

*Agenda*  
GOSHEN BOARD OF ZONING APPEALS  
Tuesday, February 23, 2016, 4:00 p.m.  
Council Chambers, 111 E. Jefferson Street  
Goshen, Indiana

**\*\*Please turn off all cell phones, beepers and pagers. \*\***

- I. Roll Call
- II. Approval of Minutes from 1/26/16
- III. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record
- IV. Postponements/Withdrawals - any person having business to come before the Commission may request postponement or withdrawal at this time.
- V. **Variances** – public hearing items
  - 16-02UV & 16-01DV** - 7-Eleven Inc. and LR Construction request a 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. The subject property is generally located at 1000 S Main Street and is zoned Residential R-1 District.
  - 16-02DV** - The City of Goshen, Elkhart County Board of Commissioners and Abonmarche Consultants, Inc. request a 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 fringeThe subject property is generally located at 308-311-313-317 N 5th Street and is zoned Industrial M-1 District.
  - 16-03UV & 16-03DV** - Virgelina Esparza and Brenda Troyer request a use variance to allow a restaurant (not including drive-ins) in an 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. The subject property is generally located at 100 N 8th Street and is zoned Residential R-2 District.
  - 16-04DV** - City of Goshen Redevelopment and Abonmarche Consultants, Inc. request a 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. The subject properties are generally located at 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).
- VI. Audience Items
- VII. Staff/Board Items
- VIII. Adjournment