

Agenda
GOSHEN BOARD OF ZONING APPEALS
Tuesday, August 23, 2016, 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 7/26/16
- 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. **Tabled Items (tabled from 7/26/16 BZA)**
16-18DV & 16-12UV (public hearing) – Nathan Mateer Rempel & Sonya Mateer Rempel request 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. A developmental variance is also requested 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. The subject property is generally located at 701 S Main Street and is zoned Residential R-1 District.

Staff/Board Item: *6-month extension request for 16-03UV & 16-03DV (100 N 8th Street) from 8/23/16 to 2/23/17.*
- VI. **Variances** – public hearing items
16-20DV – Salvador Salazar and Arturo Salazar request developmental variances to allow a front yard setback (north) of approximately 16’ where 30’ is required along Clinton Street and to allow a front yard setback (west) of approximately 20’ where 25’ is required along Winter Avenue, for an open front porch. The subject property is generally located at 1218 W Clinton Street and is zoned Residential R-2 District.

16-15UV – Angelica Perez and Maria Latisnere request a use variance to allow animal grooming (without pet boarding) in a Commercial B-1 zoning district where the use is permitted in the Commercial B-2, B-3 and B-4 zoning districts. The subject property is generally located at 512 Lincolnway East and is zoned Commercial B-1 District.

16-16UV - Zachery N Tate and Leah M Schroeder request use variances to allow the expansion of the previously approved use variance (15-05 UV) for an approximate 384 square foot accessory building (with 336 square foot attached lean-to) for storage and equipment for the art school, and to allow a monument-style freestanding sign, approximately 16 square feet in area and 5 feet in height, where freestanding signs are not permitted in any residentially zoned districts, and developmental variances to allow the reconstruction of a previously demolished porch with a south (side) setback of approximately 20’ where 35’ is required along Madison Street and to allow the freestanding sign to be located in the vision clearance area and with a 1’ setback along Madison and S 5th Streets, where 5’ is required. The subject property is generally located at 324 S 5th Street and is zoned Residential R-1 District.

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16-17UV – Marilu Lopez and Carlos Maldonado request a use variance to allow a non-permanent food vendor in the Commercial B-2 zoning district where the use is conditional in the Commercial B-3 and B-4 zoning districts. The subject property is generally located at 124 W Jefferson Street and is zoned Commercial B-2 District.

16-22DV – Albert L Mitchell, Sr, and Desie Mae Mitchell request a developmental variance to allow a 10' x 31' driveway (open parking space) in the front yard with a one foot side (east) setback where five feet is required. The subject property is generally located at 518 River Avenue and is zoned Residential R-1 District.

16-18UV – St. John the Evangelist Catholic Church and Scott Signs request a use variance to add an electronic message center (EMC) to a non-conforming freestanding sign in the Historic District, where changes to non-conforming signs are not permitted, and EMC signs are not permitted. The subject property is generally located at 417 S Main Street and is zoned Residential R-3 District.

16-19UV – LaGrange Monument Works, JP Morgan Chase Bank, and FM Stone request a use variance to permit monument sales with outside display in the Commercial B-1 zoning district, where the use is permitted in the Commercial B-3 District, and the Industrial M-1 and M-2 zoning districts. The subject property is generally located at 1719 Lincolnway East and is zoned Commercial B-1 District.

16-23DV – Angela Nisley and Sunrise Builders request developmental variances to permit a zero foot front yard setback for a parking/driving aisle where 25 feet is required, and open parking spaces in the front yard setback, for a 17' x 22' concrete pad. The subject property is generally located at 1462 Firestar Drive and is zoned Residential R-3 District.

VII. Audience Items

VIII. Staff/Board Items

- *6-month extension request for 16-04DV (714, 716, 718, 800, 828, 922 E Lincoln Avenue) from 8/23/16 to 2/23/16.*

IX. Adjournment