

*Agenda*  
GOSHEN BOARD OF ZONING APPEALS  
Tuesday, August 23, 2022, 4:00 p.m.  
Council Chambers, 111 E. Jefferson Street  
Goshen, Indiana

- I. Roll Call
- II. Approval of Minutes from 7/26/22
- III. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record
- IV. Postponements/Withdrawals – any person having business to come before the Board may request postponement or withdrawal at this time.
- V. **Use & Developmental Variances**– public hearing items
  - 22-08UV** – Goshen Community Schools request a use variance to allow a 60 Sf illuminated wall sign on the west side of the gymnasium where schools are a conditional use permitting one non-illuminated wall sign not exceeding 36 Sf in area. The subject property is generally located at 501 Lincolnway East and is zoned Residential R-1, Industrial M-1, and Commercial B-1 District.
  - 22-09UV & 22-24DV** – Adlai A Schrock and Zarembo Group, LLC request a use variance to allow a variety store where the use is permitted in the Commercial B-2, B-3, and B-4 Districts, and developmental variances to allow an alternative landscape buffer where full bufferyard landscaping is required adjacent to residential use, one illuminated freestanding sign and one illuminated wall sign where illuminated signs adjacent to residential use or zoning are not permitted, and for the variance to be valid for one year, for the construction of a new general store. The subject property is generally located at 811 E Kercher Road and is zoned Industrial M-1 District.
  - 22-25DV** – Kropf Family Real Estate, LLC and Surveying and Mapping, LLC request developmental variances to allow a 24’ side (west) building and parking/driving aisle setback and a 91’ side (east) building setback where a minimum of 100’ is required for buildings and a minimum of 60’ is required for parking/driving aisles adjacent to residential use, and to allow an alternative landscape buffer where full bufferyard landscaping is required adjacent to residential use, and the variance to be valid for one year, for the construction of an approximately 9,600 Sf storage addition with an expanded driving aisle. The subject property is generally located at 2411 E Kercher Road and is zoned Industrial M-1 District.
  - 22-10UV** – Steven B & Linda J Thomas, S & L Rentals, and Pathways Retreat, Inc. request a use variance to amend the use variances granted in 1974 and amended in 2008 and 2015 for a retreat center/counseling office to allow up to 20 volunteers where the 2015 variance allowed no more than two volunteers, and to expand the variances to an area including three tax parcels and approximately 15.3 acres where the 2015 variance included one tax parcel and approximately 11.7 acres, and the variance to be valid for two years, for the construction of an approximately 725 Sf open-air pavilion. The subject property is generally located at 309 and 309 ½ Hackett Road and is zoned Residential R-1 District.
  - 22-11UV & 22-26DV** – T & T Auto Service and Abonmarche Consultants, Inc. request a use variance to allow an automobile service business with outdoor vehicle storage where automobile repairs are a conditional use in the Commercial B-3 District and a permitted use in the Industrial M-1 and M-2 Districts, and developmental variances to allow a 24 Sf illuminated freestanding sign and a 54 Sf illuminated wall sign where only ground signs are permitted and where illuminated signs are not permitted adjacent to residential uses or residential zoning districts, and for the variance to be valid for one year, for the construction of an approximately 7,100 Sf building with a parking and driving aisle. The subject property is generally located at 1795 Reliance Road and is zoned Residential R-1 District.
- VI. Audience Items
- VII. Staff/Board Items
- VIII. Adjournment