

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 23rd day of February, 2016, 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 & USE VARIANCES

- A. Petitioner: 7-Eleven Inc. and LR Construction
 Petition: Use variance to allow illuminated wall signs on the south, west and north canopy elevations where wall signs are not permitted in the Residential R-1 zoning district and illumination of wall signs adjacent to a residential zoning district is not permitted and a developmental variance to allow a new illuminated freestanding sign, approximately 32 square feet in area and 16 feet in height, with an electronic pricing panel, zero foot setback and no landscaping, relocated and modified from previous variance approvals.
 Location: 1000 S Main Street and zoned Residential R-1 District
- B. Petitioner: City of Goshen, Elkhart County Board of Commissioners and Abonmarche Consultants, Inc.
 Petition: Developmental variance to allow the following:
- a front (east) setback of 12' where 30' is required along N 5th Street;
 - a side (south) setback of 0' where 5' is required;
 - a rear (west) setback of 3' where 10' is required;
 - a side (north) setback of 7' where 60' is required adjacent to residential use;
 - a row of evergreen trees along the north property line adjacent to a residential use where bufferyard full landscaping is required;
 - a 0' side (south) setback where 10' is required (east side of street);
 - development in the floodway fringe
- Location: 308-311-313-317 N 5th Street and zoned Industrial M-1 District
- C. Petitioner: Virgelina Esparza and Brenda Troyer
 Petition: Use variance to allow a restaurant (not including drive-ins) in a Residential R-2 zoning district where the use is permitted in the Commercial B-2, B-3, B-4, Industrial M-1 and M-2 zoning districts and a developmental variance to allow seven (7) onsite parking spaces where nine (9) are required
 Location: 100 N 8th Street and zoned Residential R-2 District
- B. Petitioner: City of Goshen Redevelopment and Abonmarche Consultants, Inc.
 Petition: Developmental variance to allow development in the floodway fringe for a detention basin and site improvements for the Steury Avenue/Lincoln Avenue Roadway Reconstruction and Drainage Improvement Project
 Location: 714, 716, 718, 800 E Lincoln Avenue (zoned Residential R-1 District), 828 E Lincoln Avenue (zoned Industrial M-2 District), and 922 1/2 E Lincoln Avenue (zoned Industrial M-1 District)