

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 27th day of August, 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: Next Step Builders, LLC, Mattie Nisley, and Sun The Willows
Petition: Developmental variance to allow a 13' front building setback where a minimum of 15' is required for the construction of an approximately 120 Sf front porch addition
Location: #3 The Willows and zoned Residential R-4 District
- Petitioner: Signtech Sign Services and Goshen Industrial Park Landowners Association
Petition: Developmental variance to allow a 160 Sf non-illuminated freestanding sign with an overall height of 16' to replace an approximately 220 Sf non-conforming sign installed in the City right of way
Location: Generally located at the northwest corner of E Kercher Road and Industrial Park Drive and zoned Industrial M-1 District
- Petitioner: DJSJ, LLC
Petition: Use variance to allow a single family dwelling unit in an existing building where such homes are a permitted use in the Agricultural A-1, Residential R-1, R-1S, R-2, R-3, & R-4 districts and are a conditional use in the Commercial B-2 District
Location: 1501 Lincolnway East and zoned Commercial B-1 District
- Petitioner: Rob & Rebecca Swihart
Petition: Developmental variance to allow a rear building setback of 18' where a minimum of 25' is required for the reconstruction and expansion of an approximately 390 Sf attached garage
Location: 618 Emerson Street and zoned Residential R-1 District
- Petitioner: Skypoint Transit, LLC and Eagle Line Construction, LLC
Petition: Developmental variance to allow an 11' front building setback along the west side of the buggy trail where a minimum of 25' is required for the construction of an approximately 496 Sf office
Location: 2525 E Kercher Road and zoned Industrial M-1 District
- Petitioner: SKR Investments, LLC and Abonmarche Consultants, Inc.
Petition: Developmental variances to allow a 7' front parking and driving aisle setback along Dierdorff Road where 35' is required and a 0' rear (east) parking and driving aisle setback where 10' is required and for the variance to be valid for one year before the zoning clearance is issued for redevelopment of the site
Location: 2526 Dierdorff Road and zoned Industrial M-1 District