

Agenda
GOSHEN BOARD OF ZONING APPEALS
Tuesday, March 23, 2021, 4:00 p.m.
Council Chambers, 111 E. Jefferson Street**
Goshen, Indiana

**Per Mayor Jeremy Stutsman's Executive Order 2021-01, public attendance at City of Goshen meetings is currently (yellow/blue status) allowed in person and virtual, following *City of Goshen Rules for Virtual Public Meetings - Updated February 8th, 2021*.

Public comments for the Board of Zoning Appeals will be limited to no more than three minutes per person, and members of the public exceeding the three-minute limit will be notified and/or muted.

- I. Roll Call
- II. Remote Meeting Statement
- III. Approval of Minutes from 2/23/21
- IV. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record
- V. Postponements/Withdrawals – any person having business to come before the Board may request postponement or withdrawal at this time.
- VI. **Developmental Variances** – public hearing items
 - 21-03DV** – Jessica Olds requests a developmental variance to allow a 7' front (west) setback where 25' is required for the construction of a 10' x 15' (150 sf) front porch. The subject property is generally located at 1008 S 10th Street and is zoned Residential R-1 District.
 - 21-04DV** – The Falcon Corporation, Inc. and Nuway Construction request a developmental variance to allow building coverage of 51% where 50% is permitted for a 170' x 400' (68,000 sf) building addition. The subject property is generally located at 2434 Century Drive and is zoned Industrial M-1 District.
 - 21-05DV** – Ronald & Linda Altenhof request developmental variances to allow a 2' side (south) setback where 5' is required, a 4' rear (west) setback where 5' is required, and building coverage of 48% where a maximum of 35% is permitted, for the construction of a 22' x 20' (440 sf) detached garage. The subject property is generally located at 507 S 5th Street and is zoned Residential R-1 District.
 - 21-06DV** - Dennis & Deborah McCarthy and Gleason Industrial Products request a developmental variance to allow the reface of an abandoned freestanding sign where any sign located on a property which becomes vacant for greater than 60 days shall be removed or have the face replaced with a weatherproof, blank face. The subject property is generally located at 827 Lincolnway East and is zoned Commercial B-3 District.
 - 21-07DV** – Dorothy Smucker and Freedom Builders request developmental variances to allow 35.6% building coverage where a maximum of 35% is permitted for two proposed homes (Lots 27A & B). The subject property is generally located at 1634 & 1636 Clover Creek Lane and is zoned Residential R-3 District.
- VII. Audience Items
- VIII. Staff/Board Items
 - Discussion: Expanding open parking in the front yard setback for families with many drivers
- IX. Adjournment