

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 July, 2016, 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: Leopoldo Mendoza
Petition: Use variance to allow a two-family residential dwelling unit with a lot area of approximately 8,617 square feet where 10,000 square feet is required and a developmental variance to allow four open parking spaces in the front yard setback along Westfield Avenue.
Location: 711 Chicago Avenue and zoned Residential R-2 District
- B. Petitioner: Christopher Steinbrunner
Petition: Use variance to allow development (swimming pool) on a lot without frontage or access.
Location: Parcel immediately west of 117 N 21st Street (described as Lots 237, 244 & 245 in Wilden's E Goshen Subdivision) and zoned Residential R-2 District.
- C. Petitioner: Brian Kauffman
Petition: Developmental variance to allow a 1' side (west) setback where 8' is required for the construction of a wooden deck.
Location: 210 W Plymouth Avenue and zoned Residential R-1 District
- D. Petitioner: Nathan Mateer Rempel & Sonya Mateer Rempel
Petition: Use variances to allow a medical office (massage therapist) on the second story in a Residential R-1 zoning district where the use is conditional in the Commercial B-1 and PUD and permitted in the Commercial B-2, B-3 and B-4 zoning districts and to allow two wall signs (north and west elevations). The previously approved use variances permitted two residential dwelling units on the second floor and Commercial B-1 uses on the first floor. Developmental variance to allow nine onsite parking spaces where 22 spaces are required for a beauty salon, massage therapist office and a residential dwelling unit, not meeting the Zoning Ordinance requirements for parking stall depth and driving aisle width.
Location: 701 S Main Street and zoned Residential R-1 District
- E. Petitioner: David T & Sara Stump
Petition: Use variances to allow a barbershop in a Residential R-1 zoning district where the use is permitted in the Commercial B-1, B-2, B-3, B-4 and PUD zoning districts and to allow a wall sign on the south elevation.
Location: 211 E Madison Street and zoned Residential R-1 District
- F. Petitioner: Sonny Richardson, Charlotte Hurley, and Progressive Engineering, Inc.
Petition: Developmental variances to allow total accessory area of 816 square feet where 644 square feet is permitted and to allow development (approximate 576 square foot garage) in the floodway fringe.
Location: 801 W Wilden Avenue and zoned Residential R-2 District
- G. Petitioner: William J & Isabell Fiedeke and Jeff Thomas
Petition: Use variance to allow a non-permanent food vendor in a Commercial B-2 zoning district where the use is conditional in the Commercial B-3 and B-4 zoning districts and to amend the commitments of 15-01 UV to allow commercial vehicles (non-permanent food vendors only) and to allow retail sales (food vendors) and patio use not related to an active onsite use.
Location: 211 S 5th Street and zoned Commercial B-2 District

Lori Lipscomb, Recording Secretary
Board of Zoning Appeals
204 E. Jefferson Street, Suite 4
Goshen, IN 46528

NOT FOR PUBLICATION

Please publish on 7-16-16 and send proof of publication and the bill for publication to:

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