

## 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 25<sup>th</sup> day of July, 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:     Goshen Memorial Chapter 15, Inc. and Signtech Sign Services  
       Petition:     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  
       Location:     708 W Pike Street and zoned Commercial B-3 District
- B.     Petitioner:     7-Eleven, Inc. and National Illumination & Sign Company  
       Petition:     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.  
       Location:     1000 S Main Street and zoned Residential R-1 District
- C.     Petitioner:     Genesis Products, Inc. and Construction Designs by Rodman, Inc.  
       Petition:     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  
       Location:     2515 Industrial Park Drive and zoned Industrial M-1 District
- D.     Petitioner:     Francisco Javier Diaz  
       Petition:     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  
       Location:     816 E Douglas Street and zoned Residential R-1 District
- E.     Petitioner:     Lionshead Development, LLC and Jones Petrie Rafinski Corporation  
       Petition:     Developmental variance to allow a parking/driving aisle setback of 8.5' where 30' is required along Steury Avenue for a new parking lot  
       Location:     305 Steury Avenue and zoned Industrial M-1 District