

Agenda
GOSHEN BOARD OF ZONING APPEALS
Tuesday, September 24, 2024, 4:00 P.M.
Council Chambers, 111 E. Jefferson Street
Goshen, Indiana

- I. Roll Call
- II. Approval of Minutes from 8/27/24
- 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
 - 24-09UV & 24-30DV** – Artisan Investment Group, LLC requests a use variance to allow a two-family dwelling unit where duplexes are a conditional use in the Residential R-1S and Commercial B-2 Districts and a permitted use in the Residential R-2 and R-3 Districts, and developmental variances to allow three on-site parking spaces where four are required, and open parking in the front yard along Middlebury Street where open parking is prohibited. The subject property is generally located at 205 Middlebury Street and is zoned Residential R-1 District.
 - 24-10UV** – Goshen Rental Properties LLC-S Series Elkhart Properties requests a use variance to allow a single family dwelling unit where single family homes are a conditional use in the Commercial B-2 District and a permitted use in the Residential R-1, R-1S, R-2, R-3, and R-4 Districts. The subject property is generally located at 209 Denver Street and is zoned Commercial B-1 District.
- VI. Audience Items
- VII. Staff/Board Items
 - 306 Hawthorne – request for a six-month extension for variance 24-15DV
- VIII. Adjournment