 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: Gerardo Rios and Erika Rios  
Petition: Developmental variance to allow building coverage of 41% where 35% is permitted for the construction of a 502 SF deck  
Location: 207 S 9<sup>th</sup> Street and zoned Residential R-1 District

Petitioner: Jonathan and Sherrie Byler  
Petition: Use variance to allow grazing and pasturing in an R-1 District, for up to four (4) horses, ten (10) cattle, twenty (20) hens, and one (1) rooster with 0' setbacks adjacent to residential use or zoning, where grazing and pasturing is a Conditional Use permitted only in an A-1 District  
Location: 310 Hackett Road and zoned Residential R-1 District

Petitioner: William Morelock  
Petition: Developmental variance to permit a 12' x 16' shed with a front setback (north) of 24' where 35' is required and to allow open parking in the front yard setback along Kercher Road where a 35' setback is required  
Location: 902 E Kercher Road and zoned Residential R-1 District

Petitioner: The City of Goshen Parks Department  
Petition: Use variance to permit a Parks office in an Industrial M-1 District, where offices are permitted in the Commercial B-2, B-3, and B-4 Districts and conditional uses in the B-1 and PUD Districts, and a developmental variance to permit a parking lot with front parking/driving aisle setbacks of 10' along Jackson and 9th Street, where 25' and 30' are required, respectively, and a side yard (west) parking/driving aisle setback of 57' where 60' is required adjacent to residential use/zoning  
Location: 523 & 524 E Jackson Street and zoned Industrial M-1 District

Petitioner: Mark & Patricia Crowder  
Petition: Use variance to permit a family care home with three residents and on-site caretakers in a B-1 District where family care homes are conditional uses in the Residential R-1, R-1S, R-2, and R-3 zoning districts  
Location: 209 Denver Street and zoned Commercial B-1 District

Petitioner: Elliott Anne, LLC  
Petition: Developmental variances to allow a rear building setback of 12' where 20' is required for a 40,000 SF building expansion, and to allow 27 on-site parking spaces where 45 on-site parking spaces are required, with the balance provided off-site  
Location: 1722 Eisenhower Drive N and zoned Industrial M-1 District