

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 22nd day of October, 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: Last Dance, LLC and Abonmarche Consultants
Petition: Developmental variances for the proposed Replat of Lot 1A of the Replat of East College Avenue Industrial Park, to divide Lot 1A into eight (8) individual lots, to allow:
- 0' parking/driving aisle setback internally between all eight lots (internal side and rear property lines, excluding front property lines and external side lot lines adjacent to Common Area No. 3A);
 - A perimeter fence to cross internal lot lines between all eight lots (excluding front property lines and external side lot lines adjacent to Common Area No. 3A), subject to any easement restrictions; and
 - Parking shared between Lots 9, 10, 11 and 12 in a shared parking easement
- Location: Generally located on the north side of College Avenue, between Brinkley Way East and Brinkley Way West, containing ±113.62 acres and zoned Industrial M-1 District
- Petitioner: Artie Keith & Cindy Swonger
Petition: Developmental variance to allow a 2' side (south) setback where 5' is required for a concrete driveway/parking expansion
Location: 402 Yorktown Drive and zoned Residential R-1 PUD District
- Petitioner: Monarch Estates, LLC and Jacqueline Gonzalez
Petition: Use variance to allow salons, barber & beauty shops, art galleries & studios, and substantially similar uses where salons are a permitted use in the Commercial B-1, B-2, B-3, and B-4 Districts and where art galleries are a permitted use in the B-2, B-3, and B-4 Districts
Location: 1009 S 9th Street and zoned Industrial M-1 District