

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 22nd day of November, 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: Diana Metzler
 Petition: 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.
 Location: 1607 E Lincoln Avenue and zoned Commercial B-1 District
- B. Petitioner: Ben Hartman, Rachel Hershberger, Elva D & Viola Jean Mast, and Jeffrey Schaffer
 Petition: 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.
 Location: 340 Hackett Road (new address-located between 314 and 402 Hackett Road), with ±8.9 acres and zoned Residential R-1 District
- C. Petitioner: Mullet Battery, Inc., and Signtech Sign Services, Inc.
 Petition: 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.
 Location: 1513 E Lincoln Avenue and zoned Commercial B-1 District and Residential R-2 District.