

## 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 27<sup>th</sup> day of February, 2024, 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.

### DEVELOPMENTAL VARIANCES

- Petitioner: Keith & Kimberly Yoder  
Petition: Developmental variance to allow a duplex on a lot 50' in width at the established front lot line where a minimum of 60' is required  
Location: 412 & 414 N Riverside Blvd and zoned Residential R-2 District
- Petitioner: Pumpkinvine Properties, LLC and Dyksen and Sons Builders  
Petition: Developmental variances to allow alterations to the visible exterior walls of the building that lack compatibility to the historical and architectural style, general design, size, texture and materials of the existing pre-1910s buildings on Main Street between Clinton Street and Jefferson Street, including replacing a portion of the north façade with wood bead board, covering portions of the north and east facades of the building with stucco, adding three fixed aluminum framed windows to the second story of the north façade, and maintaining the existing projections above the parapet walls on the east and west facades where no part of the roof shall project visibly above the parapet  
Location: 206 & 06 ½ N Main Street and zoned Commercial B-2 HD DD
- Petitioner: Best One Goshen Realty, LLC and Signtech Sign Services  
Petition: Developmental variances to allow the reconfiguration of a sign cabinet on an existing illuminated freestanding sign where structural modifications to nonconforming signs are not permitted and to allow an approximately 30 Sf electronic message center to replace the changeable copy portion of the sign where electronic message centers are not permitted to be added to nonconforming signs  
Location: 1021 N Greene Road and zoned Commercial B-3 District
- Petitioner: The Life Center, Inc. and Garry Anglemyer  
Petition: Developmental variance to allow an approximately 19 Sf electronic message center to replace the changeable copy portion of an existing freestanding sign where electronic message centers are not permitted to be added to nonconforming signs  
Location: 1212 W Plymouth Avenue and zoned Residential R-1 District