

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 27th day of September, 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: Archie Sexton
 Petition: Developmental variances to allow a front (south) yard setback of 27' where 35' is required along W Lincoln Avenue and to allow open parking spaces within the front yard setback (W Lincoln Avenue)
 Location: 102 N Riverside and zoned Residential R-2 District
- B. Petitioner: Rod N Reel Coffee, Inc and Premiere Signs
 Petition: Use variance to allow two, 4' x 4' (16 square foot) non-illuminated roof-mounted signs on the north and east elevations where roof-mounted signs are not permitted. The proposed signs are in addition to one wall sign on each elevation
 Location: 707 Lincolnway East and zoned Commercial B-1 District
- C. Petitioner: MR Realty, LLC, Construction Design by Rodman, and Genesis Products
 Petition: Developmental variances to allow a 28' side (west) yard setback where 100' is required for a building abutting a residential zoning district for an approximate 29,660 building addition and to allow an alternative landscape plan in lieu of full bufferyard landscaping where full bufferyard landscaping is required between an Industrial M-1 zoning district and a single-family residential land use along the south property line
 Location: 2515 Industrial Park Drive and zoned Industrial M-1 District
- D. Petitioner: LaCasa, Inc.
 Petition: Developmental variances to allow a front (east) yard setback of 14' where 30' is required along Olive Street and a rear (west) yard setback of 9' where 25' is required for the construction of a new single-family home
 Location: 323 Olive Street and zoned Residential R-2 District
- E. Petitioner: LaCasa, Inc.
 Petition: Developmental variance to allow a rear (west) yard setback of 11' where 25' is required for the construction of a new single-family home
 Location: 701 N 5th Street and zoned Residential R-1 District
- F. Petitioner: Vinhhan Enterprises III, LLC and Jones Petrie Rafinski
 Petition: Developmental variances to amend the commitments of 14-22DV to permanently allow a recreational vehicle sales and display on a lot without a primary building, to allow recreational vehicle sales and display in the front yard setback along Elkhart Road, to allow 15 parking spaces where 83 spaces are required, and to allow recreational vehicles to be parked/stored on an unimproved (grassy) surface
 Location: 3208 Elkhart Road and zoned Commercial B-3 District