

*Agenda*  
GOSHEN BOARD OF ZONING APPEALS  
Tuesday, September 25, 2018, 4:00 p.m.  
Council Chambers, 111 E. Jefferson Street  
Goshen, Indiana

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

- I. Roll Call
- II. Approval of Minutes from 8/28/18
- 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. **Tabled Item** (tabled from August 28, 2018, BZA meeting) – public hearing item  
**18-11UV** – Antonio Hernandez (owner) requests a use variance to allow the addition of a bathroom in a basement storage area of a two-unit residential dwelling, without connection to City water. The subject property is generally located at 508 Dewey Avenue and is zoned Residential R-2 District.
- VI. **Use & Developmental Variances** – public hearing items  
**18-24DV** – Schrock Homes requests a developmental variance to allow a 21' rear yard (north) setback where 25' is required, for the addition of a 72 sf deck on a new single-family home, currently under construction. The subject property is generally located at 2205 Westoria Drive and is zoned Residential R-2 PUD District.  
  
**18-14UV** – Pine Manor, Inc., (Miller Poultry) and Abonmarche Consultants, Inc., request a use variance to allow the continued expansion of a non-conforming use, expanding a hatchery in a B-1 District (previous variances 07-09UV and 11-11UV) with up to 33,340 square feet of additional building space in eight phases, additional parking, up to 25 employees, expansion into 2706 and 2708 S Main, and to allow the variance to be valid until September 25, 2023. The subject property is eight tax parcels, generally located at 2704, 2706 and 2708 S Main Street and is zoned Commercial B-1 District.
- VII. Audience Items
- VIII. Staff/Board Items
  - 6-month extension for 18-03UV, from 9/27/18 to 3/27/19 for 303 W Waverly Avenue
- IX. Adjournment