

Agenda
GOSHEN BOARD OF ZONING APPEALS
Tuesday, July 24, 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 6/26/18
- 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
 - 18-18DV** – Gerardo Rios and Erika Rios request a developmental variance to allow building coverage of 41% where 35% is permitted for the construction of a 502 SF deck. The subject property is generally located at 207 S 9th Street and is zoned Residential R-1 District.
 - 18-08UV** – Jonathan and Sherrie Byler request a 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. The subject property is generally located at 310 Hackett Road and is zoned Residential R-1 District.
 - 18-20DV** – William Morelock requests a 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. The subject property is generally located at 902 E Kercher Road and is zoned Residential R-1 District.
 - 18-09UV & 18-21DV** – The City of Goshen Parks Department requests a 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. The subject property is generally located at 524 E Jackson Street (office) and 523 E Jackson Street (parking lot) and is zoned Industrial M-1 District.
 - 18-10UV** – Mark & Patricia Crowder request a 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. The subject property is generally located at 209 Denver Street and is zoned Commercial B-1 District.
 - 18-22DV** – Elliott Anne, LLC and Abonmarche Consultants requests 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. The subject property is generally located at 1722 Eisenhower Drive N and is zoned Industrial M-1 District.
- VI. Audience Items
- VII. Staff/Board Items
- VIII. Adjournment