

*Agenda*  
GOSHEN BOARD OF ZONING APPEALS  
Tuesday, July 25, 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. Approval of Minutes from 6/27/17
- 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. **Variances** – public hearing items
  - 17-08UV** – **\*\*Tabled from 6/27/17\*\*** Scott Van Gilst, Diana Estrada and Mario Garcia request a use variance to allow a Child Care Home where the home is not the legal residence of the provider and where the conditional use requirements cannot be met. A use variance granted June 23, 2015 required that the petitioner return in two years if the Child Care Home has not been relocated off of the real estate. The subject property is generally located at 427 N First Street and is zoned Residential R-1 District.
  - 17-14DV** – Goshen Memorial Chapter 15, Inc. and Signtech Sign Services request developmental variances to allow an electronic message center sign (EMC) in a non-conforming sign where an EMC may not be added to any non-conforming sign and to permit EMC sign area of 100% where an EMC is limited to 50% of the sign area. The subject property is generally located at 708 W Pike Street and is zoned Commercial B-3 District.
  - 17-15DV** – 7-Eleven, Inc. and National Illumination & Sign Company request developmental variances to permit a new illuminated freestanding sign, with no illumination limitations, approximately 32 square feet in area and approximately 16 feet in height, with an electronic pricing panel, zero foot setback and no landscaping. This variance request was previously approved (16-01DV) and the sign illumination was limited to the hours between 6:00 am to 12:00 am. The variance was not implemented, has expired, and requires a new hearing. The subject property is generally located at 1000 S Main Street and is zoned Residential R-1 District.
  - 17-16DV** – Genesis Products, Inc. and Construction Designs by Rodman, Inc., request a developmental variance to allow a landscaping berm 3.5 feet in height, where a 6' berm is required, where the available land between the right-of-way and parking lot is limited to less than 30 feet, has utility poles present, and where regular mowing maintenance requires a lower, more gradual berm. The subject property is generally located at 2515 Industrial Park Drive and is zoned Industrial M-1 District.
  - 17-17DV** – Francisco Javier Diaz requests a developmental variance to allow a front (north) yard setback of approximately 13' where 25' is required along E. Douglas Street and to allow an open parking space within the front yard setback for an expansion of an existing driveway. The subject property is generally located at 816 E Douglas Street and is zoned Residential R-1 District.
  - 17-18DV** – Lionshead Development, LLC and Jones Petrie Rafinski Corporation request a developmental variance to allow a parking/driving aisle setback of 8.5' where 30' is required along Steury Avenue for a new parking lot. The subject property is generally located at 305 Steury Avenue and is zoned Industrial M-1 District.
- VI. Audience Items
- VII. Staff/Board Items
- VIII. Adjournment