

*Agenda*  
GOSHEN BOARD OF ZONING APPEALS  
Tuesday, June 26, 2018, 4:00 p.m.  
Council Chambers, 111 E. Jefferson Street  
Goshen, Indiana

**\*\*Please turn off all cell phones. \*\***

***Introduction: James Ramer has been named as the City Council's permanent replacement for Doug Nisley.***

- I.** Roll Call
- II.** Approval of Minutes from 5/22/18
- III.** Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record
- IV.** Postponements/Withdrawals - any person having business to come before the Board may request postponement or withdrawal at this time.
- V. Use & Developmental Variances – public hearing items**
- 18-07UV** – Romelito & Patricia Chico request a use variance to allow a second dwelling unit in an R-1 zoning district where two-family dwelling units are permitted in the Residential R-2, R-3, and PUD Districts and conditional uses in the R-1S and B-2 zoning districts. The subject property is generally located at 205 S Greene Road and is zoned Residential R-1 District.
- 18-14DV** – Lippert Components Manufacturing, Inc. and Construction Design by Rodman, request a developmental variance to allow the construction of a three-sided enclosure over an existing self-containment area with a 3' side setback where 5' is required. The subject property is generally located at 2703 College Avenue and is zoned Industrial M-1 District.
- 18-15DV** – LaCasa Real Estate Holdings, LLC requests developmental variances to allow a 3.5' rear setback where 25' is required and lot size of 5428.5 sf where 8000 sf is required, for the construction of a new single-family home. The subject property is generally located at 123 N 6<sup>th</sup> Street and is zoned Residential R-1 District.
- 18-16DV** – Zehr Construction, Inc. and John Blount & Tara Sparks request developmental variances to allow an addition to an existing detached garage with a rear setback of approximately 2' 6" where 5' is required and a side setback of 4' 6" where 5' is required. The subject property is generally located at 518 S 5<sup>th</sup> Street and is zoned Residential R-1 District.
- 18-17DV** – Insite Development, Creative Design, Inc., and City of Goshen Redevelopment request the following developmental variances, for the construction of 40 new multi-family dwelling units:
1. Parking stall dimensions (90 degrees) 8' and 8'6" wide x 19' deep, where 9' wide x 20' deep is required and aisle width of 22' 11" where 24' is required;
  2. 60 onsite parking spaces where 63 parking spaces are required;
  3. Six studio apartments with 630 sf of living space where 720 sf of living space is required;
  4. Building height of 4 stories, where 3 stories is permitted;
  5. 90% building coverage where a maximum of 35% is permitted;
  6. A 0' front yard building setback along 3<sup>rd</sup> Street and Jefferson Street where 35' is required;
  7. A 0' side yard building setback along River Race Drive where 25' is required;
  8. A 0' rear yard (north) building setback where 25' is required;
  9. 30,201 sf of lot area where 80,000 sf is required and density of 58 units per acre where 20 units per acre are permitted;
  10. 7 street side trees where 21 street side trees are required.
- The subject property is generally located at 213, 219, & 223 S 3<sup>rd</sup> Street and 209 W Jefferson Street and is zoned Commercial B-2 District.
- VI.** Audience Items
- VII.** Staff/Board Items:
- 6-month extension for 18-01DV & 18-01UV, 125 S 6<sup>th</sup> Street, from 7/23/18 to 1/23/19
  - Residency form for James Ramer
- VIII.** Adjournment