

Agenda
GOSHEN BOARD OF ZONING APPEALS
Tuesday, March 28, 2023, 4:00 P.M.
Council Chambers, 111 E. Jefferson Street
Goshen, Indiana

- I. Roll Call
- II. Approval of Minutes from 2/28/23
- 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
 - 23-03UV** – Kent Yoder Real Estate, Inc. and Jones Petrie Rafinski request a use variance to allow for the expansion of a non-conforming auto repair use where auto repairs (without gas pumps, major repair) are a conditional use in the Commercial B-3 District and a permitted use in the Industrial M-1 & M-2 districts, for an approximately 1,002 Sf building addition and parking and driving aisle expansion, and for the variance to be valid for one year. The subject property is generally located at 115 W Pike Street and is zoned Commercial B-2 District.
 - 23-04DV** - Walmart Stores and TNT Fireworks request a developmental variance to permit outside sales and display of merchandise (fireworks) from June 16, 2023 to July 5, 2023 where outside sales and display of merchandise is not permitted, except by permission of the BZA for a limited time. The subject property is generally located at 2304 Lincolnway East and is zoned Commercial B-4 District.
 - 23-05DV** – Brandon C Rhodes & Jackie A Wyse Rhodes and Kauffman Construction request a developmental variance to allow a front building setback along 6th Street of 10’ where a minimum of 25’ is required for an approximately 165 Sf porch addition. The subject property is generally located at 223 S 6th Street and is zoned Residential R-1 District.
 - 23-06DV** – Kyle and Allison Stiffney request a developmental variance to allow 39% building coverage where a maximum of 35% is permitted for an approximately 1,238 Sf addition and approximately 227 Sf patio reconstruction. The subject property is generally located at 702 S 6th Street and is zoned Residential R-1 District.
 - 23-07DV** – The City of Goshen Indiana requests developmental variances to allow one freestanding sign 13 Sf in area and 5’ in height, one freestanding sign 24 Sf in area and 8’ in height, and internal signs not exceeding 3 Sf as needed, where only ground signs not exceeding 3’ in height and with a maximum aggregate area of 8 Sf are permitted, for a new recycling drop-off site. The subject property is generally located at 802 N Indiana Avenue and is zoned Residential R-1 District.
- VI. Audience Items
- VII. Staff/Board Items
 - 6-month extension request for 22-34DV, 132 N Main Street, from April 25, 2023 to October 25, 2023
- VIII. Adjournment