

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 April, 2021. The public hearings will begin at 4:00 pm and will proceed in the order listed.

DEVELOPMENTAL VARIANCES

Petitioner: Dale E. Klassen & Beverly K. Lapp
Petition: Developmental variance to allow a 5' front (west) building setback along 15th Street where 25' is required for a 24' x 24' (576 sf) detached garage
Location: 1201 E Plymouth Avenue and zoned Residential R-1 District

Petitioner: Wal-Mart Stores and TNT Fireworks
Petition: Developmental variance to permit outside sales and display of merchandise (fireworks) from June 16, 2021 to July 5, 2021 where outside sales and display of merchandise is not permitted, except by permission of the BZA for a limited time
Location: 2304 Lincolnway East and zoned Commercial B-4 District

Petitioner: The City of Goshen Department of Redevelopment and Roland Weaver
Petition: Developmental variances to allow a residential building lot of 3,485 SF where 8,000 SF is required, a front (west) building setback of 4' where 25' is required, a rear (east) setback of 21' where 25' is required, a front (north) driving aisle setback of 2' where 25' is required, and 300 SF of occupied space on the ground floor where 650 SF is required, for the construction of a new two-story single family home
Location: 208 W Monroe Street and zoned Residential R-1 District

Petitioner: JRT Realty, LLC & Kil Architecture/Planning
Petition: Use variance to allow the expansion of a non-conforming use for an approximately 250 SF building addition where funeral homes are a permitted use in the Commercial B-2 and B-3 Districts
Location: 1911 S Main 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.