

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 24th day of November, 2015, 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 & USE VARIANCES

- A. Petitioner: Interra Credit Union and Professional Permits
 Petition: 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
 Location: 1501 College Avenue and zoned Commercial B-4 District
- B. Petitioner: Interra Credit Union and Professional Permits
 Petition: 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
 Location: 300 W Lincoln Avenue and zoned Commercial B-2 District.
- C. Petitioner: M & H Rentals
 Petition: 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.
 Location: 521 E Lincoln Avenue and zoned Industrial M-1 District
- D. Petitioner: Penny Yarman
 Petition: 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
 Location: 511 S 3rd Street and zoned Residential R-1 District
- E. Petitioner: LaCasa of Goshen
 Petition: Developmental variance to allow a front (south) yard setback of 15' where 30' is required along E Wilden Avenue for a parking/driving aisle
 Location: 902 N Main Street and is zoned Residential R-1 District
- F. Petitioner: 7-Eleven and Burkett Signs, Inc.
 Petition: 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
 Location: 1000 S Main Street and zoned Residential R-1 District