

## 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 26<sup>th</sup> day of February, 2019, 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: Anthony DeMarco  
Petition: Developmental variance 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  
Location: 414 E Douglas Street and zoned Residential R-1 District
- Petitioner: Signtech Sign Services and Goshen Industrial Park Landowners Association  
Petition: 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  
Location: Public right of way generally located at the northwest corner of E Kercher Road and Industrial Park Drive and zoned Industrial M-1 District
- Petitioner: Kent Beck, Karen Lehman, and Zehr Construction  
Petition: 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  
Location: 320 S 5<sup>th</sup> Street and zoned Residential R-1 District