

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 27th day of March, 2018, 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.

DEVELOPMENTAL AND USE VARIANCES

Petitioner: Brandon Miller and Jason Oswald

Petition: Use variances to allow a non-permanent food vendor (NPFV) in the Commercial B-2 District where the use is conditional in the B-3 and B-4 Districts, and to allow multiple food truck vendors to operate under the approval

Location: 227 S Main Street and zoned Commercial B-2HD (Historic District)

Petitioner: Red Tail Farm LLC and Adam Scharf

Petition: Use variances to allow an event center (auditorium) where auditoriums are permitted in the B-2, B-3, M-1 and M-2 Districts, and to allow a tourist home with two sleeping rooms in the primary residence where tourist homes are permitted in the R-3, B-2, and B-3 Districts and as a conditional use in the R-1S District. A previous variance for the event center, 13-04UV, was approved for five years on 5/28/13.

Location: 303 W Waverly Avenue and zoned Agricultural A-1 District

Petitioner: Micah Helmuth, Melanie Hertzler and Mervin Helmuth

Petition: Developmental variance to allow a 15' front yard (west) setback where 25' is required and a 3' side yard (south) setback where 5' is required for the construction of a 20' x 28' (560 sf) detached garage.

Location: 519 S 3rd Street and zoned Residential R-1 District

Petitioner: Tractor Supply Company and Danch, Harner & Associates

Petition: Developmental variances for a proposed two-lot major commercial subdivision, Tractor Supply Company Major Subdivision, to allow a 0' side parking/driving aisle setback between Lots 1 and 2 for a shared driveway, where a 5' side setback is required, to allow access via an easement for Lot 2, where direct access to a public street or approved private street is required, and to allow a 7' rear parking/driving aisle setback for Lot 2 for a truck maneuvering lane, where a 10' rear setback is required.

Location: 2323 Lincolnway East and zoned Commercial B-3 District

Petitioner: Abonmarche Consultants, Inc., Jesus Perez-Esparsa and Angelica Zamora

Petition: Developmental variances for site redevelopment including a building addition, new parking and relocated access, to allow:

1. Front building setback of 14 feet along Lincolnway East where 35 feet is required;
2. Open parking within the required 35' front setback along Lincolnway East and within the required 30' front setback along Sanders Avenue;
3. Front parking/driving aisle setback of 0 feet along Lincolnway East where 35 feet is required;
4. Front parking/driving aisle setback of 0 feet along Sanders Avenue where 25 feet is required;
5. Rear (north) parking/driving aisle setback of 0 feet where 10 feet is required;
6. Side (east) parking/driving aisle setback of 0 feet where 5 feet is required;
7. 16 parking spaces where 30 parking spaces are required;
8. No partial landscaping along the east and north property lines adjacent to residential land use due to the existing alleys and access locations for parking;
9. Primary access from an alley; and
10. Maneuvering within the public right-of-way of both alleys.

Location: 512-514 Lincolnway East and zoned Commercial B-1 District