

## 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 28<sup>th</sup> day of February, 2017, 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.

### USE AND DEVELOPMENTAL VARIANCES

- A.     Petitioner:     Steven & Rhonda Dolby and Lou Ann Stoner  
       Petition:     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  
       Location:     511 E Reynolds Street and zoned Industrial M-1 District
- B.     Petitioner:     Maple City Health Care Center, ERI Consulting and DJ Construction  
       Petition:     Developmental variance to allow a zero foot setback along the west property line where five feet is required for a parking/driving aisle  
       Location:     213 Middlebury Street and zoned Residential R-1 District
- C.     Petitioner:     Synergy Leasing, LLC and Marbach, Brady & Weaver, Inc.  
       Petition:     Developmental variance to allow the construction of a 14' x 60' (840 SF) office building, with associated parking, in the floodway fringe  
       Location:     3012 Eisenhower Drive North and zoned Industrial M-1 District
- D.     Petitioner:     Goshen Interfaith Hospitality, St. Mark's United Methodist Church, and Interface Architecture  
       Petition:     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  
       Location:     502 N Main Street and zoned Residential R-1 District
- E.     Petitioner:     William J & Isabell Fiedeke, Steve Fiedeke, and Jeff Thomas  
       Petition:     Use variance to allow permanent approval of 15-01UV, approved 2/24/15 and requiring review in two years, for an outdoor patio to be used for special events, retail sales and displays  
       Location:     211 S. 5th Street and is zoned Commercial B-2 District