

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 27th day of October, 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: Brian & Anna Yoder Schlabach and Dale Klassen

Petition: Developmental variances to allow a 5' front (east) setback where 25' is required along Cottage Avenue for the construction of a 24' x 30' (720 sf) detached garage, and to allow one open parking space in an existing driveway in the front yard setback along S 7th Street where open parking is not permitted in a front yard

Location: 620 S 7th Street and zoned Residential R-1 District

Petitioner: Marshall King & Bethany Swope and Priority One Construction

Petition: Developmental variance to allow a 12' x 13' (156 sf) sunroom addition to a duplex where no such non-conforming use may be extended to occupy land outside the original structure

Location: 605 Gra Roy and zoned Residential R-1 District

Petitioner: The City of Goshen Parks & Recreation Board

Petition: Use variance to allow a park with a third freestanding sign approximately 7.5' in height where parks are a conditional use permitting one non-illuminated monument style sign with a maximum height of 5'

Location: 1912 W Lincoln Avenue and zoned Residential R-1 District and Commercial B-1 PUD

Petitioner: RR4 LLC and Abonmarche Consultants

Petition: Developmental variance to allow a 0' side yard (south) setback at 1313 S 9th Street, and a 0' side yard (north) setback at 1323 S 9th Street, for a shared parking/driving aisle where a 5' setback is required

Location: 1313 & 1323 S 9th Street and zoned Residential R-1 District

Petitioner: New Life Church Goshen Inc. and Nuway Construction

Petition: Use variance to allow an overnight emergency shelter in a former industrial building where group housing quarters is a permitted use in the Commercial B-3 District and a conditional use in the Residential R-1S, R-3 and PUD Districts

Location: 1101 Eisenhower Drive N and zoned Industrial M-1 District