

Agenda
GOSHEN BOARD OF ZONING APPEALS
Tuesday, February 26, 2019, 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 1/22/19
- 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
 - 19-01DV** – Anthony DeMarco requests developmental variances to allow a 2’ rear (south) building setback where 25’ is required, a 2’ side (east) parking/driving aisle setback where 5’ is required for a relocated driveway, and building coverage of 49% where a maximum of 35% is permitted, for the construction of a 138 square foot building addition and a 308 square foot attached garage to replace the existing garage, and to allow the variance to be valid for one year. The subject property is generally located at 414 E Douglas Street and is zoned Residential R-1 District.
 - 19-02DV** – Signtech Sign Services and Goshen Industrial Park Landowners Association request a developmental variance to allow an 8’ x 20’ (160 sf) non-illuminated freestanding sign, with an overall height of 17.25 ft, to replace a nonconforming sign of the same area installed in the City right of way. The subject property is public right of way generally located at the northwest corner of E Kercher Road and Industrial Park Drive and is zoned Industrial M-1 District.
 - 19-02UV & 19-03DV** – Kent Beck, Karen Lehman, and Zehr Construction request a use variance to allow a detached garage to be converted to a single-family dwelling, becoming a second primary structure where only one primary structure is permitted per lot in the R-1 District, to amend use variance 97-15UV to remove the requirement that the property be owner occupied and to allow up to five tourist rooms in the main building (where four are currently allowed), and a developmental variance to allow five onsite parking spaces where eight are required. The subject property is generally located at 320 S 5th Street and is zoned Residential R-1 District.
- VI. Audience Items
- VII. Staff/Board Items
 - *6-month extension request for 18-13UV, 120 S Greene Road, from 2/28/19 to 8/28/19*
 - *Staff report feedback form – to be completed for March 26, 2019 meeting*
- VIII. Adjournment