

*Agenda*  
GOSHEN BOARD OF ZONING APPEALS  
Tuesday, November 24, 2015, 4:00 p.m.  
Council Chambers, 111 E. Jefferson Street  
Goshen, Indiana

**\*\*Please turn off all cell phones, beepers and pagers. \*\***

- I. Roll Call
- II. Approval of Minutes from 10/27/15
- III. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record
- IV. Postponements/Withdrawals - any person having business to come before the Commission may request postponement or withdrawal at this time.
- V. **Variances** – public hearing items
  - 15-38DV** - Interra Credit Union and Professional Permits request a developmental variance to allow an internally illuminated wall sign on the south elevation where illumination of wall signs adjacent to a residential zoning district is not permitted. The subject property is generally located at 1501 College Avenue and is zoned Commercial B-4 District.
  - 15-39DV** – Interra Credit Union and Professional Permits request developmental variances to allow a 105 square foot wall sign where a maximum of 75 square feet is permitted on the northeast façade, to allow a wall sign to be placed at an overall height of approximately 34’ where a maximum of 30’ is permitted on the northeast facade; to allow a wall sign on the west façade to be placed at an overall height of approximately 51’ where 30’ is permitted on the west facade; and to allow a roof mounted sign located on the drive-thru canopy where roof mounted signs are prohibited in all zoning districts. The subject property is generally located at 300 W Lincoln Avenue and is zoned Commercial B-2 District.
  - 15-40DV** –M & H Rentals request developmental variance to allow substantial improvement, described as roof construction over an approximate 5,200 square foot section of an existing non-residential building (one story remaining after fire and demolition of top two floors), where the top of the lowest floor is not located a minimum of two feet above the base flood elevation. The subject property is generally located at 521 E Lincoln Avenue and is zoned Industrial M-1 District.
  - 15-41DV** – Penny Yarman requests a developmental variance to allow a rear (west) yard setback of 10 feet where 25 feet is required along River Race Drive for a new detached garage. The subject property is generally located at 511 S 3rd Street and is zoned Residential R-1 District.
  - 15-42DV** - LaCasa of Goshen requests a developmental variance to allow a front (south) yard setback of 15’ where 30’ is required along E Wilden Avenue for a parking/driving aisle. The subject property is generally located at 902 N Main Street and is zoned Residential R-1 District.
  - 15-26UV** - 7-Eleven and Burkett Signs, Inc. request a use variance to allow internally illuminated wall (canopy) signs on the south, west and north elevations where wall signs are not permitted in the Residential R-1 zoning district and illumination of wall signs adjacent to a residential zoning district is not permitted. The subject property is generally located at 1000 S Main Street and is zoned Residential R-1 District.
- VI. Audience Items
- VII. Staff/Board Items
  - *2016 BZA Schedule*
- VIII. Adjournment