

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 28th day of July, 2020, 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: Chupp Holdings, LLC, Bill Chupp, and Jeremy Miller
Petition: Use variances to allow beauty shops, barber shops, and offices (without drive-in facilities) in an M-1 District, where beauty shops and barber shops are permitted in the Commercial B-1, B-2, B-3, B-4, and PUD Districts, and where offices (without drive-in facilities) are conditional uses in the Commercial B-1 and PUD Districts and permitted in the Commercial B-2, B-3 and B-4 Districts
Location: 2339 Eisenhower Drive North and zoned Industrial M-1 District

Petitioner: The City of Goshen and Lacasa, Inc.
Petition: Developmental variances to allow a rear (east) building setback of 13' where 25' is required, 39% building coverage where 35% is allowed, and for the variance to be valid for 12 months, for the construction of a new single family home
Location: 224 S 7th Street and zoned Residential R-1 District

Petitioner: LaCasa Real Estate Holdings, LLC
Petition: Developmental variances to allow a residential building lot with 33' of frontage where an established front lot line of not less than 66' is required, 3' (north and south) side building setbacks where a minimum of 6' is required, and for the variance to be valid for 12 months, for the construction of a new single family home
Location: 317 S 10th Street and zoned Residential R-1 District

Petitioner: Junior M & Tammy Hunley and Lacasa, Inc.
Petition: Developmental variance to allow a front building setback of 16' where 30' is required for an accessibility ramp
Location: 1303 E Plymouth Avenue and zoned Residential R-1 District

Petitioner: Goshen Theater, Inc.
Petition: Developmental variances to allow placement of two window electronic message centers (TV monitors) totaling 24 SF in area where one window sign is allowed up to a maximum of 20 SF in area, and where electronic message centers are not permitted, and a second wall sign (commemorative plaque) on the front façade of the building where only one wall sign is allowed per street frontage
Location: 216 S Main Street and zoned Commercial B-2 HD DD.

Petitioner: The City of Goshen
Petition: Use variances to allow a dog park with a 4' chain-link fence, approximately 15' from adjacent residential properties to the north and south and approximately 41' from a residential property to the west, and for an approximately 15 SF gateway entry sign 12' in height without landscaped area, where parks are a conditional use prohibiting structures closer than 50' from any residential uses and allowing one monument style freestanding sign no greater than 5' in height and located in a minimum of 2 SF of landscaping for every 1 SF of sign area
Location: 119 S 9th Street and zoned Residential R-1 District

Copies of the petitions are available for public inspection before the hearing and may be requested by emailing planning@goshencity.com or by calling 574-534-3600 during normal working hours of the Goshen City Planning Department. Neighboring property owners and all other interested parties desiring to present their views on these matters will be given an opportunity to comment on the petitions at the public hearing.