

Agenda
GOSHEN BOARD OF ZONING APPEALS
Tuesday, July 27, 2021, 4:00 p.m.
Council Chambers, 111 E. Jefferson Street
Goshen, Indiana

- I. Roll Call
- II. Board of Zoning Appeals Appointment
 - *Bethany Campbell - Appointed by Mayor to replace Richard Aguirre, 1/1/20 - 12/31/23*
- III. Election of Secretary, to Replace Richard Aguirre
- IV. Approval of Minutes from 6/22/21
- V. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record
- VI. Postponements/Withdrawals – any person having business to come before the Board may request postponement or withdrawal at this time.
- VII. **Use & Developmental Variances** – public hearing items

21-04UV & 21-19DV – Grey Dog Properties, LLC and Matthew J Heffernan request a use variance to permit a second dwelling unit in an existing building where two-family dwelling units are permitted in the Residential R-2, R-3, and PUD Districts and conditional uses in the R-1S and B-2 Districts, and a developmental variance to allow zero onsite parking spaces where 4 spaces are required. The subject property is generally located at 307 E Purl Street and is zoned Residential R-1 District.

21-05UV & 21-20DV – Len & Marcia Morris and Bud Walterhouse request a use variance to permit a 1,580 sf greenhouse where private greenhouses are a conditional use permitting a maximum of 200 sf of occupied space or floor area, and a developmental variance to allow approximately 6,334 sf of detached accessory buildings where the total building footprint area of all detached accessory buildings shall not exceed the building footprint area of the primary residential dwelling of approximately 3,405 sf. The subject property is generally located at 2614 S Main Street and is zoned Residential R-1 District.

21-06UV & 21-22DV – Alan L Gonzalez Rodriguez and Juana A Rodriguez Robles request a use variance to allow a 512 sf swimming pool where private swimming pools are a conditional use in the Agricultural A-1 District, the R-1, R-1S, R-2, R-3, and R-4 Residential Districts, and the PUD District, and a developmental variance to allow a side (north) setback of 11’ and a side (south) setback of 5’ where side yards abutting any residential zoning district are a minimum of 20’ for a concrete deck surrounding a pool. The subject property is generally located at 913 N Main Street and is zoned Commercial B-1 District.

21-23DV – Debra K Snyder & Pamela J Garber and Reliance Construction, Inc. request a developmental variance to allow a rear (west) setback of 9’ where 25’ is required for the addition of a 780 sf attached garage. The subject property is generally located at 407 Colorado Drive and is zoned Residential R-1 District.

21-24DV – Bradd A & Kelsey M Weddell request developmental variances to allow a side (east) setback of 5’ for the addition of a 480 sf attached garage where 8’ is required and a side (east) setback of 1’ for a driveway expansion where 5’ is required. The subject property is generally located at 1405 Elmherst Court and is zoned Residential R-1 PUD District.

21-07UV & 21-25DV – Big Rod Winches, LLC and Abonmarche Consultants request a use variance to allow a 6,630 sf expansion of a non-conforming use (automobile dismantling & impoundment yard) where the use is conditional in the Industrial M-2 District, and developmental variances to allow a front (south) yard setback of 1’ and front (west) setback of 5’ for an impound yard where 25’ is required and to allow 9 large street trees where 11 are required. The subject property is generally located at 1407 Chicago Avenue, 1408 Bashor Road, and 1409 Virginia Street and is zoned Commercial B-3 District.

21-08UV – Elliott Anne, LLC and Abonmarche Consultants request a use variance to allow an office (human resources and personnel training) where business offices are a conditional use in the Commercial B-1 and PUD Districts and a permitted use in the Commercial B-2, B-3, and B-4 Districts. The subject property is generally located at 1753 Eisenhower Drive N and is zoned Industrial M-1 District.

21-26DV – Habitat for Humanity of Elkhart County requests a developmental variance to allow the construction of a new home on a residential building lot of 5,428 sf where 8,000 sf is required. The subject property is generally located at 123 N 6th Street and is zoned Residential R-1 District.

21-27DV – 7-Eleven, Inc. and Paragon Installations, Inc. request a developmental variance to replace a portion of a non-conforming freestanding sign with a 22” x 24” electronic message center sign where electronic message centers are not permitted to be added to any non-conforming signs. The subject property is generally located at 1000 S Main Street and is zoned Residential R-1 District.

VIII. Audience Items

IX. Staff/Board Items

X. Adjournment