

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 26th day of October, 2021. The public hearings will begin at 4:00 pm and will proceed in the order listed.

USE & DEVELOPMENTAL VARIANCES

- Petitioner: Cruizin Rentals and Storage, LLC
Petition: Use variance to convert a duplex allowed by a use variance to a single family dwelling, where single family dwellings are permitted in the Agricultural A-1, Residential R-1, R-1S, R-2, R-3, R-4, and PUD Districts, and are a conditional use in the Commercial B-2 Districts
Location: 1021 S 9th Street and zoned Industrial M-1 District
- Petitioner: SERVUS, Inc. and Vequity, LLC
Petition: Developmental variances to allow a front building setback of 10' where 35' is required and front parking/driving aisle setback of 16' where 35' is required along Indiana Avenue, a front building setback of 21' where 35' is required and front parking/driving aisle setback of 14' where 35' is required along Pike Street, a fence 5' in height where partial landscaping buffer is required along the south property line adjacent to residential use, and for the variances to be valid for 1 (one) year, for the construction of a 4,001 SF urgent health care facility
Location: 924 W Pike Street and zoned Commercial B-3 District
- Petitioner: The City of Goshen Department of Redevelopment and Abonmarche Consultants
Petition: Developmental variances to allow a fence with privacy slats 8' feet in height along the east property line adjacent to residential use where full bufferyard landscaping is required, a 40' side (east) parking/driving aisle setback where 60' is required adjacent to residential zoning, and for the variances to be valid for 1 (one) year, for the construction of a maintenance building
Location: 610 E Plymouth Avenue and zoned Industrial M-1 District
- Petitioner: Elkhart County Board of Commissioners and Jones Petrie Rafinski
Petition: Developmental variance to allow a fence 8' in height in the front yard along Reliance Road where 4' is permitted, and for the variance to be valid for 1 (one) year, for a secured parking area serving a courthouse
Location: 1905 Reliance Road and zoned Commercial B-3 District