

*Agenda*  
GOSHEN BOARD OF ZONING APPEALS  
Tuesday, February 28, 2017, 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.** 2017 Board of Zoning Appeals Appointments
- *Doug Nisley – Appointed by the City Council for a term of four (4) years 2/7/17 – 12/31/20*
  - *Brad Hunsberger – Appointed by the City Council and the Mayor’s Office as a permanent alternate for both Council’s and Mayor’s appointments 2/7/17 – 12/31/17*
- III.** Approval of Minutes from 1/24/17
- IV.** Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record
- V.** Postponements/Withdrawals - any person having business to come before the Commission may request postponement or withdrawal at this time.
- VI.** **Variations** – public hearing items
- 17-02UV** – Steven & Rhonda Dolby and Lou Ann Stoner request a use variance to permit a real estate office in an Industrial M-1 zoning district, where the use is conditional in the Commercial B-1 and PUD zoning districts and permitted in the Commercial B-2, B-3 and B-4 zoning districts. The subject property is generally located at 511 E Reynolds Street and is zoned Industrial M-1 District.
- 17-05DV** – Maple City Health Care Center, ERI Consulting and DJ Construction request a developmental variance to allow a zero foot setback along the west property line where five feet is required for a parking/driving aisle. The subject property is generally located at 213 Middlebury Street and is zoned Residential R-1 District.
- 17-06DV** – Synergy Leasing, LLC and Marbach, Brady & Weaver, Inc., request a developmental variance to allow the construction of a 14’ x 60’ (840 SF) office building, with associated parking, in the floodway fringe. The subject property is generally located at 3012 Eisenhower Drive North and is zoned Industrial M-1 District.
- 17-03UV & 17-07DV** – Goshen Interfaith Hospitality, St. Mark’s United Methodist Church, and Interface Architecture request a use variance to permit a Group Housing Quarters for overnight emergency shelter in an R-1 Zoning District where the use is conditional in the Residential R-1S, R-3 and PUD Districts and permitted in the Commercial B-3 Zoning District, and developmental variances to permit the group housing quarters located less than 50 feet from adjacent residential use or zoning, to permit parking areas less than 25 feet from adjacent residential use or zoning district, and to permit 73 parking spaces where 148 spaces are required. The subject property is generally located at 502 N Main Street and is zoned Residential R-1 District.
- 17-04UV** – William J & Isabell Fiedeke, Steve Fiedeke, and Jeff Thomas request a use variance to allow permanent approval of an outdoor patio to be used for special events, retail sales and displays. 15-01UV, approved 2/24/15 required review in two years. The subject property is generally located at 211 S. 5th Street and is zoned Commercial B-2 District.
- VII.** Audience Items
- VIII.** Staff/Board Items
- *Residency form for Doug Nisley*
  - *Residency form for Brad Hunsberger*
  - *Residency form for Cathie Cripe*
  - *6-month extension request for 16-26DV, 323 Olive Street, from 3/27/17 to 9/27/17*
  - *6-month extension request for 16-27DV, 701 N 5<sup>th</sup> Street, from 3/27/17 to 9/27/17*
- IX.** Adjournment