

## 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 23<sup>rd</sup> day of August 2022, in the Council Chambers, Police and Courts Building, 111 East Jefferson Street, Goshen, Indiana. The public hearings will begin at 4:00 pm and will proceed in the order listed.

### USE & DEVELOPMENTAL VARIANCES

Petitioner: Goshen Community Schools

Petition: 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

Location: 501 Lincolnway East and zoned Residential R-1, Commercial B-1 District, and Industrial M-1

Petitioner: Adlai A Schrock and Zaremba Group, LLC

Petition: 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

Location: 811 E Kercher Road and zoned Industrial M-1 District

Petitioner: Kropf Family Real Estate, LLC and Surveying and Mapping, LLC

Petition: 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

Location: 2411 E Kercher Road and zoned Industrial M-1 District

Petitioner: Steven B & Linda J Thomas, S & L Rentals, and Pathways Retreat, Inc.

Petition: 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

Location: 309 and 309 ½ Hackett Road and zoned Residential R-1 District

Petitioner: T & T Auto Service and Abonmarche Consultants, Inc.

Petition: 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

Location: 1795 Reliance Road and zoned Residential R-1 District