

Agenda
GOSHEN BOARD OF ZONING APPEALS
Tuesday, November 22, 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 10/25/16
- 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. **Use & Developmental Variances** – public hearing items
16-24UV & 16-33DV – Diana Metzler requests a use variance to permit expansion of a non-conforming use (single family dwelling in a Commercial B-1 District), and a developmental variance to permit a 6' front yard setback along N. 23rd Street, where 25' is required, for the construction of a 12' x 28' shed to replace a 12' x 24' garage that was destroyed by fire. The subject property is generally located at 1607 E Lincoln Avenue and is zoned Commercial B-1 District.

16-25UV & 16-34DV – Ben Hartman, Rachel Hershberger, Elva D & Viola Jean Mast, and Jeffrey Schaffer request use and developmental variances as follows:
 - Use variance to allow the construction and operation of a commercial greenhouse with up to five employees;
 - Use variance to allow grazing and pasturing with a 25' setback (east, west and north) and 10' setback (north-existing barn) for areas where animals are kept, where separation of 500' is required adjacent to residential zoning;
 - Developmental variance to allow subject property to be developed following Agricultural A-1 District developmental standards;
 - Developmental variance to allow single-family detached dwelling unit with 41' width at front lot line, where 66' is required in the R-1 District (and 100' in A-1 District); and
 - Developmental variance to allow the property to be served by a well, where connection to City water is required.The subject property is generally located at 340 Hackett Road (new address-located between 314 and 402 Hackett Road), with ±8.9 acres and zoned Residential R-1 District.

16-26UV & 16-35DV – Mullet Battery, Inc., and Signtech Sign Services, Inc., request a use variance to permit an electronic message center sign (EMC) in a Commercial B-1 District, where the use is permitted in Commercial B-2, B-3, B-4 and Industrial M-1 and M-2 Districts, and developmental variances to permit an illuminated freestanding sign 43 square feet in area, 16' in height, mounted on an existing pole, where a non-illuminated, monument style freestanding sign 32 square feet in area and 8' in height is permitted. The subject property is generally located at 1513 E Lincoln Avenue and is zoned Commercial B-1 District and Residential R-2 District.
- VI. Audience Items
- VII. Staff/Board Items
 - *Approval of 2017 BZA Calendar*
- VIII. Adjournment