

Agenda
GOSHEN BOARD OF ZONING APPEALS
Tuesday, November 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. Approval of Minutes from 10/24/17
- 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
 - 17-25DV** – MasterBrand Cabinets, Inc. and Universal Design Associates, Inc. request developmental variances to allow a front yard building setback of 25’ where 30’ is required for a 3,455 sf building addition and to allow a loading dock in the front yard setback where a loading dock is not permitted in the front yard setback. The subject property is generally located at 1002 Eisenhower Drive N and is zoned Industrial M-1 District.
 - 17-26DV** – William A & Jeanie E Byler request a developmental variance to permit an 11’ rear setback where 25’ is required on a through lot, for the construction of a 154 sf accessory structure. The subject property is generally located at 605 N 2nd Street and is zoned Residential R-1 District.
 - 17-27DV** – HTI Properties, LLC and Abonmarche Consultants, Inc., request developmental variances to permit a (front) parking/driving aisle setback of 15’ where 35’ is required along E Kercher Road, a (front) parking/driving aisle setback of 18’ where 30’ is required along Sourwood Drive, and a (front) parking/driving aisle of 27’ along Linden Drive where 30’ is required. The subject property is generally located at 2442 E Kercher Road and is zoned Industrial M-1 District.
 - 17-28DV** – Goshen Hospital Association, Inc. and Signtech Sign Services request developmental variances to allow a (south) freestanding sign, approximately 135 sf in area where 90 sf is permitted and to allow a (north) freestanding sign, 91 sf in area where 90 sf is permitted, where two freestanding signs on a single zoning lot are permitted per variance 11-02DV. The subject property is generally located at 2824 and 2832 Elkhart Road and is zoned Commercial B-3 District.
 - 17-29DV** – Marjorie L Suter, Miso Japan Fine Dining, Inc., and Premiere Signs request a developmental variance to permit the reface of a non-conforming freestanding sign, where refacing a non-conforming sign in the Historic District (HD) is not permitted. The subject property is generally located at 203 W Pike Street and is zoned Commercial B-2 HD.
- VI. Audience Items
- VII. Staff/Board Items
 - *2018 BZA Calendar*
- VIII. Adjournment