

*Agenda*  
GOSHEN BOARD OF ZONING APPEALS  
Tuesday, November 28, 2023, 4:00 p.m.  
Council Chambers, 111 E. Jefferson Street  
Goshen, Indiana

- I. Roll Call
- II. Approval of Minutes from 10/24/23
- 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
  - 23-08UV & 23-28DV** – Matthew Miller & Kevin Carr request a use variance to allow an automobile detail and dent repair business where automobile repair and body shops are conditional uses in the Commercial B-3 District and permitted uses in the Industrial M-1 & M-2 Districts, and developmental variances to allow one illuminated window sign approximately 5 Sf in area and 16 non-illuminated vinyl window signs each approximately 8 SF in area where only ground signs are permitted not exceeding 8 Sf in aggregate area. The subject property is generally located at 711 W Lincoln Avenue and 104 Huron Street and is zoned Commercial B-1 and Residential R-3 Districts.
  - 23-29DV** – Paul & Rebecca Shetler Fast and Kauffman Construction request a developmental variance to allow an 8’ front building setback where 35’ is required for an approximately 302 SF garage addition and home remodel. The subject property is generally located at 1209 Berkey Avenue and is zoned Residential R-2 District.
  - 23-30DV** – Justin & Kari Tarman request a developmental variance to allow a 1’ side (north) setback where a minimum of 5’ is required for the installation of an approximately 96 SF storage shed. The subject property is generally located at 312 S 5<sup>th</sup> Street and is zoned Commercial B-2 District.
  - 23-31DV** – Alberto & Carolina Sanchez request a developmental variance to allow a 2’ side (west) setback where 5’ is required for an approximately 570 Sf gazebo and carport over a concrete patio and parking area. The subject property is generally located at 519 Van Gilst Drive and is zoned Residential R-1 District.
  - 23-09UV** – Goshen Community Schools request a use variance to allow a dust collector enclosed by a fence 12’ in height at a distance of 73’ from adjacent residential uses along Cottage Avenue where 100’ is required for such equipment, for a technical school classroom. The subject property is generally located at 419 S 8<sup>th</sup> Street and is zoned Residential R-1 District.
  - 23-10UV** – Lifepoint Church of God of Goshen, Indiana and Bright Point request a use variance to allow use of a room in an existing church for a social service organization where business offices are a conditional use in the Commercial B-1 District and a permitted use in the Commercial B-2, B-3, B-4 and Industrial M-1 & M-2 Districts. The subject property is generally located at 1006 S 16<sup>th</sup> Street and is zoned Residential R-1 and Residential R-2 Districts.
  - 23-32DV** – Maria Y Oliva and Vanessa Mangan request a developmental variance to allow demonstrated onsite parking on an existing concrete driveway where open parking is not permitted in the front yard setback. The subject property is generally located at 716 N 7<sup>th</sup> Street and is zoned Residential R-1 District.
  - 23-33DV** – Amanda Pedroza requests a developmental variance to allow a fence 6’ in height where 4’ is permitted in the front yard setback along Burdick Street. The subject property is generally located at 1017 S 14<sup>th</sup> Street and is zoned Residential R-1 District.
- VI. Audience Items
- VII. Staff/Board Items
  - 2024 BZA Calendar
- VIII. Adjournment