

Agenda
GOSHEN BOARD OF ZONING APPEALS
Tuesday, October 25, 2022, 4:00 p.m.
Council Chambers, 111 E. Jefferson Street
Goshen, Indiana

- I. Roll Call
- II. Approval of Minutes from 9/27/22
- 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. **Tabled Item** (tabled from September 27, 2022 BZA Meeting) – public hearing item
22-12UV & 22-28DV – Lux Property Corporation and Jones Petrie Rafinski request a use variance to expand a non-conforming use where residential use is not permitted in the Industrial M-1 District, and developmental variances to allow a front parking and driving aisle setback of 5' where 25' is required, a 31' side (south) and 45' rear (west) yard setback where 60' is required for yards abutting residential use/zoning, an alternative landscape buffer where full bufferyard landscaping is required adjacent to residential use, and for the variance to be valid for one year, for the installation of a parking and driving aisle. The subject property is generally located at 1013 & 1015 S 9th Street and is zoned Industrial M-1 District.
- VI. **Developmental Variances**– public hearing items
22-29DV – Rex D Tom & Paula Rose Ross request a developmental variance to allow a rear (north) setback of 4' where 10' is required for two accessory structures approximately 800 Sf and 192 Sf in area. The subject property is generally located at 1209 Egbert Avenue and is zoned Industrial M-1 District.
22-30DV – Martin Aguilar requests a developmental variance to allow a side (west) setback of 5' where 8' is required for the addition of an approximately 408 Sf carport. The subject property is generally located at 1322 E Douglas Street and is zoned Residential R-1 District.
22-31DV – Michael Stellingwerf & Linda Gerber-Stellingwerf and Jeffrey A Loucks request a developmental variance to allow a 0' side (north) setback where 5' is required for the reconstruction and expansion of an approximately 300 SF accessory structure. The subject property is generally located at 2510 S Main Street and is zoned Residential R-1 District.
22-32DV – Habitat for Humanity of Elkhart County, Inc. and Abonmarche Consultants, Inc. request developmental variances to allow a 2' side (east) building setback where 8' is required and a 2' side (west) parking/driving aisle setback where 5' is required for the construction of a new single family home. The subject property is generally located at 414 River Avenue is zoned Residential R-1 District.
22-33DV – Ruby Rangel & Esequiel Rangel and Dana B Miller request a developmental variance to allow a side (south) setback of 4' where 8' is required for the installation of a basement egress window. The subject property is generally located at 1006 S 12th Street and is zoned Residential R-1 District.
22-34DV – Benjamin R Wilson and The Wholesome Tortilla, LLC request developmental variances to allow a canopy constructed of steel rod and channel where all visible exterior walls of rebuilt or altered buildings shall be visually compatible to the historical and architectural style, general design and materials of existing pre-1910 buildings on Main Street between Clinton Street and Jefferson Street, 64-percent window coverage where a minimum of 75-percent of the area between 2' and 10' above grade is required to contain clear display windows, and a patio railing extending 10" above the roof line where no part of the roof is permitted to project visibly above the parapet, for the renovation of a building and façade for a new restaurant. The subject property is generally located at 132 N. Main Street and is zoned Commercial B-2 HD DD.
- VII. Audience Items
- VIII. Staff/Board Items
 - 6-month extension for 2423 Peddlers Village Rd & 3016 W Wilden (22-15DV) from 11/24/22 to 5/24/23
- IX. Adjournment