

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 25th day of June, 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.

USE & DEVELOPMENTAL VARIANCES

- Petitioner: Philip D & Virginia M Leichty
Petition: Developmental variances to allow 41% building coverage where a previous variance (19-23DV) permitted 36.6% and a rear building setback of 20' where a minimum of 25' is required to cover an existing concrete patio with an approximately 168 SF porch roof
Location: 1616 Clover Creek Lane and zoned Residential R-3 District
- Petitioner: Judith Gibson and Glenn Dyksen
Petition: Developmental variance to allow a rear setback of 20' where a minimum of 25' is required for the construction of an approximately 420 SF attached two-stall garage
Location: 803 Arehart Street and zoned Residential R-1 District
- Petitioner: Goshen Community Schools and Warrick & Boyn, LLP
Petition: Use variance to amend a previous variance (24-02UV) to allow two illuminated archway freestanding signs 18' in height and 32 SF in area and one illuminated wall sign 16 SF in area where the previous variance allowed two non-illuminated archway signs 14' in height and 36 SF in area and one non-illuminated wall sign 40 SF in area
Location: 1730 Regent Street and zoned Residential R-3 PUD District
- Petitioner: Goshen Stamping and Ziolkowski Construction, Inc.
Petition: Developmental variance to allow an 18' front building setback along Burdick Street where 25' is required for the reconstruction of, and second story addition to a portion of a fire-damaged industrial building
Location: 1025 S 10th Street and zoned Industrial M-1 District
- Petitioner: Goshen Public Library and Ratio Architects, LLC
Petition: Developmental variances for changes to the south parking area of the library to allow:
- A 19' front building setback along Main Street where 35' is required for an approximately 1,023 SF chiller building
 - A 10' front building setback along 5th Street where 35' is required for a an approximately 410 SF pavilion
 - A wall 8' in height where fences and walls cannot exceed 4' in height for a dumpster enclosure in the front yard setbacks along Main Street and 5th Street
 - Parking spaces 18' in depth where a minimum of 20' is required
 - Garbage truck maneuvering up to 20' into the 5th Street right of way where maneuvering shall be accomplished without entering a public right-of-way
 - One existing non-illuminated four-sided freestanding sign 51" in height with 15 SF sign faces and three existing non-illuminated wall signs approximately 16 SF in area where only ground signs are permitted
 - For the variance to be valid for up to one year before the zoning clearance is issue
- Location: 601 S 5th Street and zoned Residential R-1 and Residential R-3 District