

Agenda
GOSHEN BOARD OF ZONING APPEALS
Tuesday, August 27, 2024, 4:00 P.M.
Council Chambers, 111 E. Jefferson Street
Goshen, Indiana

- I.** Roll Call
- II.** Approval of Minutes from 7/23/24
- 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
 - 24-24DV** – Next Step Builders, LLC, Mattie Nisley, and Sun The Willows, request a 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. The subject property is generally located at #3 The Willows and is zoned Residential R-4 District.
 - 24-25DV** – Signtech Sign Services and Goshen Industrial Park Landowners Association request a 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. The subject property is generally located at the northwest corner of E Kercher Road and Industrial Park Drive and is zoned Industrial M-1 District.
 - 24-08UV** – DJSJ, LLC requests a 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. The subject property is generally located at 1501 Lincolnway East and is zoned Commercial B-1 District.
 - 24-27DV** – Rob & Rebecca Swihart request a 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. The subject property is generally located at 618 Emerson Street and is zoned Residential R-1 District.
 - 24-28DV** – Skypoint Transit, LLC and Eagle Line Construction, LLC request a 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. The subject property is generally located at 2525 E Kercher Road and is zoned Industrial M-1 District.
 - 24-29DV** – SKR Investments, LLC and Abonmarche Consultants, Inc. request 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. The subject property is generally located at 2526 Dierdorff Road and is zoned Industrial M-1 District.
- VI.** Audience Items
- VII.** Staff/Board Items
- VIII.** Adjournment

Minutes - Goshen Board of Zoning Appeals
Tuesday, July 23, 2024, 4:00 p.m.
Council Chambers, 111 E. Jefferson Street
Goshen, Indiana

- I. The meeting was called to order with the following members present: Lee Rohn, Matthew Fisher, and James Loewen. Also present were Assistant City Planner Rossa Deegan and Assistant City Attorney James Kolbus. Absent: Hesston Lauver, Tom Holtzinger
- II. Approval of Minutes from 6/25/24: Fisher/Loewen 3-0
- III. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record: Fisher/Loewen 3-0
- IV. Postponements/Withdrawals – none
- V. **Use & Developmental Variances** – public hearing items
24-22DV – Kyle & Allison Stiffney request a developmental variance to allow a fence 6’ in height in the front yard setback along the east property line where fences cannot exceed 4’ in height. The subject property is generally located at 702 S 6th Street and is zoned Residential R-1 District.

Staff Report

Mr. Deegan explained the home on this property is currently being renovated and expanded. As part of the renovation they removed a portion of the fence along the east and north property lines and a new 6’ fence is proposed along the east property line. Because a portion of the fence would be located in the front yard setback, a developmental variance is required. He noted that Staff supports this request, pointing out that it’s difficult to place a fence on a corner lot without encroaching into the front yards.

Mr. Deegan advised that the Board of Works recently approved a minor encroachment into the right-of-way, with the stipulation that the fence can be located no farther north than 5’ south of the sidewalk. By doing this, it allows a 10’ vision clearance area for vehicles exiting the alley onto Douglas Street.

He noted for the record that emails in support of this request were received from Gerry Hertzler, 701 S 6th Street and Laura Yoder Moshier, 805 S 7th Street.

Petitioner Presentation:

Bob Thatcher, Reliance Construction, 201 S Main St, Nappanee, spoke on behalf of the petitioner. He also introduced construction project manager Steve Hapner. When asked about the type of fence, Mr. Hapner explained this is aluminum and not a solid fence.

Audience Comments:

None

The public hearing was closed.

Staff Discussion: None

Action:

A motion was made and seconded, Fisher/Rohn, to adopt the Staff recommendations as the findings of the Board and based on these findings, approve 24-22DV with the 3 conditions listed in the Staff Report. The motion passed unanimously by a vote of 3-0.

24-07UV & 24-23DV – Goshen First Church Inc. & Professional Permits request a use variance to allow a freestanding sign 8'8" in height replacing an existing second freestanding sign approximately 6' in height where churches are a conditional use permitting one freestanding sign not exceeding 5' in height, and a developmental variance to include an approximately 15 SF electronic message center in the sign with a commitment that its display colors will be black and white only where electronic message centers are prohibited in the Historic Core. The subject property is generally located at 214 S 5th Street and is zoned Commercial B-2 HD District.

Staff Report

Mr. Deegan reminded Board members that this property came before the Board in March, 2024. The property is zoned Commercial B-2 HD, and located within the historic district which is an overlay district governing signs. He went on to explain the historic district has two zones, the historic core and non-core areas and this property is located within the historic core. He explained the property has two freestanding signs on the west side of the building and located in the public right-of-way. The northern most sign was approved in November, 1996 by the BZA and the Board of Works (BOW) for its location in the public right-of-way. He noted that current sign standards for churches allow signs no higher than 5' in height and EMC's are prohibited in the historic core.

In March of this year, the BZA denied a request from the petitioner to add an approximately 20 sf EMC sign with an overall height of 8' 1", and overall area of 34 SF. They have now modified their application with a new proposal. The sign would have an overall height of 8' 8", which measures to the top of the proposed lights on the sign. The sign area will be reduced to 25 sf and an approximately 15 sf EMC is proposed in place of the changeable copy portion of the sign. They have also committed to displaying this in black and white only. The overall width of the sign will increase to approximately 9' 6". The petitioner's state the changes are a result of the first BZA decision and neighborhood input since that decision.

Staff supports this request, and as pointed out in the first staff report, the property has two freestanding signs so there will be no lack of display area if the Board denies this request. He pointed out that the sign is located at the less historic end of the building and the general increase in EMC installations in recent years indicates that it's a relatively reasonable sign use. He went on to say the sign area is less that originally approved by the BZA and the sign will not impede vehicle or pedestrian travel.

Mr. Deegan noted that emails were received today from Megan Hessel, 414 E Purl St, Terri Wentz, 508 S 7th St, and Phil Good-Elliott, 714 S 6th St. All emails were opposed to the request. He also noted that each of these residents are outside the 300' buffer for notices, noting they are not in direct vicinity of the property.

Petitioner Rebuttal:

Garry Potts, 58171 Dragonfly Court, Osceola, spoke on behalf of the petitioners. He stated the previous request was denied so they took comments from that meeting and met with neighbors. One comment that was received from a neighbor was to make the sign look similar to the one on the corner of the property. In order to do that, the width of the sign increased. They also agreed to use a black background with white letters. He noted the light footprint will be minimal and they agree to any conditions for EMC signs, including light output and hours of operation.

Mr. Rohn asked if they have decided on hours of operation.

Mr. Potts stated they will adhere to any city requirements.

Mr. Loewen stated the ordinance calls for a minimum 3 seconds between messages and asked how the messages will appear.

Mr. Potts stated there will be no scrolling, flashing, etc., the current message will disappear and the next message will appear.

Mr. Fisher asked if color will be available on this sign.

Mr. Potts stated that the sign will have the capability of displaying color, but they have agreed to use only black and white.

Mr. Deegan noted that in order to use color on the sign, it would need to come back to the BZA for approval because it was advertised as black and white only.

Mr. Fisher asked how the sign height will relate to the sign at the south end of the property.

Mr. Potts stated it will be similar, but doesn't know if they are the exact same size. He went on to say the 8' 8" for the new sign can be shortened by removing the proposed lanterns at the top of the sign.

Mr. Deegan noted for the record that when the south sign was reviewed in 2023, it was listed as 5' tall with a 16.67 sf sign face.

Audience Comments:

Tony Akens, 212 E Jefferson Street, spoke in opposition to the request. He stated the core historic district regulations allow one non-EMC sign up to 5' in height. In this case, the church already has a variance to allow a second sign which is 6' in height. This variance request would allow the sign to be even taller and include LED lighting. He voiced concerns that if allowed, another variance could be granted allowing color on the sign where this variance does not. He also voiced concerns that allowing this EMC sign will set a precedent for the neighborhood and feels repairing the existing sign is a viable option.

Amy Worsham, 905 S 8th Street, spoke in opposition to the request. She stated she and her husband own the property at 211 S 5th which is across the street. She stated she feels the integrity of the historic core should be maintained and respected.

Nicole Lehman, 311 S 5th Street, also spoke in opposition to the petition. She stated the church already has a variance to allow a second sign which is larger than permitted and the new sign will be 2' larger and although the LED section of the sign is now proposed smaller than originally requested, this will still be an EMC in the historic core. She also voiced concern that a third freestanding sign, 6 sf in area is located on the property for a handicap accessible elevator. She mentioned concerns that they will keep coming back to the board for more and more variances. She's concerned this will set a precedent and more businesses in the area will request variances for EMC signs.

Renee Miller, 212 S 6th Street each spoke to the request. She stated she was originally in opposition to this request, but feels most of her concerns have been addressed by the sign committee. Her only concern at this time is the height of the sign.

Mr. Loewen asked if she's concerned about the total height of the sign which includes lanterns on the top, or if she's concerned about the height of the main portion of the sign.

Ms. Miller responded that in meeting with them, she asked if there was a way to modify the sign so it would be more appropriate to the historic district. She stated this is the result of that conversation, but is concerned with the overall height.

Mr. Potts stated that the EMC sign has LED lighting, but it produces lower light output than a white reader board with black letters. In order to keep the light output as low as possible, they have chosen a black background with white lettering. He explained the overall height can be lowered by removing the lanterns at the top of the sign, but vehicles parked on the street would make it difficult to read the sign if the message board was moved lower.

Mr. Fisher asked if they felt they had neighbor support following the neighborhood meeting.

Mr. Potts stated they felt some still opposed the sign, but this is a method of messaging that the petitioners feel is relevant to the times. He went on to say they're attempting to keep the historic core look, by keeping the black background with white letters and no flashing messaging.

Mr. Rohn asked if there were stipulations on hours the sign can be illuminated.
Mr. Potts stated he will leave that decision to the church.

Loraine Troyer, 56741 County Road 35, Middlebury, spoke to the petition. She stated the church is willing to agree to reasonable sign times. She recommended allowing sign hours from 6:00 am to 9:00 pm and stated they have not discussed a time restriction, but if that's what the Board requires, they will abide by that decision. She went on to say that during the neighborhood meeting, some of the residents understood that the sign in question is the sign on the corner, but that sign will remain unchanged and the second freestanding sign farther north on the churches property is the one being discussed. She also pointed out they need a new sign and a changeable copy sign will be brighter than an EMC sign.

Church pastor, Diana Siegel, 1802 Woodgate Drive also spoke to the petition. She stated a new sign is necessary and this sign will put out less light pollution than a changeable copy sign.

Mr. Loewen asked Mr. Potts how tall the current sign is.
Mr. Potts stated he believes it's around 6' in height. Addressing Mr. Rohn's question regarding display hours for illumination, he feels 7:00 am to 7:00 pm is too restrictive, noting that it's still light out until nearly 10:00 pm in the summer.

Attorney Kolbus asked for clarification, if the sign would be turned off, or just dimmed when not operating.
Mr. Potts stated that the lights are auto dimming, but would be completely off after hours.

Steve Pettit, 124 N Front St, Syracuse, also spoke to the petition. He is chair of the council of church. He stated that the sign has the capability of doing color, but as far as he knows the technology does not exist for a black and white sign that can be computer controlled. He went on to say they're locked in to a sign that can do a lot more than they want to do. They're willing to say they won't do that.

The public hearing was closed.

Staff Discussion

Attorney Kolbus advised Board members that there are three members present today and it takes three members to pass a motion. If members cannot reach a unanimous decision today, the matter will be tabled to next month when hopefully all members will be present. The law states they will be able to look at the documents that were submitted and listen to the audio or read the minutes and participate at the hearing. This case would not have to be reheard next month.

Mr. Loewen explained he was happy to see that the proposal is to not permit color and he understands the need to allow easier changing of messages on the sign. He feels any future requests need to be carefully examined. He advised he's inclined to agree with Staff's proposal, but with the additional stipulation that the required 3 second static period be increased to 10 seconds, thereby allowing the message to be displayed for a longer period of time before displaying a new message.

Mr. Rohn agreed with Mr. Loewen, noting he likes this because it doesn't have a rapid change between messages and went on to say he would entertain a restriction on when the sign can be on. He recommended the sign be in use between 6:00 am and 7:00 pm. and asked for input from Board members.

Mr. Fisher commented it's his understanding that the reason the neighborhood doesn't want this sign is because this is the historic core. He's concerned that approval of this sign will lead to more requests.

Mr. Rohn stated a changeable copy sign will likely put out more lumens than the EMC sign and he's looking for some sort of compromise here.

Mr. Fisher questioned how often a message needs to be changed, noting if the entire message doesn't fit on one screen it needs to change in a timely manner so the entire message can be read.

Mr. Loewen feels the suggested cut-off time for the sign seems too early.

Mr. Rohn agreed that in the summer it's not dark until 9:30 or 10:00 pm, but it's dark by 5:00 pm in the winter.

Mr. Fisher acknowledged that if the changeable copy sign is replaced with a new changeable copy sign, it will likely be brighter and will be illuminated 24 hours per day.

Mr. Loewen stated that aesthetically, he feels the proposed sign would be a step up from the existing sign. He went on to say while this might set a precedent, any future cases need to be reviewed individually and if the next applicant submits a proposal that is objectionable, it would be denied. If the proposal seems ok, it could be approved.

Action:

A motion was made and seconded, Loewen/Rohn, to adopt the Staff recommendations as the findings of the Board and based on these findings, approve 24-07UV and 24-23DV with the following conditions and commitments:

Conditions:

1. If a Building permit is required, the variance shall become null and void unless a Building permit has been issued and substantial progress has been made within six (6) months of the date of BZA approval.
2. Deviation from the requirements and conditions of the variance may result in the cancellation and termination of the approval or permit.
3. The BZA approval shall be effective when the executed and recorded Result Letter/Commitment form has been returned to the City of Goshen Board of Zoning Appeals staff and when all conditions of approval have been met.
4. No zoning clearance form will be issued until the executed and recorded Result Letter/Commitment form has been returned to the City of Goshen Board of Zoning Appeals staff and until all conditions of approval have been met.
5. Approval by the Building and Fire Departments is required.
6. An approved zoning clearance form is required.
7. A building permit is required.
8. Board of Works approval for the new sign is required.

Commitments:

1. If the variance is not implemented and expires, this Commitment automatically terminates as well, and the Zoning Administrator may execute and record a Termination of Commitment on behalf of the City of Goshen Board of Zoning Appeals.
2. The display area on the electronic message center is limited to black and white colors only.
3. The electronic message center portion of the sign must remain static for a minimum of ten (10) seconds.
4. The electronic message center portion of the sign must be turned off between the hours of 8:00 pm and 6:00 am.

A roll call vote was requested with the following outcome: Loewen, yes; Fisher, yes; Rohn, yes. The motion passed unanimously by a vote of 3-0.

VI. Audience Items - None

VII. Staff/Board Items - None

VIII. Adjournment: 4:58 pm Fisher/Loewen

Respectfully Submitted:

Lori Lipscomb, Recording Secretary

Approved By:

Tom Holtzinger, Chair

Hesston Lauver, Secretary

LOCATION: 3 The Willows
CASE NUMBER: 24-24DV

DATE: August 27, 2024
PREPARED BY: Rossa Deegan

GENERAL INFORMATION

APPLICANT: Sun The Willows LLC & Mattie Nisley (owners); Next Step Builders, LLC (agent)

REQUEST: The applicants request a 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

LOT SIZE: ±7,000 SF; ±100' of frontage; ±70' of depth

APPLICABLE ZONING: Residential R-4

NOTICES SENT: 10

SPECIAL INFORMATION

PUBLIC UTILITIES: City water and sewer

AREA DEVELOPMENT: Residential

NEIGHBORHOOD: The Willows

THOROUGHFARES: The Willows is located east of County Road 15 & north of County Road 28
Subject lot is on Crack Willow Drive (private)

TOPOGRAPHY: Level

VARIANCE OF DEVELOPMENTAL STANDARDS

- ◇ Goshen Zoning Ordinance, *Section 4180.3*, Area, Width, and Yard Regulations of the R-4 District
 - B. **Front Yard.** Front yards shall be measured from the front property line to the hitch end of a mobile home and shall be as follows:
 - 2. Mobile home parks shall have front yards as follows:
 - b. Mobile homes inside a mobile home park shall have a front yard of 15 feet

ANALYSIS

The subject lot is a home in the Willows manufactured home community. The home is located on Crack Willow Drive (a private street) and has an approximate footprint of 2,400 SF that includes a two-stall garage. An uncovered stoop approximately 25 SF in area projects from the front of the home.

In place of the existing stoop, the petitioners are proposing to construct an approximately 10'x12' front porch. The front building setback to the edge the roof of the proposed porch will be 13' (from the curb line along the private drive) where a minimum of 15' is required.

Staff recommends approval of the request. The proposed roof will replace an existing stoop in the same approximate area; it will encroach just 2' into the front yard. There will be ample space adjacent to the proposed porch and other adjacent structures so that safety will not be compromised. Numerous homes along the same street encroach in the front yard, including Lots 147 and 218. The property is approximately 70' deep, limiting the amount of yard space in either the front or rear yard for a porch, and front porches are reasonable residential development.

FINDINGS OF FACT

Staff recommends **approval** of a 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, based on the following:

1. **The approval will not be injurious to the public health, safety, morals and general welfare of the community.** There will be ample space adjacent to the proposed porch and other adjacent structures so that safety will not be compromised. *The standard is confirmed.*
2. **The use and value of the area adjacent to the subject property will not be affected in a substantially adverse manner.** The proposed roof will replace an existing stoop in the same approximate area; it will encroach just 2' into the front yard. Numerous homes along the same street encroach in the front yard, including Lots 147 and 218. *The standard is confirmed.*
3. **Strict application to the terms of the Zoning Ordinance will result in practical difficulties in the use of the subject property.** The property is approximately 70' deep, limiting the amount of yard space in either the front or rear yard for a porch, and front porches are reasonable residential development. *The standard is confirmed.*

With approval, the following conditions shall apply:

1. The variance shall become null and void unless a zoning clearance has been issued and substantial progress has been made within six (6) months of the date of the BZA approval.
2. Deviation from the requirements and conditions of the variance may result in the cancellation and termination of the approval or permit.
3. An approved zoning clearance form is required.



Looking west across Crack Willow Drive



Looking southwest



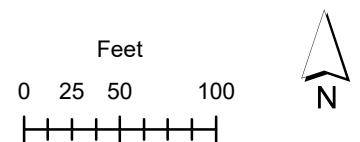
Looking northwest



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#3 The Willows

2023 Aerial
Printed July 17, 2024



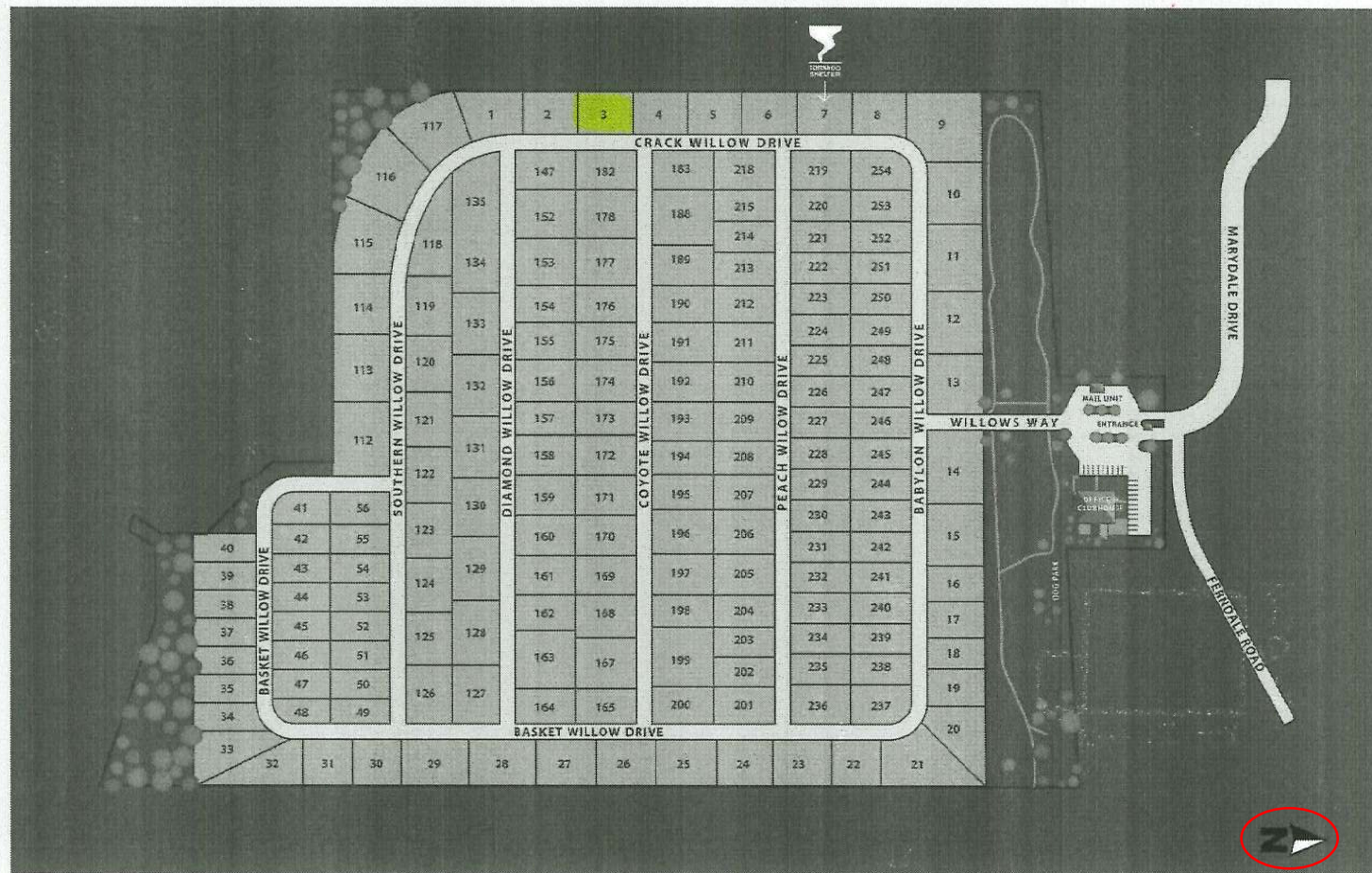
1 inch = 100 feet

The City of Goshen
Department of
Planning & Zoning

204 East Jefferson Street, Goshen, Indiana 46528
Phone: 574-534-3600 Fax: 574-533-8626

Mattie Nisley #13

County Road 15 / Ferndale Road



Target

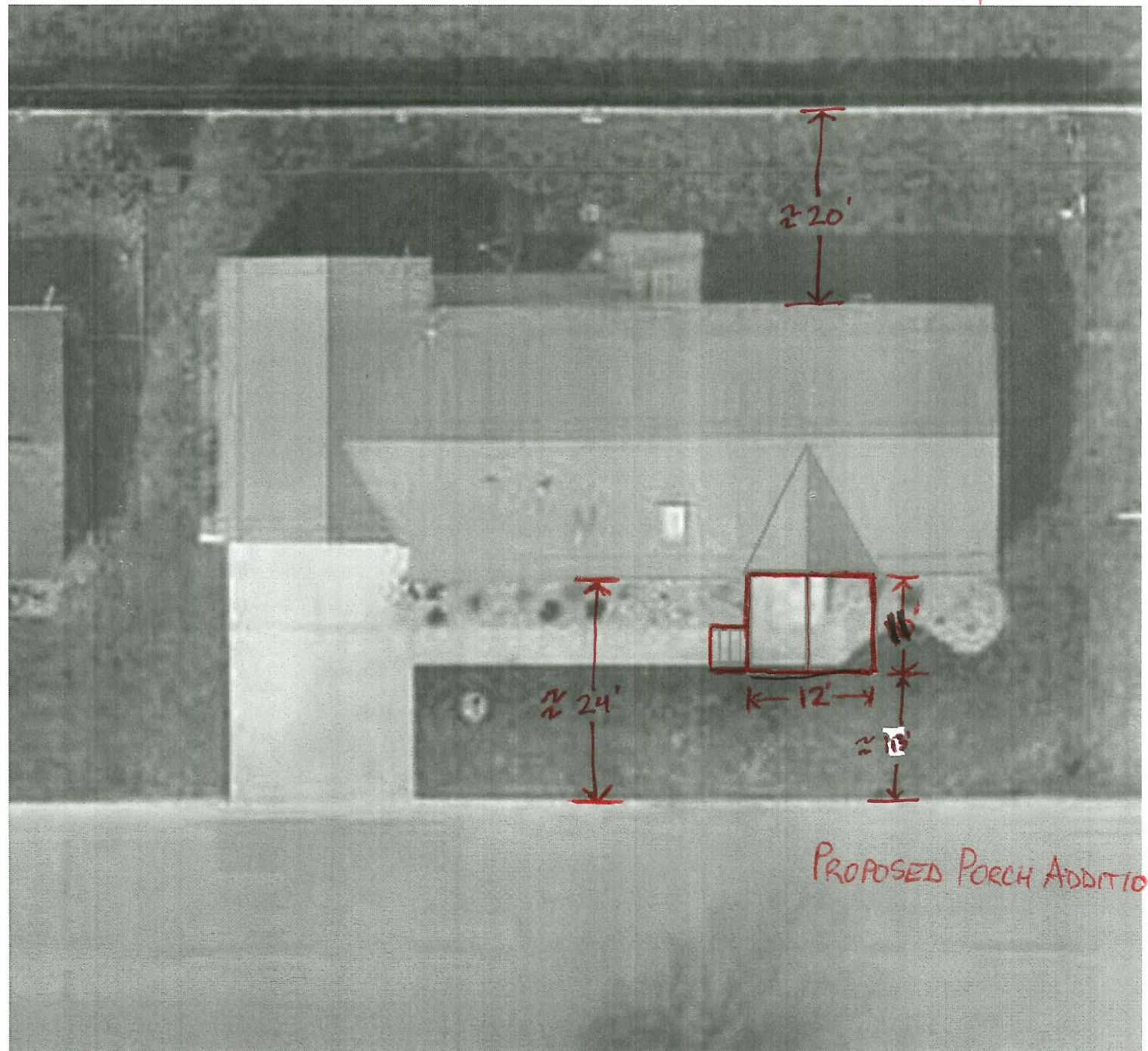
Kohl's



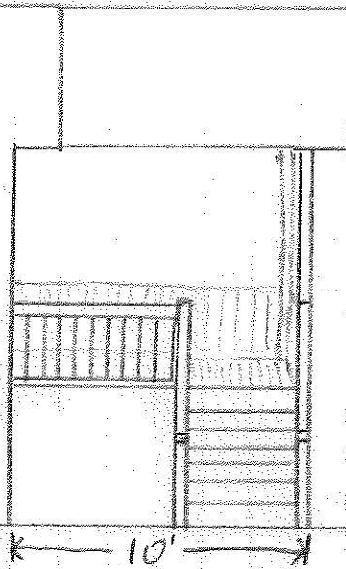
400 The Willows Goshen, IN 46526
(574) 875-9117 - thewillowsmhc.com



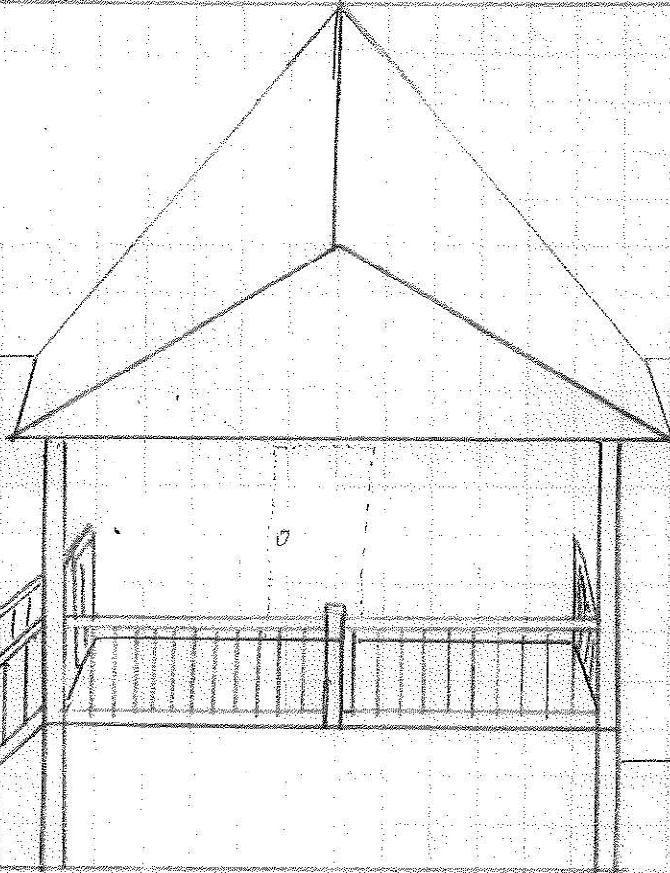
Mattie Nisley #3



NEW PORCH ROOF TIES
DIRECTLY INTO EXISTING
GABLE



10'



12'

LOCATION: Kercher Road & Industrial Park Dr.
CASE NUMBER: 24-25DV

DATE: August 27, 2024
PREPARED BY: Rossa Deegan

GENERAL INFORMATION

APPLICANT: Goshen Industrial Park Landowners Association (sign owner); Signtech Sign Services (agent)

REQUEST: The petitioners are requesting a 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.

LOT SIZE: N/A (public right of way)

APPLICABLE ZONING: Industrial M-1

NOTICES SENT: 11

SPECIAL INFORMATION

PUBLIC UTILITIES: N/A

AREA DEVELOPMENT: Industrial, residential

NEIGHBORHOOD: None - Goshen Industrial Park

THOROUGHFARES: Kercher Road, Industrial Park Drive

TOPOGRAPHY: Level

VARIANCE OF DEVELOPMENTAL STANDARDS

- ◇ Goshen Zoning Ordinance, *Section 5100.4*, Lawful Non-Conforming Signs.

Any sign lawfully existing at the time of the passage of this Ordinance may be continued or maintained subject to the following:

A. The owner or beneficial user of any non-conforming sign shall maintain such sign in good and safe condition and repair. The sign structure shall not be changed or altered in any manner, except for normal day-to-day maintenance. Face changes are permitted, provided the face change does not involve any structural changes to the existing sign. The sign shall not be moved in whole or part to any other location. The lawful non-conforming status of the sign shall be lost when the sign is replaced.

ADJACENT PROPERTY OWNERS' SUPPORT, OPPOSITION, AND INQUIRIES

The Planning office has not been contacted by any adjacent property owners regarding this variance. However, the Planning office may still be contacted with questions and statements of support or opposition to the variance between the time of this report's delivery and the public hearing.

ANALYSIS

The subject sign is located in the public right-of-way on the northwest corner of the intersection of Kercher Road and Industrial Park Drive, which serves as one of five entry points into Goshen Industrial Park. There are no other entrance signs at any of the other entrances. The Goshen Industrial Park Landowners Association would like to remove the face of the sign and replace it with a new face. In this case, the face of the sign is part of the sign structure, and a structural change is beyond the normal day-to-day maintenance permitted for non-conforming signs.

The sign is considered non-conforming because of its height and area. This sign is not located on a zoning lot and is within the City right of way. The Planning office does not have any record of the sign's approval: no zoning clearance, permit, legal agreement, or ordinance permitting the sign. A similar request was brought before the

BZA in February 2019; the Board unanimously approved the request, but the sign changes were never made and the variance expired.

The area of the proposed sign face is slightly smaller in size than the existing sign: it will be 8' in height and 20' in width for a total of 160 SF where the previous sign was 8' x 22'. The overall height of the proposed sign will be 16'. The area below the sign between ground and 8' will be largely left clear to maintain a vision clearance needed for traffic southbound on Industrial Park Drive.

Given that the proposed sign will replace a dilapidated sign while slightly reducing the area, and because it maintains vision clearance, staff recommends approval of the variance. Board of Works approval will also be required because the sign is located in the right of way.

FINDINGS OF FACT

Staff recommends **approval** of a 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, based upon the following:

1. **The approval will not be injurious to the public health, safety, morals and general welfare of the community.** The proposed sign will maintain the vision clearance for traffic on the subject intersection and is slightly smaller than an existing sign in the same location. *The standard is confirmed.*
2. **The use and value of the area adjacent to the subject property will not be affected in a substantially adverse manner.** The proposed sign will replace a dilapidated sign of the same size at this location, improving the use and value of adjacent properties. *The standard is confirmed.*
3. **Strict application to the terms of the Zoning Ordinance will result in practical difficulties in the use of the subject property.** Day-to-day maintenance of the existing sign will not suffice to improve its unsightliness. *The standard is confirmed.*

With approval, the following conditions shall apply:

1. The variance shall become null and void unless a building permit has been issued and substantial progress has been made within six (6) months of the date of the BZA approval.
2. Deviation from the requirements and conditions of the variance may result in the cancellation and termination of the approval or permit.
3. Approval to develop in the right of way by the Board of Public Works and Safety is required.
4. A right of way permit approved by the Engineering Department is required.
5. An approved zoning clearance form is required.



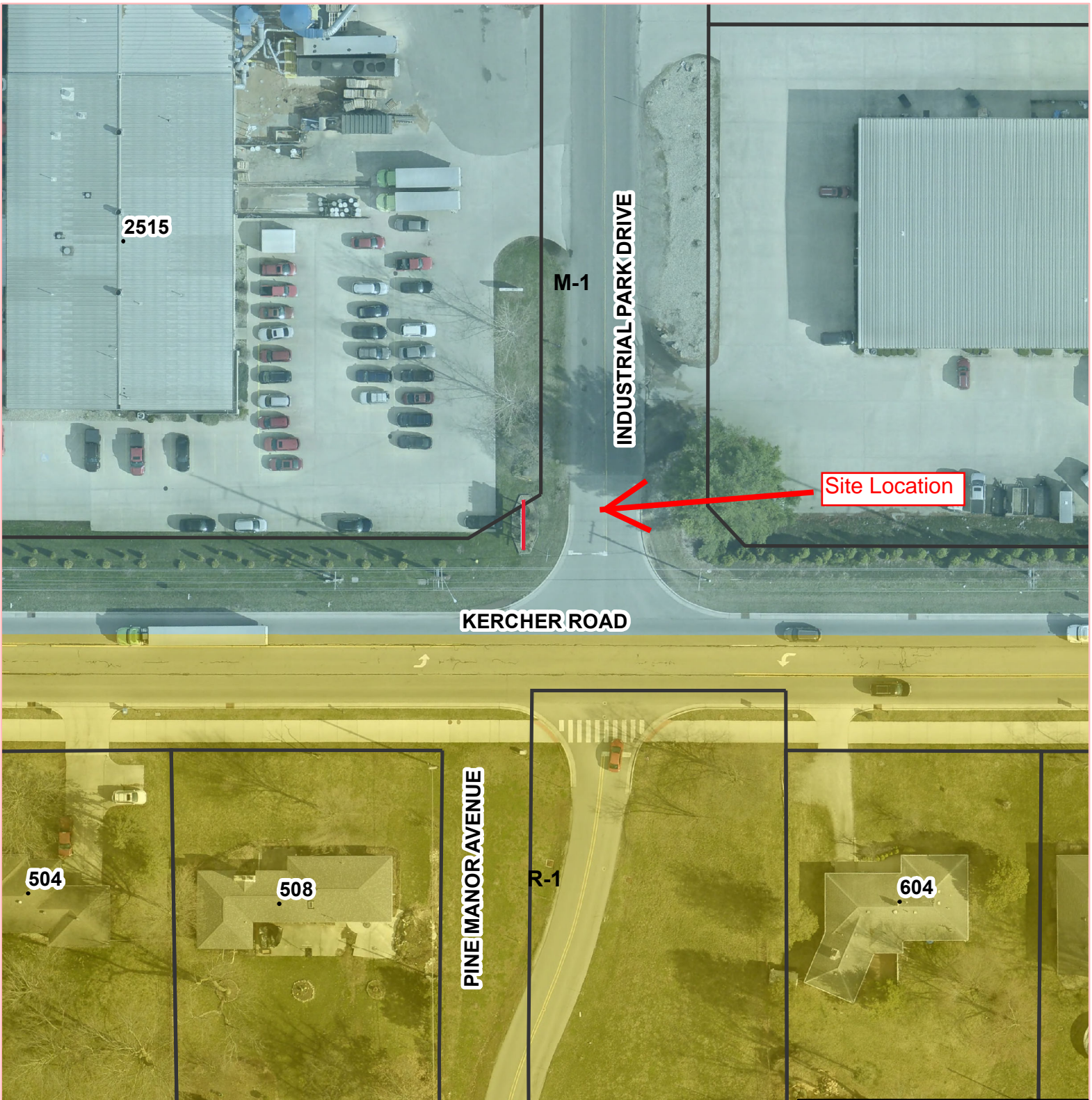
Looking southwest across Industrial Park Drive



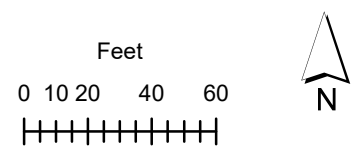
Looking northwest across Kercher Road



Looking northeast across Kercher Road



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1 inch = 60 feet

Kercher Rd/Industrial Park Dr Right-of-Way

2023 Aerial
Printed August 9, 2024

The City of Goshen
Department of
Planning & Zoning
204 East Jefferson Street, Goshen, Indiana 46528
Phone: 574-534-3600 Fax: 574-533-8626

Existing sign



Proposed new sign



LOCATION: 1501 Lincolnway East
CASE NUMBER: 24-08UV

DATE: August 27, 2024
PREPARED BY: Rossa Deegan

GENERAL INFORMATION

APPLICANT: DJSJ, LLC (owner)

REQUEST: The applicant requests a use variance to allow a single family dwelling unit in an existing two story 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

LOT SIZE: ±12,196 SF; ±160' of frontage; depth varies

APPLICABLE ZONING: Commercial B-1

NOTICES SENT: 13

SPECIAL INFORMATION

PUBLIC UTILITIES: Connected to City water & sewer

AREA DEVELOPMENT: Commercial, residential

NEIGHBORHOOD: None

THOROUGHFARES: Lincolnway East (U.S. 33)

TOPOGRAPHY: Level

VARIANCE OF USE STANDARDS

- ◇ Goshen Zoning Ordinance, *Appendix E*, Table of Permitted Uses
Single family dwelling units are listed as 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

ADJACENT PROPERTY OWNERS' SUPPORT, OPPOSITION, AND INQUIRIES

The Planning office has not been contacted by any adjacent property owners regarding this variance. However, the Planning office may still be contacted with questions and statements of support or opposition to the variance between the time of this report's delivery and the public hearing.

ANALYSIS

The subject property is a triangular lot on the west side of Lincolnway East. The primary building on the property has an approximate footprint of 832 SF and a shed in the rear yard that is approximately 200 SF. Most recently, the shed has been used for a real estate office, which was preceded by other offices and possibly a residence. Access from Lincolnway East is by a stone circular drive.

The subject property is zoned Commercial B-1, which is the zoning district for commercial uses that serve the immediate neighborhood only. Notable adjacent uses and zoning include the following:

- To the west, commercial offices and a child care facility also zoned B-1
- To the southwest, the Meadows of College Green neighborhood, zoned Residential R-1, accessed from College Avenue
- To the southeast, a storage building and two separate single family homes on lots zoned B-1
- To the east across Lincolnway East, Fidler Pond Park, zoned Residential R-1

The petitioners are proposing to use the property as a single family home. Floor plans submitted show a lower level with a kitchen, dining room, and living room, and a second level with a one bedroom and bathroom. A fence

meeting Zoning Ordinance requirements will be installed as part of the change of use. Because the property is zoned B-1, where single family homes are not permitted, a use variance is required.

Staff recommends approval of the request. Uses permitted in the B-1 District are limited to neighborhood commercial uses. The subject property, however, is accessible only from a major arterial street, so is ill-suited for B-1 uses. Few changes are being made to the property and the building has a residential appearance, so approval will unlikely be injurious to public health and safety and is unlikely to impact the character of the area. Two single family residential properties are located to the south along the same side of the street. There is adequate on-site parking for a single family home.

According to MACOG traffic data, the daily vehicle count along the subject section of a Lincolnway East is approximately 20,000. Given that high volume of traffic, the location is not a convenient location for a residence. However, approval will help contribute to the housing supply and allow stable use of the property where other commercial uses may be difficult.

Staff recommends including a commitment with the approval that protects adjacent properties from being subject to additional developmental requirements because of the residential use on the subject property.

FINDINGS OF FACT

Staff recommends **approval with conditions and commitments** of a use variance to allow a single family dwelling unit in an existing two story 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, based on the following:

- 1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community.** Few changes are being made to the subject property and the building has a residential appearance, so approval will unlikely be injurious to public health and safety. *The standard is confirmed.*
- 2. The use and value of the area adjacent to the subject property will not be affected in a substantially adverse manner.** Two single family residential properties are located to the south along the same side of the street. Few changes are being made to the subject property; the subject building has a residential appearance; and there is adequate onsite parking for a home. *The standard is confirmed.*
- 3. The need for the variance arises from a condition peculiar to the subject property.** Uses permitted in the B-1 District are limited to neighborhood commercial uses. The subject property, however, is accessible only from a major arterial street, so is ill-suited for B-1 uses. *The standard is confirmed.*
- 4. Strict application of the terms of the Zoning Ordinance will constitute an unnecessary hardship if applied to the subject property.** There is significant local demand for housing, and uses permitted in the B-1 District are limited to neighborhood commercial uses, and the subject property is accessible only from a major arterial street, so is ill-suited for B-1 uses. *The standard is confirmed.*
- 5. The approval does not interfere substantially with the Comprehensive Plan.** Approval of the request supports the Comprehensive Plan's goal to expand housing options and opportunities (Neighborhoods & Housing 7). *The standard is confirmed.*

With approval, the following conditions shall apply:

1. The variance shall become null and void unless a zoning clearance has been issued and substantial progress has been made within six (6) months of the date of the BZA approval.
2. Deviation from the requirements and conditions of the variance may result in the cancellation and termination of the approval or permit.
3. An approved zoning clearance form is required.
4. Approval by the Building and Fire Departments is required.

If approved, the following Commitments shall apply:

1. If the variance is not implemented and expires, this Commitment automatically terminates as well, and the Zoning Administrator may execute and record a Termination of Commitment on behalf of the City of Goshen Board of Zoning Appeals.
2. Residential use of the subject property shall have no impact on the developmental requirements of adjacent properties.



Looking west across Lincolnway East



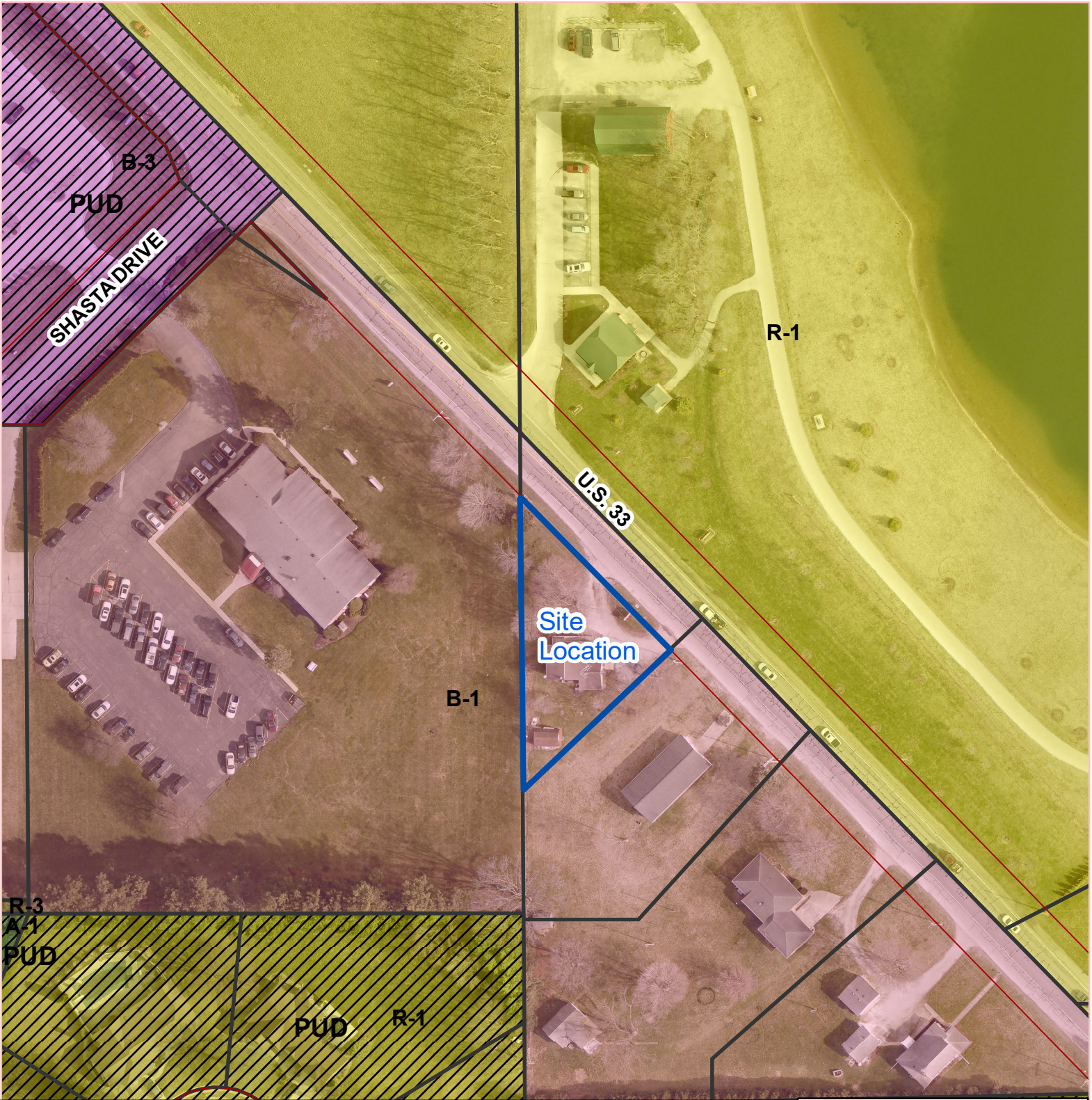
Looking southeast along Lincolnway East at the north side of the building



Looking northwest at south side of home



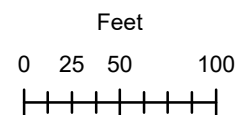
Looking southeast



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1501 Lincolnway East

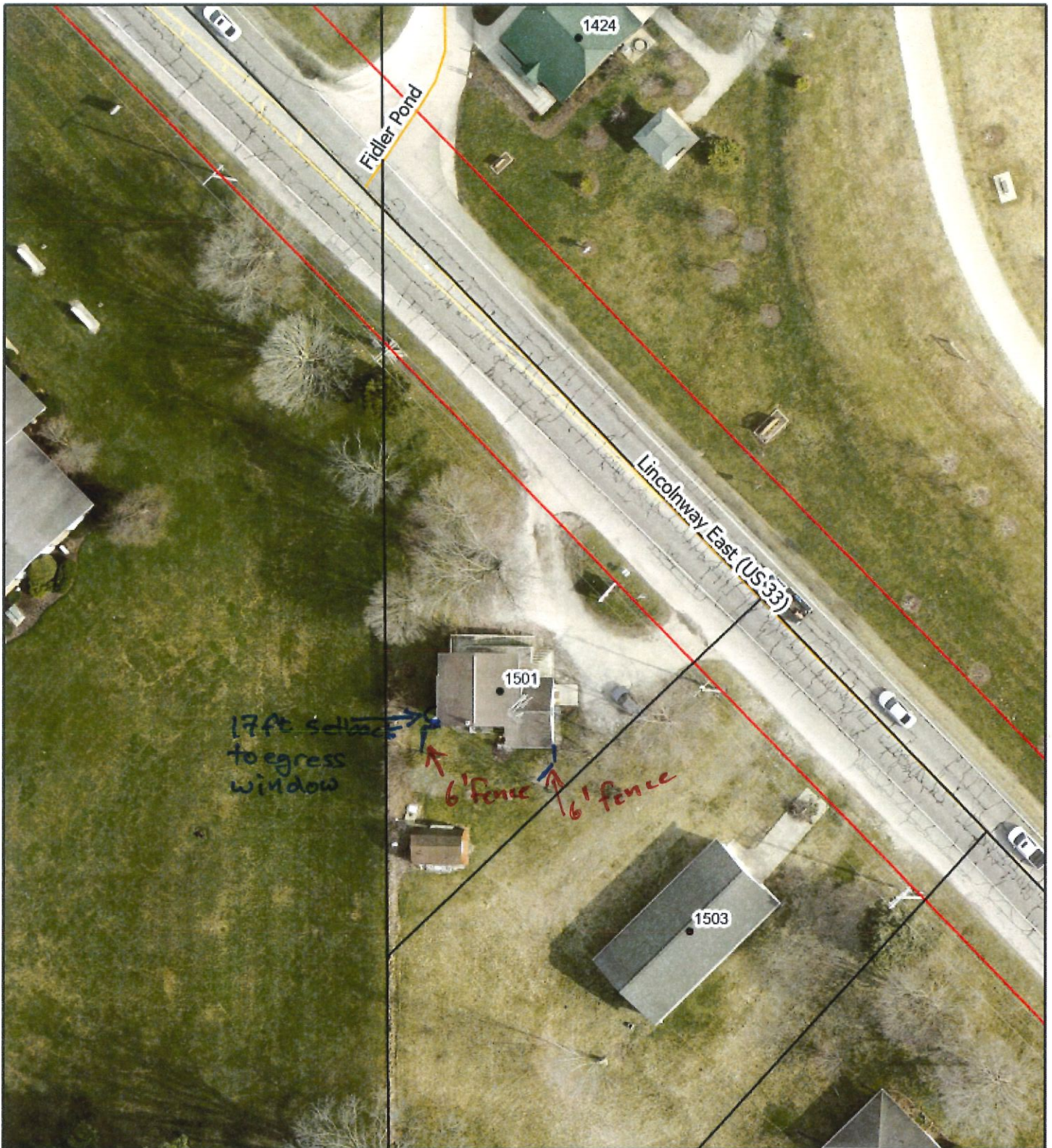
2023 Aerial
Printed August 7, 2024



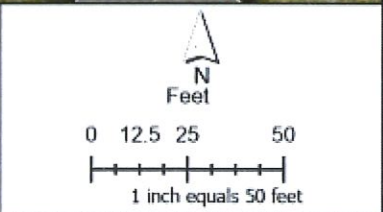
1 inch = 100 feet

The City of Goshen
Department of
Planning & Zoning

204 East Jefferson Street, Goshen, Indiana 46528
Phone: 574-534-3600 Fax: 574-533-8626



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1501 Lincolnway East

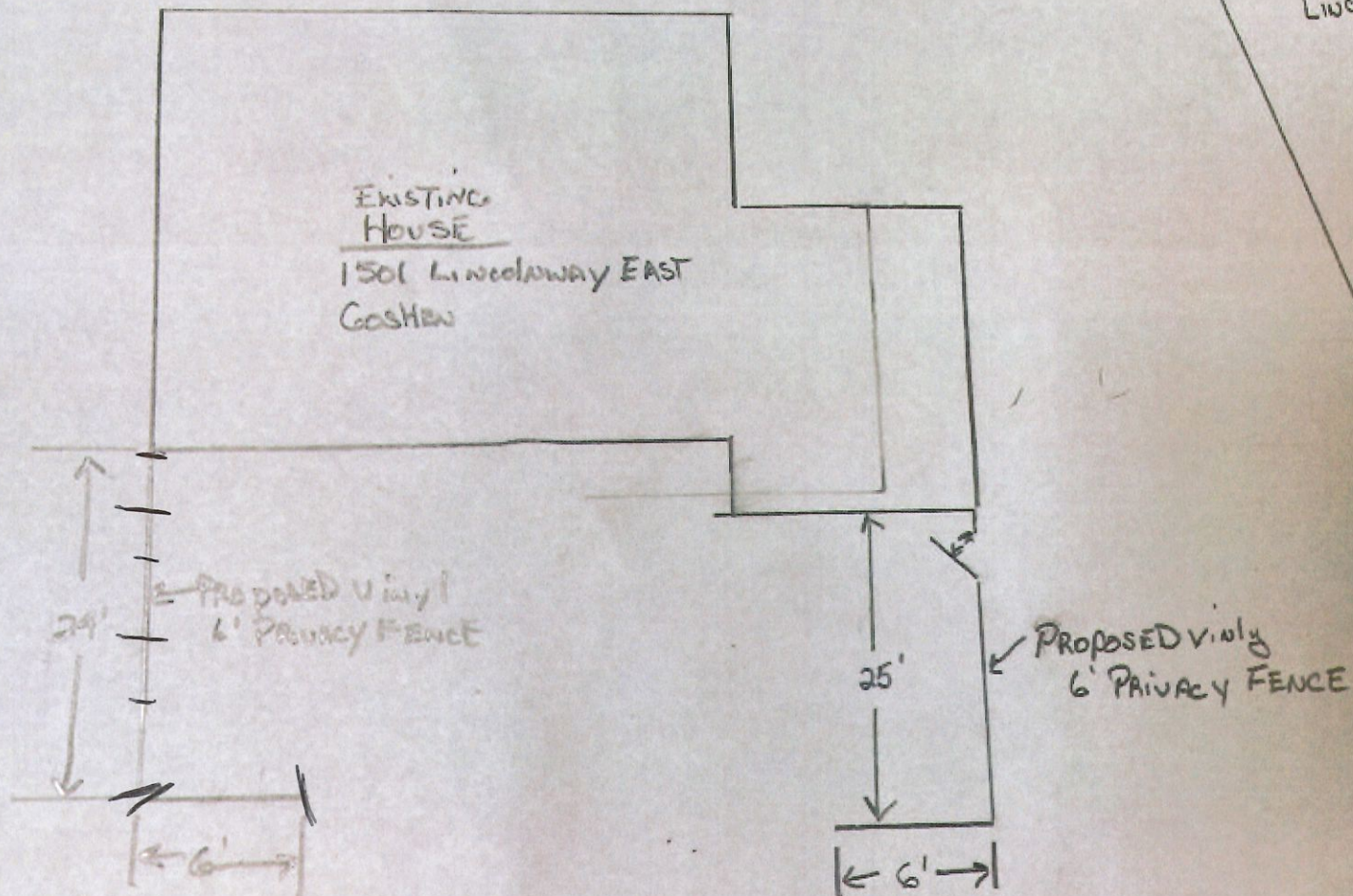
2023 Aerial
Printed on 1/19/2024

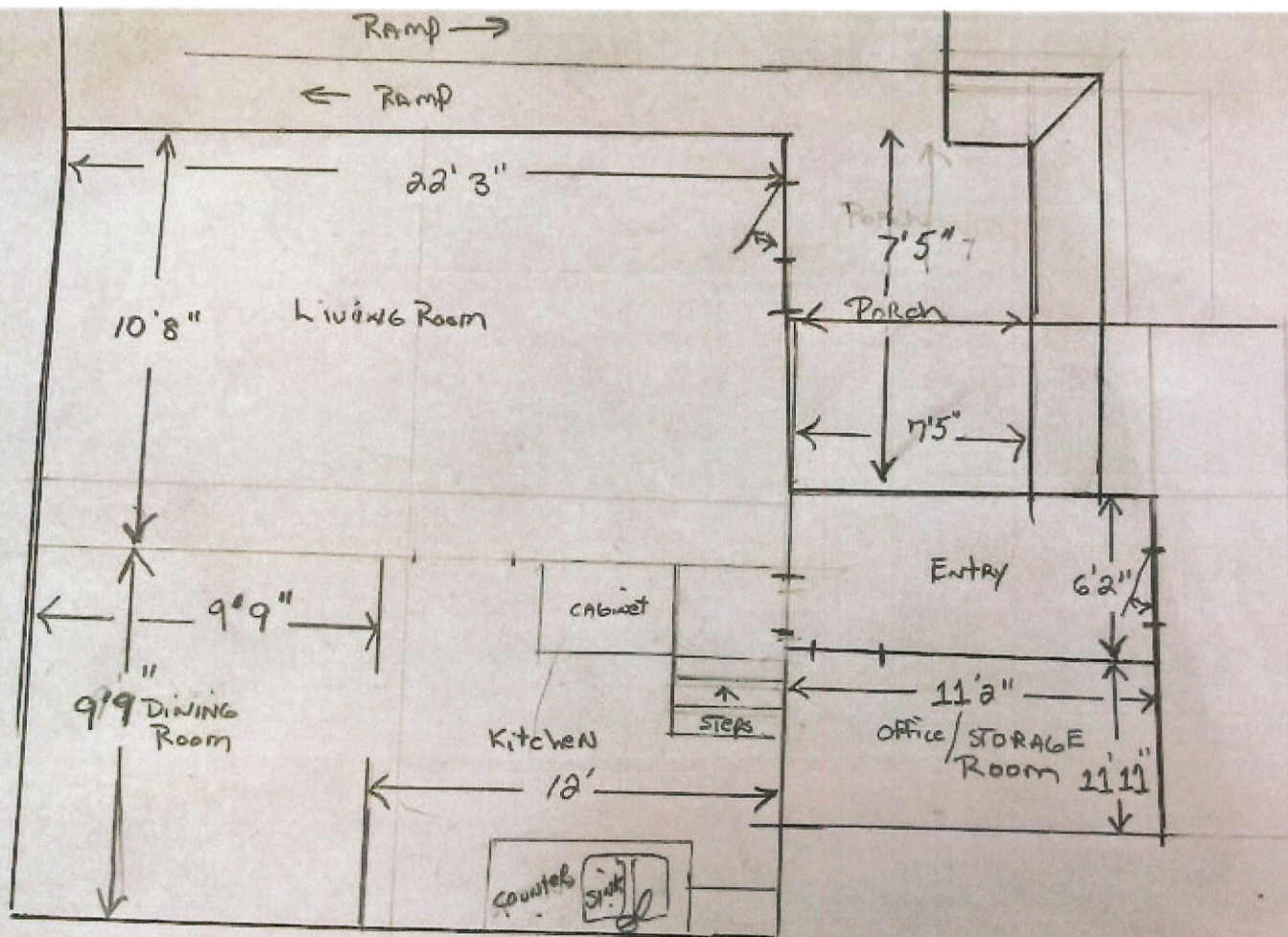
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Department of
Planning & Zoning
204 East Jefferson Street, Goshen, Indiana 46528
Phone: 574-534-3600 Fax: 574-533-8626

↑
NORTH

↑
LINCOLNWAY
EAST
↓

EXISTING
HOUSE
1501 LINCOLNWAY EAST
COSHEN

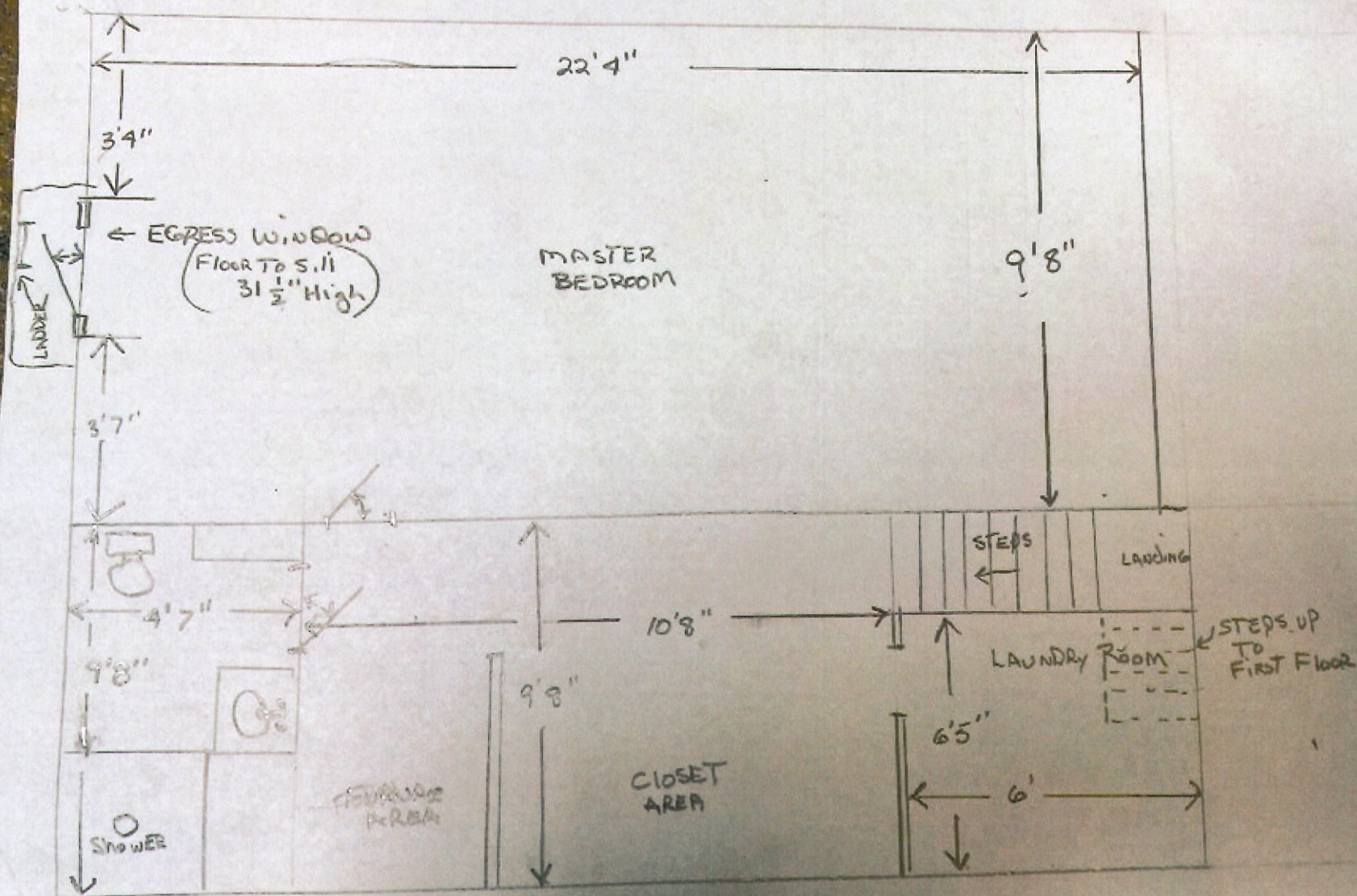




1501 LINCOLNWAY EAST
GOSHEN, IN.

1ST LEVEL FLOOR PLAN

NORTH ↑



1501 LINCOLNWAY EAST
GOSHEN, IN.
BASEMENT - FLOOR PLAN

LOCATION: 618 Emerson Street
CASE NUMBER: 24-27DV

DATE: August 27, 2024
PREPARED BY: Rossa Deegan

GENERAL INFORMATION

APPLICANT: Rob & Rebecca S Swihart (owners)

REQUEST: The applicants request a 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

LOT SIZE: ± 6,752 SF; ±69' of frontage; depth varies

APPLICABLE ZONING: Residential R-1

NOTICES SENT: 49

SPECIAL INFORMATION

PUBLIC UTILITIES: City water and sewer

AREA DEVELOPMENT: Residential

NEIGHBORHOOD: Shanklin Millrace

THOROUGHFARES: Emerson Street

TOPOGRAPHY: Level

VARIANCE OF DEVELOPMENTAL STANDARDS

- ◇ Goshen Zoning Ordinance, *Section 4140.3*, Area, Width, and Yard Regulations of the R-1 District
D. Rear Yard. There shall be a rear yard on each lot, the depth of which shall not be less than 25 feet.

ADJACENT PROPERTY OWNERS' SUPPORT, OPPOSITION, AND INQUIRIES

The Planning office has not been contacted by any adjacent property owners regarding this variance. However, the Planning office may still be contacted with questions and statements of support or opposition to the variance between the time of this report's delivery and the public hearing.

ANALYSIS

The subject property is a single family home located on the east side of Emerson Street in the Shanklin Millrace neighborhood. Zoning is R-1 and surrounding development is predominantly single family homes. The home is two stories, has an approximate footprint of 1,140 SF, and includes an attached single stall garage with access from the rear alley.

The petitioners are proposing to demolish the existing garage and rebuild it with a second story addition to increase living space. The footprint of the new addition will be 390 SF. The setback from the rear property line to the addition will be approximately 18' where a minimum of 25' is required, so a developmental variance is required. A front porch addition (shown on plans) is planned for a future date, but is not part of the current petition.

The petitioner's desire to update the existing garage and increase living space in the moderately sized home is reasonable, so staff recommends approval. At its deepest point, the subject property is approximately 105' in length, which is substantially shorter in length than many of the typical quarter-acre lots in the same neighborhood. The reduced depth creates the need for the rear setback variance. Nearby properties, including 612 & 618 Emerson and 615 & 621 S Main Street have rear building setbacks which are less than the proposed 18'.

The proposed addition is largely in the same place as the existing garage, and all other developmental requirements will be met.

FINDINGS OF FACT

Staff recommends **approval** of a 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, based on the following:

1. **The approval will not be injurious to the public health, safety, morals and general welfare of the community.** Updating the existing garage and increase living space in the moderately sized home is reasonable residential development and unlikely to differ in any way from surrounding development; given that, it will not be detrimental to safety, health, and welfare. *The standard is confirmed.*
2. **The use and value of the area adjacent to the subject property will not be affected in a substantially adverse manner.** Nearby properties, including 612 & 618 Emerson and 615 & 621 S Main Street have rear building setbacks which are less than the proposed 18'. The proposed addition is largely in the same place as the existing garage, and all other developmental requirements will be met. *The standard is confirmed.*
3. **Strict application to the terms of the Zoning Ordinance will result in practical difficulties in the use of the subject property.** At its deepest point, the subject property is approximately 105' in length, which is substantially shorter in length than many of the typical quarter-acre lots in this neighborhood. *The standard is confirmed.*

With approval, the following conditions shall apply:

1. The variance shall become null and void unless a zoning clearance has been issued and substantial progress has been made within six (6) months of the date of the BZA approval.
2. Deviation from the requirements and conditions of the variance may result in the cancellation and termination of the approval or permit.
3. An approved zoning clearance form is required.



From Emerson Street looking east at the front of the home



From the rear alley looking northwest



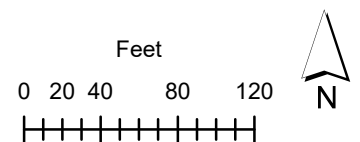
Looking west from rear alley at the garage to be removed



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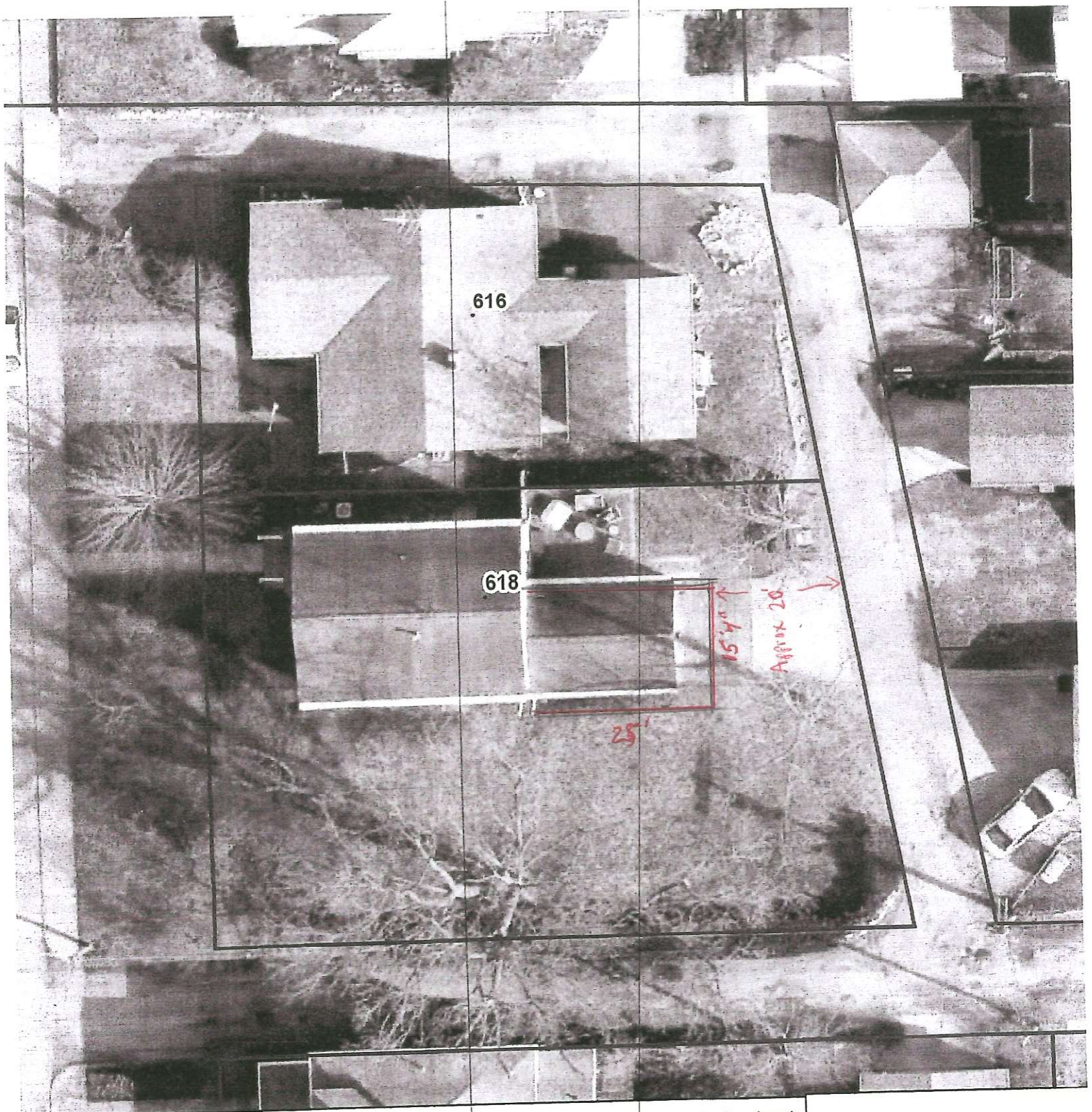
618 Emerson

2023 Aerial
Printed August 8, 2024

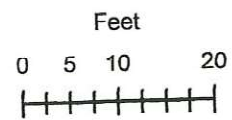


The City of Goshen
Department of

Planning & Zoning
204 East Jefferson Street, Goshen, Indiana 46528
Phone: 574-534-3600 Fax: 574-533-8626



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1 inch = 20 feet

618 Emerson St

2023 Aerial
Printed August 5, 2024

The City of Goshen
Department of
Planning & Zoning

204 East Jefferson Street, Goshen, Indiana 46526
Phone: 574-534-3600 Fax: 574-533-8626

2x6 Exterior Walls 16" O.C.	
Sub-Siding:	7/16" OSB
House Wrap:	Tyvek
Siding:	Provia Hearttech D4 White
Soffit:	White Vinyl
Porch Post:	Craftsman Post w/ Affinity Stone - Glacier
Railing:	Westbury Tuscan w/ Drink Rail
Porch:	Timbertech - English Walnut



Rear Elevation
Scale: 3/16" = 1'



Left Elevation
Scale: 3/16" = 1'



Right Elevation
Scale: 3/16" = 1'



Front Elevation
Scale: 3/16" = 1'

Elevations

Scale: As Marked
To scale paper size: 24" x 18"

REVISIONS		REMARKS
MM/DD/YY	Start (OO)	Modified Interior Walls & Exterior Doors & Windows (GD)
1	02/24/23	02/24/23
2	03/02/23	03/02/23
3	04/24/23	04/24/23
4	05/02/23	05/02/23
5	07/29/2024	07/29/2024

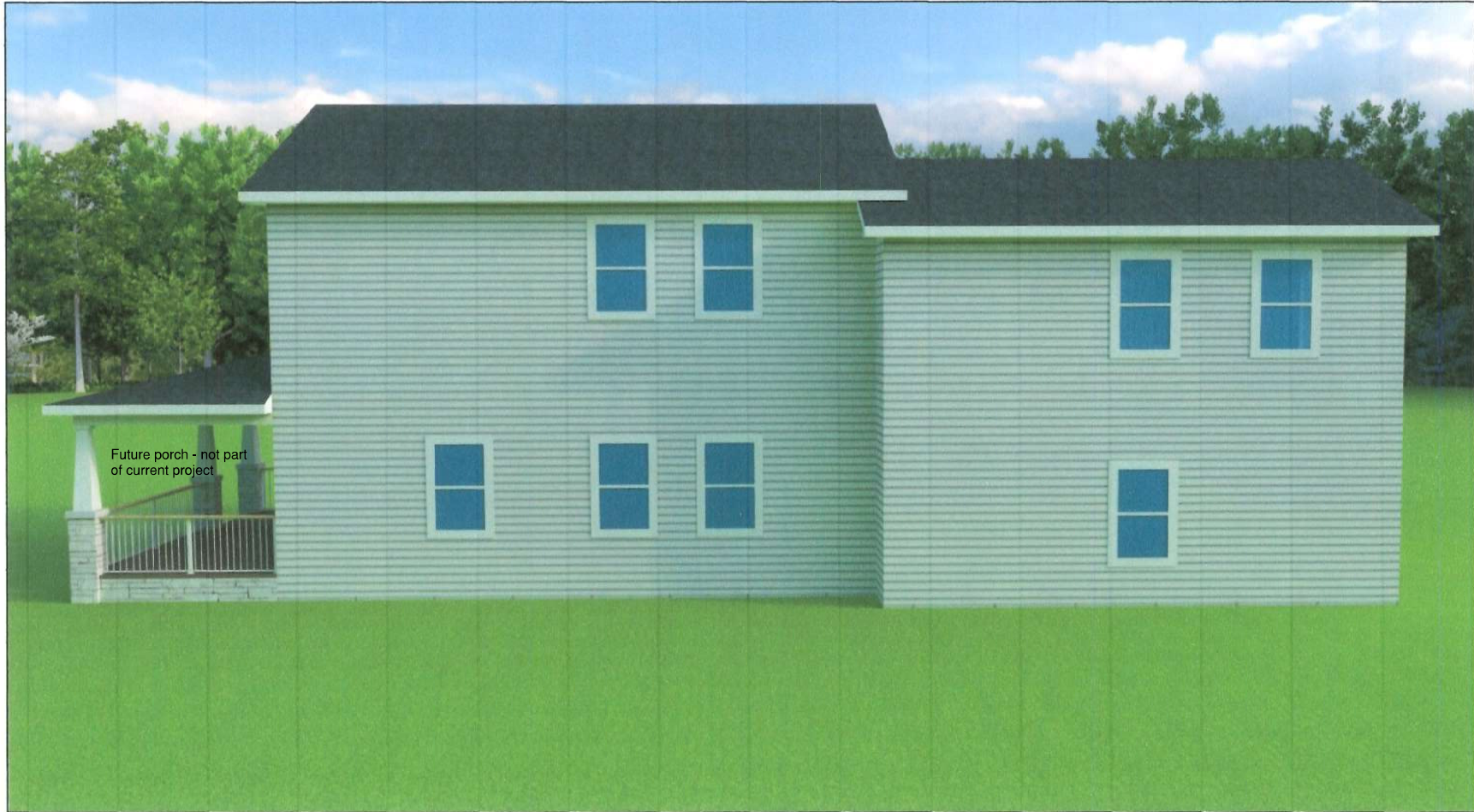
We strive for accuracy in the drawing of this print, however mistakes can happen. Please review this drawing and let the drafter responsible to ensure that this design is accurate and to follow applicable building codes.

Drawn By: Gerardo Ortega

New Addition

Rob Swihart
18280 Buckridge Ct Goshen, IN 46528
Phone Number: 574-536-8368
Email: rrswhart@comcast.net

Rob Swihart
618 Emerson St Goshen, IN 46526



Future porch - not part
of current project



Rob Swihart
18280 Buckridge Ct Goshen, IN 46528
Phone Number: 574-536-8368
Email: rrswhart@comcast.net

We strive for accuracy in the drawing of this print, however mistakes can happen. Please review this drawing and let us know if you have any questions or concerns. We will be responsible to ensure that this design is accurate and to follow applicable building codes.
Drawn By: Dennis Ortega
New Addition

REVISIONS

MM/DD/YY	ISSUE (CO)	REMARKS
1 02/25/24	Modified Interior Walls & Exterior Doors & Windows (20)	
2 03/06/24	Modified Interior Walls & Exterior Doors & Windows (20)	
3 07/16/24	Multiple Bedrooms - 2F	
4 07/29/2024	Stairs - 2F	

LOCATION: 2525 E Kercher Road
CASE NUMBER: 24-28DV

DATE: August 27, 2024
PREPARED BY: Rossa Deegan

GENERAL INFORMATION

APPLICANT: Skypoint Transit, LLC (owner); Eagle Line Construction, LLC (agent)

REQUEST: The applicants request a 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

LOT SIZE: ±7.18 acres; ±840' of frontage (±60' along Supreme Court Drive & ±780' along South Buggy Trail); depth varies

APPLICABLE ZONING: Industrial M-1

NOTICES SENT: 12

SPECIAL INFORMATION

PUBLIC UTILITIES: City water and sewer

AREA DEVELOPMENT: Industrial

NEIGHBORHOOD: None

THOROUGHFARES: Supreme Court Drive, South Buggy Trail

TOPOGRAPHY: Level

VARIANCE OF DEVELOPMENTAL STANDARDS

- ◇ Goshen Zoning Ordinance, *Article IV*, Establishment of Zoning Districts
On residential or cul-de-sac streets, the front yard shall be a minimum distance of 25 feet

ADJACENT PROPERTY OWNERS' SUPPORT, OPPOSITION, AND INQUIRIES

The Planning office has not been contacted by any adjacent property owners regarding this variance. However, the Planning office may still be contacted with questions and statements of support or opposition to the variance between the time of this report's delivery and the public hearing.

ANALYSIS

The subject property is an approximately seven-acre RV transport facility located north of Kercher Road and east of Lincolnway East (U.S. 33). Zoning is Industrial M-1, and surrounding properties are industrial uses. Improvements include an L-shaped building with an approximate footprint of 9,300 SF and a mix of gravel and concrete paved areas for parking and storage. The property is bisected by a trail allowing buggy access to Wal-Mart; this trail appears to be public right of way.

In the crook of the L on the building is an approximately 336 SF addition. The petitioners are proposing to remove this portion of the building and replace it with an approximately 496 SF office. The new office will have a setback of 11' from the property line along the buggy trail; this setback is a front yard, where a minimum of 25' is required, so the proposed 11' setback requires a developmental variance.

Staff recommends approval of the request. The proposed structure will maintain a setback of 11', which is ample space for the non-motorized traffic that accesses the buggy trail; based on that line of reasoning, there is no indication that the setback will pose a threat to health or safety. The proposed structure and setback are replacing a portion of the building in the same area where there is no apparent record of injury.

The property has frontage along Supreme Court, which is the front of the property in practical terms. The east property line in the location of the proposed addition is more akin to a side yard, where a 10' minimum building setback would be required. Because the buggy trail splits the parcel, the adjacent property to the east is actually part of the same lot, so the development is not a threat to the use and value of other properties in the area.

FINDINGS OF FACT

Staff recommends **approval** of a 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, based on the following:

1. **The approval will not be injurious to the public health, safety, morals and general welfare of the community.** The proposed structure will maintain a setback of 11', which is ample space for the non-motorized traffic that accesses the buggy trail; based on that line of reasoning, there is no indication that the setback will pose a threat to health or safety. The proposed structure and setback are replacing a portion of the building in the same area where there is no record or injury. *The standard is confirmed.*
2. **The use and value of the area adjacent to the subject property will not be affected in a substantially adverse manner.** Because the buggy trail splits the parcel, the adjacent property to the east is actually part of the same lot, so the development is not a threat to the use and value of other properties in the area. The proposed structure and setback are replacing a portion of the building in the same area. *The standard is confirmed.*
3. **Strict application to the terms of the Zoning Ordinance will result in practical difficulties in the use of the subject property.** The property has frontage along Supreme Court, which is the front of the property in practical terms. The east property line in the location of the proposed addition is more akin to a side yard, where a 10' minimum building setback would be required. *The standard is confirmed.*

With approval, the following conditions shall apply:

1. The variance shall become null and void unless a zoning clearance has been issued and substantial progress has been made within six (6) months of the date of the BZA approval.
2. Deviation from the requirements and conditions of the variance may result in the cancellation and termination of the approval or permit.
3. An approved zoning clearance form is required.



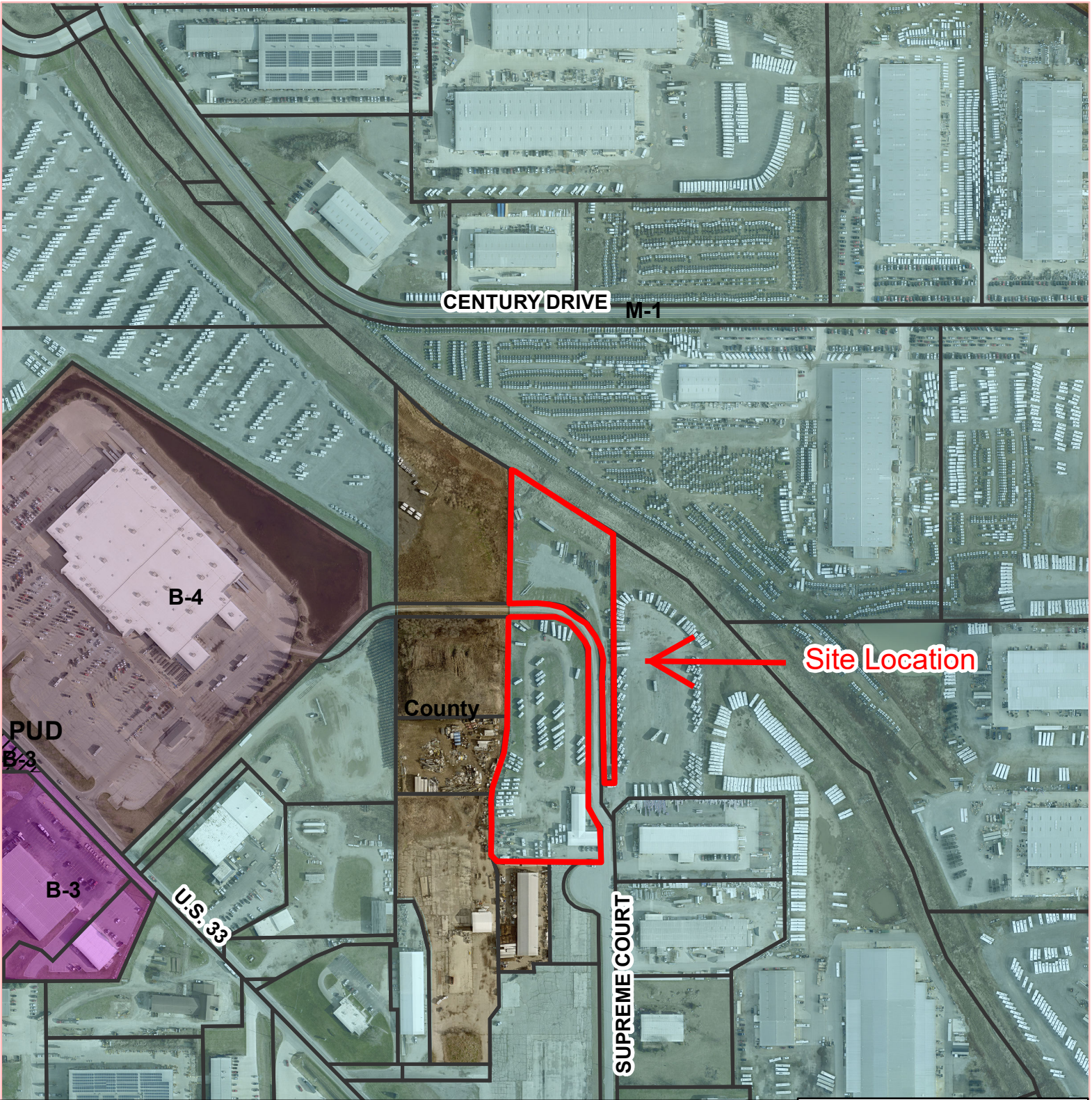
From Supreme Court Drive looking west



Looking southwest along the Buggy Trail at the location of the proposed addition



Looking east along the Buggy Trail at the proposed location of the addition



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2525 E Kercher

2023 Aerial
Printed August 8, 2024

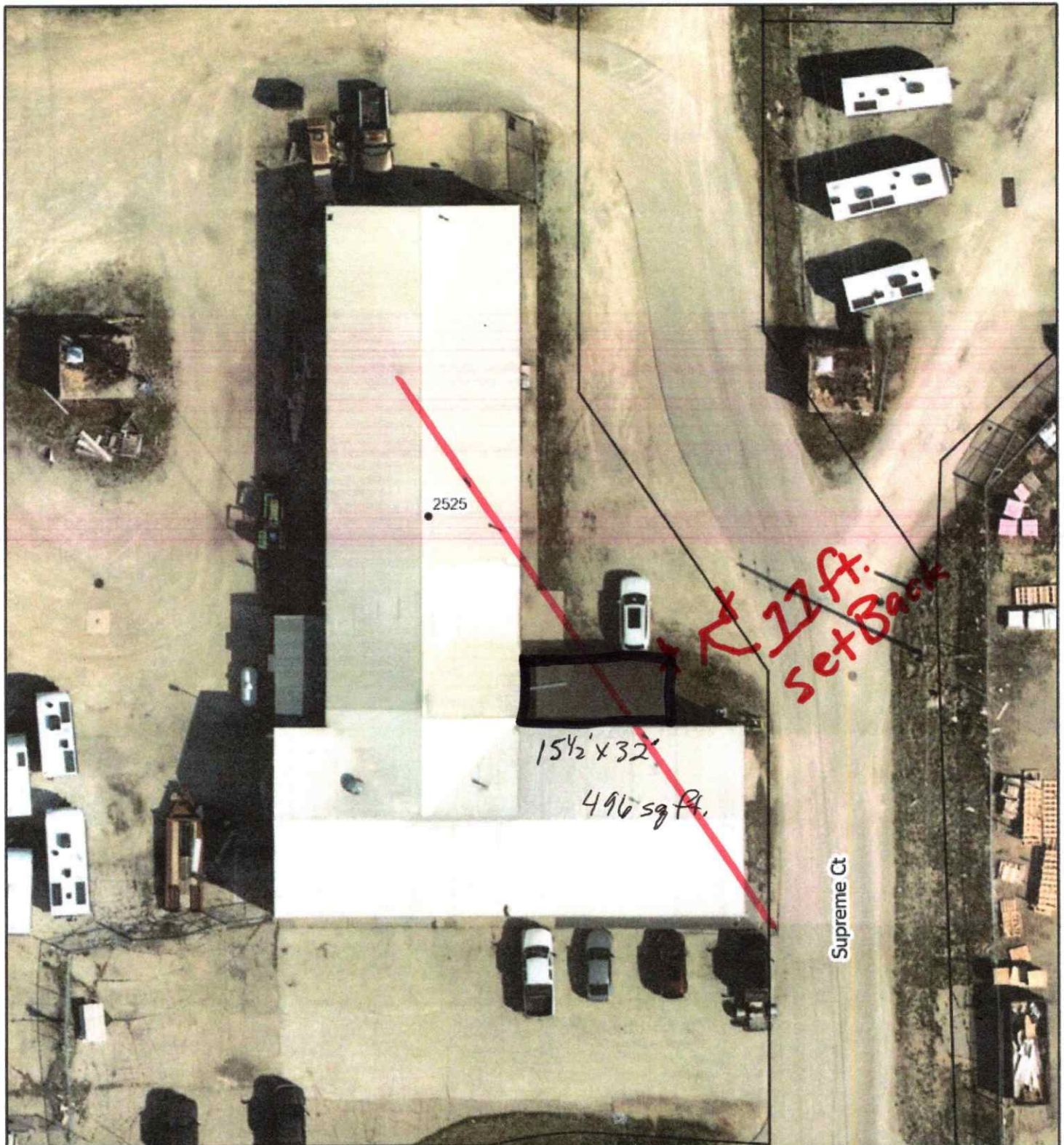
Feet
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1 inch = 400 feet



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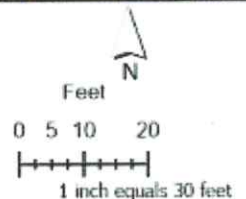
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2525 E Kercher Road

2024 Aerial
Printed on 7/16/2024



The City of Goshen
Department of
Planning & Zoning

204 East Jefferson Street, Goshen, Indiana 46528
Phone: 574-534-3600 Fax: 574-533-8626

LOCATION: 2526 Dierdorff Road
CASE NUMBER: 24-29DV

DATE: August 27, 2024
PREPARED BY: Rossa Deegan

GENERAL INFORMATION

APPLICANT: SKR Investments, LLC (owner); Abonmarche Consultants (agent)

REQUEST: The applicants request 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

LOT SIZE: ±3.55 Acres; ±670' of frontage (±407' on Kercher Road & 263' on Dierdorff Road); depth varies

APPLICABLE ZONING: Industrial M-1

NOTICES SENT: 13

SPECIAL INFORMATION

PUBLIC UTILITIES: City water and sewer

AREA DEVELOPMENT: Industrial

NEIGHBORHOOD: None

THOROUGHFARES: Kercher Road, Dierdorff Road

TOPOGRAPHY: Level

VARIANCE OF DEVELOPMENTAL STANDARDS

- ◇ Goshen Zoning Ordinance, *Section 4230.3*, Area, Width, and Yard Regulations of the M-1 District
 - B. Front Yard. Front yards shall be measured from the front property line and the building line and shall be as follows:
 - 1. On arterial streets, the front yard shall be a minimum distance of 35 feet.
 - D. Rear Yard. There shall be a rear yard on each lot, the depth of which shall not be less than 20 feet. An accessory building may be erected within the rear quarter of the lot, observing the above side yard requirements and located no closer than ten feet from the rear lot line.

ADJACENT PROPERTY OWNERS' SUPPORT, OPPOSITION, AND INQUIRIES

The Planning office has not been contacted by any adjacent property owners regarding this variance. However, the Planning office may still be contacted with questions and statements of support or opposition to the variance between the time of this report's delivery and the public hearing.

ANALYSIS

The subject property is an approximately 3.5-acre site on the northeast corner of the intersection of Kercher Road and Dierdorff Road. The property is zoned Industrial M-1 and adjoins other industrial properties; a church and cemetery are located to the south and southwest across Kercher Road on property zoned Agricultural A-1. Improvements to the property include an approximately 6,700 SF building surrounded by asphalt paving, as well as a large gravel storage area on the east side of the property. The majority of the northern portion of the property is vacant. The property has recently been used as an office and maintenance building for an energy company.

The petitioners are proposing to redevelop the site as a plumbing and HVAC business. Improvements will include:

- A 600 SF addition to the southwest corner of the building for a dispatcher's office

- An 11,300 SF addition the east side of the building for additional shop space
- A 7,680 SF detached pole building
- Expansion of asphalt paving for 7 parking spaces on the west side of the building and 26 new spaces on the north side of the building
- Expansion of the gravel storage area to allow semi maneuvering
- Widened drive approach from Kercher Road

The asphalt parking area expansion into the front yard along Dierdorff will require a developmental variance for a 7' setback where 35' is required, and the gravel expansion will require a developmental variance to allow a 0' parking and driving aisle setback along the rear property line where 10' is required.

Staff recommends an amended approval of the request. The proposed parking expansion in the front yard of Dierdorff with a setback of 7' is justifiable given that there is no additional space in that area to configure the parking spaces; the additional asphalt is necessary, especially because a building addition in that area will narrow the driving aisle. The 7' setback is similar to some of the paving that already exists in that front yard, and there will still be space for installation of required street trees.

The proposed setback of 0' along the rear (east) property line is less than ideal. A small buffer strip between paved areas and adjacent properties is important to reduce stormwater and pollutants from transferring between properties. The proposed pole building could be moved westward to allow an increased setback, so the property is not creating the need for the variance. Additionally, a maneuvering plan provided for Staff Review shows that there is space for semis to use the area without entering the setback. Given that existing gravel already encroaches in the east yard, there is justification for some encroachment, and Staff recommends an amended approval of a 3' parking and driving aisle setback.

FINDINGS OF FACT

Staff recommends **an amended approval** of developmental variances to allow a 7' front parking and driving aisle setback along Dierdorff Road where 35' is required and a 3' 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, based on the following:

1. **The approval will not be injurious to the public health, safety, morals and general welfare of the community.** Without approval of the 7' front parking and driving aisle setback along Dierdorff, the driving aisle in that area will be narrowed due to a building addition. Maintaining a wide driving aisle is important for safety. *The standard is confirmed.*
2. **The use and value of the area adjacent to the subject property will not be affected in a substantially adverse manner.** If the amended approval is approved, the new parking and driving areas along Dierdorff Road and the rear (east) property will match or exceed setbacks of existing paving in those yards. *The standard is confirmed.*
3. **Strict application to the terms of the Zoning Ordinance will result in practical difficulties in the use of the subject property.** The proposed parking expansion in the front yard of Dierdorff with a setback of 7' is justifiable given that there is no additional space in that area to configure the parking spaces; the additional asphalt is necessary, especially because a building addition in that area will narrow the driving aisle. Allowing a 3' setback along the rear property line will allow new paving to match existing paving while leaving a small buffer area between new paving and the adjacent property. *The standard is confirmed.*

With approval, the following conditions shall apply:

1. The variance shall become null and void unless a zoning clearance has been issued and substantial progress has been made within one (1) year of the date of the BZA approval.
2. Deviation from the requirements and conditions of the variance may result in the cancellation and termination of the approval or permit.
3. An approved zoning clearance form is required.
4. Approval of new gravel parking and driving areas by the Board of Public Works is required.
5. The minimum parking and driving aisle setback along the rear (east) property line shall be 3'.



Looking north along Dierdorff Road in the location of the proposed parking expansion



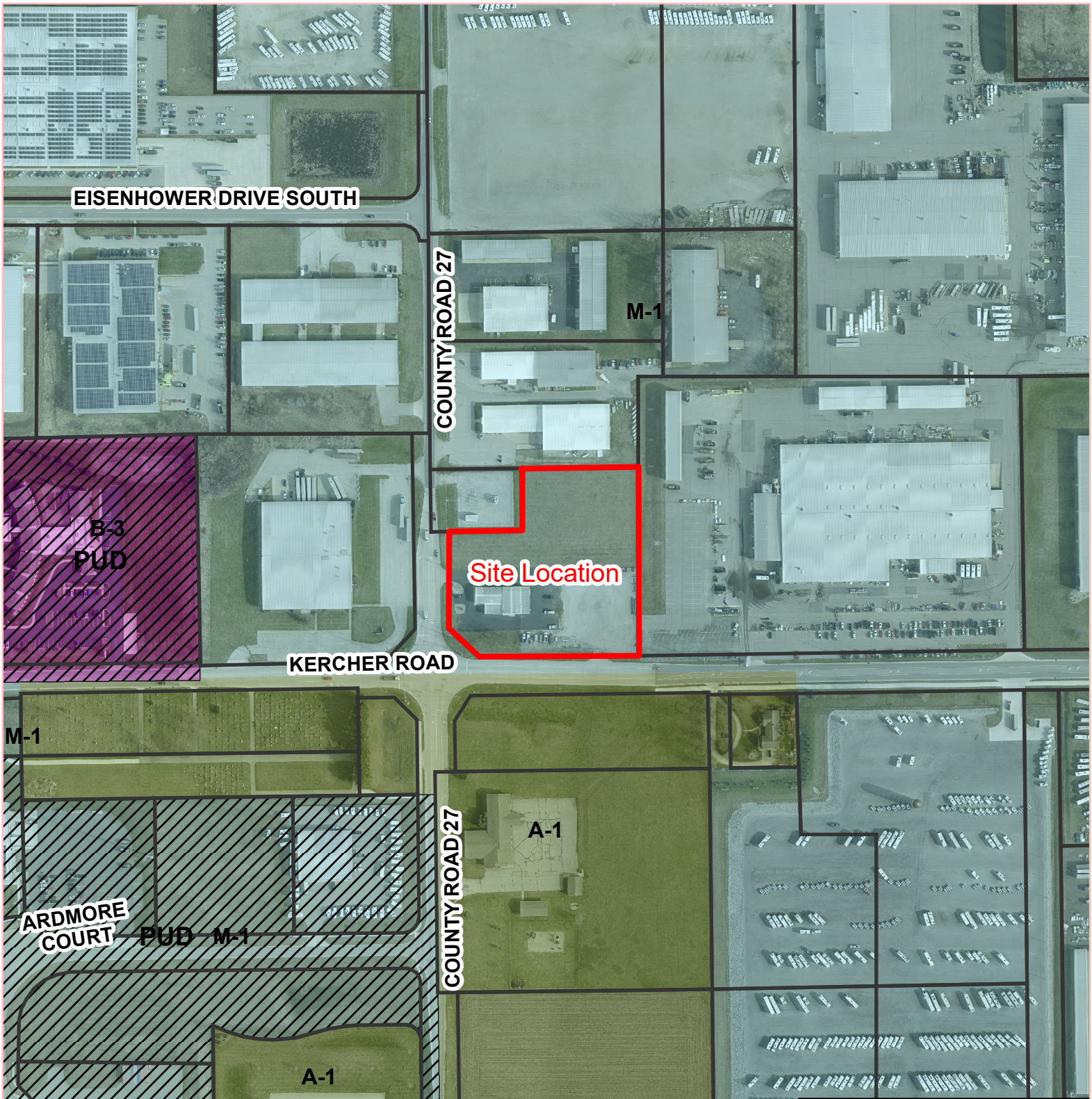
Looking southwest at the area of the proposed parking expansion along Dierdorff Road



Looking south along the rear property line in the location of the proposed gravel paving



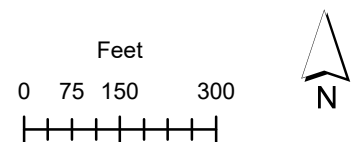
Looking southwest



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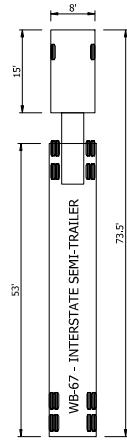
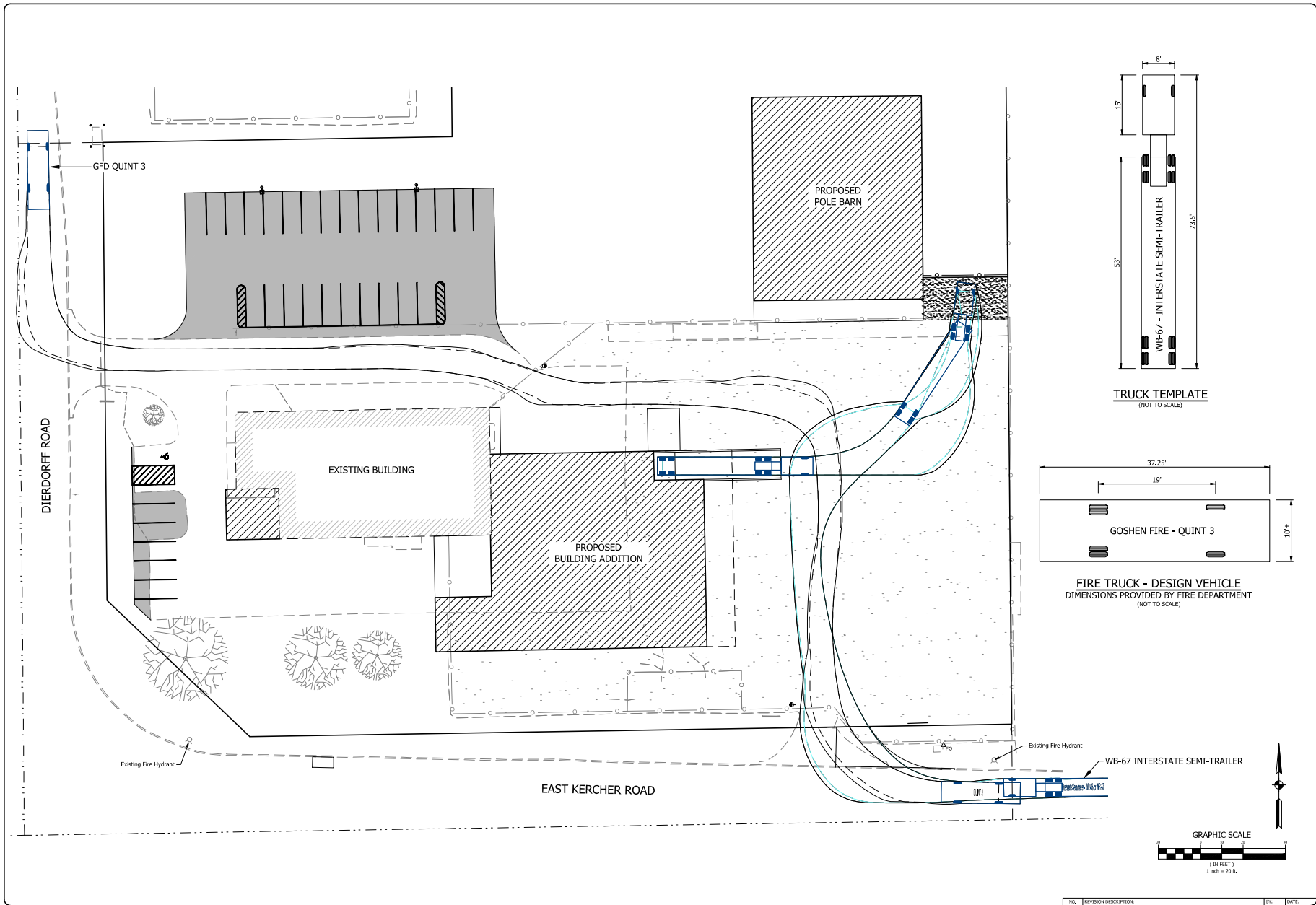
2526 Dierdorff

2023 Aerial
Printed August 9, 2024

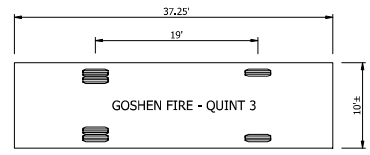


1 inch = 300 feet

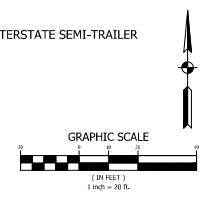
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TRUCK TEMPLATE
(NOT TO SCALE)



FIRE TRUCK - DESIGN VEHICLE
DIMENSIONS PROVIDED BY FIRE DEPARTMENT
(NOT TO SCALE)

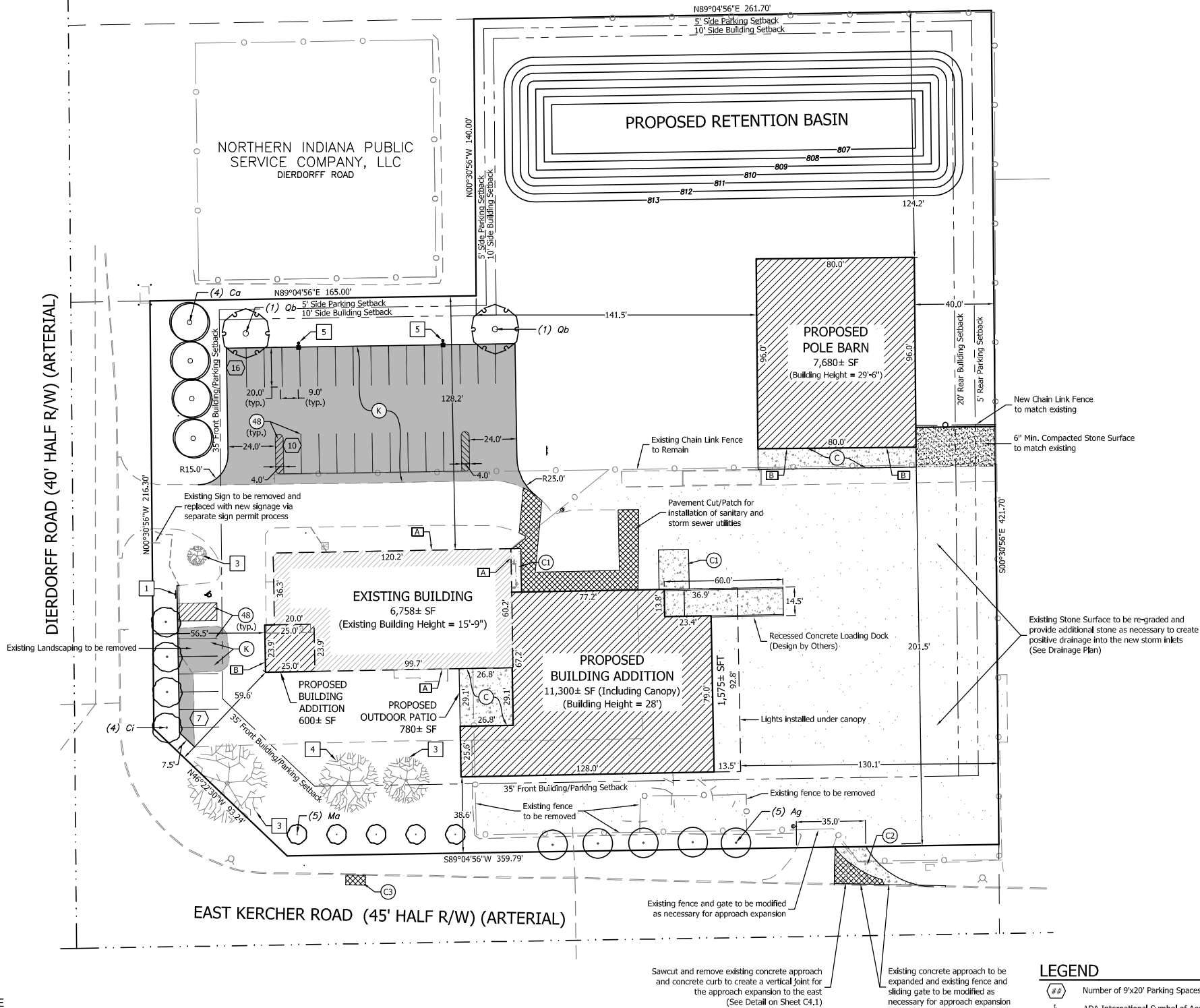


ABONMARCHÉ
Professional Surveyors
200 West 10th Street, Unit 204
Goshen, IN 46526
Phone: 317.294.3333
Fax: 317.294.3334
abonmarche.com
Engineering, Architecture, Land Surveying

**BILL'S HEATING
DIERDORFF ROAD**
2324 DIERDORFF ROAD
GOSHEN, IN 46526

TRUCK MANEUVERING PLAN

SHEET TITLE	
DRAWN BY:	RDM
DESIGNED BY:	RDM
PH REVIEW:	REM
QA/QC REVIEW:	
DATE:	08-07-2024
SCALE:	1" = 20'
SIGNATURE: <i>[Signature]</i>	
DATE: 08-07-2024	
SHEET NO. 24-0757	
C2.0	



PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
LARGE CANOPY TREES					
Qb	2	Quercus bicolor	Swamp White Oak	2" CAL	B&B
MEDIUM UNDERSTORY TREES					
Ca	4	Carpinus caroliniana	American Hornbeam	2" CAL	B&B
SMALL UNDERSTORY TREES					
Ag	5	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	1.5" CAL	B&B
Ci	4	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	1.5" CAL	B&B
Ma	5	Malus x 'Adirondack'	Adirondack Crabapple	1.5" CAL	B&B

LEGEND

- ## Number of 9'x20' Parking Spaces
- ADA International Symbol of Accessibility, Paint: Blue
- 1 ADA Parking Sign and Post
- 2 (NOT USED)
- 3 Protect Existing Tree
- 4 Existing Tree to be Removed
- 5 Proposed Light Pole
- A Existing Wall Pack
- B Proposed Wall Pack
- 48 4" Solid Paint Line (Color TBD by Contractor/Owner)
- K HMA Pavement
- C Concrete Pavement, 4" thick
- C1 C2 C3 Rigid Concrete Pavement

GENERAL NOTES

- Current Zoning: "M-1" Industrial District
- Existing Land Use: Vacant Office Building
Proposed Land Use: Heating and Air Conditioning Sales and Service
- The project site is currently serviced by City of Goshen municipal water and sanitary sewer.
- Building and Parking Setbacks shall conform to City of Goshen Zoning Ordinances unless the proper variances have been granted.
- Site/Building drainage will be managed onsite by a proposed retention basin.
- Existing and proposed parking areas are privately owned and shall be paved.
- All radii dimensions are to edge of pavement unless otherwise noted.
- All landscape, lighting, and signage shall be in accordance with the City of Goshen Zoning Ordinance unless the proper variances have been obtained.

TABULATED SITE DATA

Project Size = 3.55± Acres

Proposed Land Coverage	Area (Acres)	Percentage
Existing Building	0.16	4.5%
Proposed Building Addition	0.27	7.6%
Proposed Pole Barn	0.18	5.1%
Existing Hard Surface	0.33	9.3%
Proposed Hard Surface	0.27	7.6%
Existing Gravel Surface	0.73	20.6%
Proposed Gravel Surface	0.04	1.1%
Open Space / Landscaping	1.57	44.2%
Total	3.55±	100%

PARKING CALCULATIONS

Number of Employees = 35 Employees

Parking Required: 1 Space per 2 Employees
1 Space x (35 Employees / 2) = 18 Spaces

1 Space per 200 SF of Display/Sales Area
395 SF of Display/Sales Area / 200 SF = 2 Spaces

1 Space per 800 SF of Inside/Outside Storage Area
1680 SF of Inside/Outside Storage Area / 800 SF = 3 Spaces
Total = 21 Spaces

Parking Provided: 33 Spaces (Includes 1 ADA Space)

LANDSCAPE DEVELOPMENT STANDARDS

Streetside Landscaping:

Required: 1 Large Tree / 60', 1 Medium Tree / 40', or 1 Small Tree / 30'
Dierdorff Road: 263' - 24' Drive Allowance = 239'
East Kercher Road: 406' - 24' Drive Allowance = 382'
239' + 382' = 621' / 30 = (20.7) 21 Small Trees
Provided: 21 Trees (18 Proposed, 3 Existing To Remain)

Off-Street Parking Area Landscaping:

Required: 1 Parking Island with Trees / 20 Parking Spaces
26 Spaces / 20 = (1.3) 2 Trees
Provided: 2 Trees

PAVEMENT RECOMMENDATIONS

CONTRACTOR SHALL FOLLOW THE LATEST STATE OF INDIANA DEPARTMENT OF TRANSPORTATION (INDOT) SPECIFICATION FOR PAVEMENT MATERIALS AND INSTALLATION PROCEDURE.

HMA PAVEMENT

- 1 1/2" HMA Surface (165 lbs/syd)
- 3 1/2" HMA Base (385 lbs/syd)
- 6" Compacted INDOT #53 Aggregate

RIGID (CONCRETE) PAVEMENT

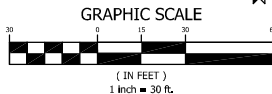
- 6" Class "A" Concrete with Fiber Reinforcement or 6"x6" W.W.M.
- 6" Compacted INDOT #53 Aggregate
- Curing compound, light broom finish perpendicular to traffic direction
- All joints in accordance with ACI 330, not to exceed 10' x 10'
- Sawcut joints, 2" deep, install silicon joint sealant
- If multiple pours, construction joints in accordance with ACI 330
- Install 1/2" expansion joint with elastomeric filler adjacent to the building

CONCRETE APPROACH MODIFICATIONS (PER CITY STANDARDS)

- 8" Class "A" Concrete
- 6" Compacted INDOT #53 Aggregate
- Pour Approach Separate of Depressed Curb (See Detail On Sheet C4.1)

PAVEMENT CUT/PATCH (EAST KERCHER ROAD)

- 9" Class "A" Concrete (minimum) or match existing thickness if more
- 6" Compacted INDOT #53 Aggregate
- Follow INDOT Standard Drawing E 506-CCPP-04 (See Sheet C4.1) for Patch Length between 6 feet and 15 feet
- Sawcut Pavement Parallel to Existing Joints



NO.	REVISION DESCRIPTION:	BY:	DATE:
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Valparaiso
Hobart
Benton Harbor
South Bend
Kalamazoo
Goshen
Lafayette
Grand Rapids
Engineering Architecture Land Surveying

BILL'S HEATING
DIERDORFF ROAD
2526 DIERDORFF ROAD
GOSHEN, IN 46526

PRELIMINARY SITE PLAN

SHEET TITLE:

DRAWN BY:

RDM

DESIGNED BY:

RDM

PM REVIEW:

BEM

QA/QC REVIEW:

DATE:

08-07-2024

SCALE:

1" = 30'

ACI JOB #

24-0757

SHEET NO.

C1.0