

## 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 27<sup>th</sup> day of August, 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.

### USE & DEVELOPMENTAL VARIANCES

Petitioner: Big O Realty, LLC and Signtech Sign Services

Petition: Developmental variance to allow a 42 sf non-illuminated projecting wall sign where a 25 sf sign is allowed, to allow the sign to project 6' from the building wall where 5' is permitted, and to allow an overall height of 19.5' where 16' is permitted

Location: 702 W Lincoln Avenue and zoned Commercial B-2 District

Petitioner: Dairy Farmers of America, Inc.

Petition: Developmental variance to allow a building height of 49' where 35' is permitted and to allow 65% building coverage where 50% building coverage is permitted for the installation of two wastewater treatment silos

Location: 1405 S 10<sup>th</sup> Street and zoned Industrial M-1 District

Petitioner: Goshen Board of Aviation Commissioners and Jones Petrie Rafinski

Petition: Use variance to allow an airport and associated uses in the A-1 District where airports are a conditional use in the M-2 District, and developmental variances to allow current and future development to follow the M-2 standards, except to allow maximum building height of 36' where 35' is permitted, a 0' parking/driving aisle setback along CR 42, including the existing internal airport drive, where 25' is required, a 25' parking and driving aisle setback on collector and arterial streets where 30' and 35' are required respectively, street trees of small or medium species where large trees are required, no bufferyard landscaping adjacent to residential land use, and no connection to City water where service by City water is required

Location: 17229 County Road 42 and zoned Agricultural A-1 District

Petitioner: Blue Diamond Development Communities, LLC and Freedom Builders

Petition: Developmental variance to allow 36.6% building coverage where a maximum of 35% is permitted for two proposed homes (Lots 24 A & B)

Location: 1616 & 1618 Clover Creek Lane and zoned Residential R-3 District

Petitioner: First National Bank and Professional Permits

Petition: Developmental variance to allow a cabinet change on a non-conforming freestanding sign where a cabinet change to a non-conforming sign in the Historic District (HD) is not permitted

Location: 221 N Main Street and zoned Commercial B-2 HD

Petitioner: The City of Goshen Parks Department

Petition: Developmental variance to allow a second non-illuminated, freestanding sign of 64 sf in area and 13' in height where only one freestanding sign of 36 sf in area and 5' in height is permitted

Location: 1414 W Plymouth Avenue and zoned Residential R-1 District