

Agenda
GOSHEN BOARD OF ZONING APPEALS
Tuesday, November 26, 2024, 4:00 P.M.
Council Chambers, 111 E. Jefferson Street
Goshen, Indiana

- I. Roll Call
- II. Approval of Minutes from 10/22/24
- 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. Discussion of Agenda Order
- VI. **Use & Developmental Variances**– public hearing items
 - 24-33DV** – SLM Management, LLC requests a developmental variance to allow an illuminated roof mounted sign 149 Sf in area where roof mounted signs are prohibited. The subject property is generally located at 119 W Clinton Street and is zoned Commercial B-2 HD.
 - 24-12UV** – Goshen Community Schools and Goshen Interfaith Hospitality Network request a use variance to replace variances 22-01UV & 23-01UV to permanently allow group housing quarters for temporary emergency housing where group housing quarters is a conditional use in the Residential R-1S & R-3 Districts and a permitted use in the Commercial B-3 District, and to increase the maximum number of occupants from 29 to 48, including 43 residents and 5 staff. The subject property is generally located at 801 W Wilkinson Street and is zoned Residential R-2 District.
 - 24-13UV** – D & C Miller Holdings, LLC & Forensic Coffee Company, LLC request a use variance to allow two non-permanent food vendors to operate at separate times of day on the subject property where no more than one conditional use permit for a non-permanent food vendor is permitted for a particular zoning lot at any one time. The subject property is generally located at 1501 Elkhart Road and is zoned Commercial B-3 District.
 - 24-14UV & 24-34DV** – Colleen Caskey & David Weaver and Dale Klassen request a use variance to allow a second single family dwelling unit in a detached two-stall garage where only one primary structure is permitted, and developmental variances to allow a side (north) building setback of 1’ where 8’ is required and a side (north) parking/driving aisle setback of 3’ where 5’ is required for the construction of the garage and drive approach. The subject property is generally located at 1012 S 7th Street and is zoned Residential R-1 District.
 - 24-15UV** – First Brethren Church of Goshen, Inc., Downtown Ministries, and Signtech Sign Services request a use variance to allow use of an existing church for a social services organization where business offices are a conditional use in the Commercial B-1 District and a permitted use in the B-2, B-3, B-4, and Industrial M-1 & M-2 Districts, and to allow a third non-illuminated freestanding sign 4’ in height and 10 Sf in area where churches are a conditional use allowing a maximum of one freestanding sign. The subject property is generally located at 215 W Clinton Street and is zoned Residential R-3 and Commercial B-2 District.
 - 24-35DV** – The City of Goshen Department of Redevelopment, Mildred Orama, and Prominence Builders request developmental variances to allow development of a lot with an area of approximately 4,005 Sf where a minimum of 6,000 Sf is required and a width of approximately 30’ where a minimum width of 50’ is required at the established front lot line, a side (south) building setback of 5’ where a minimum of 6’ is required, a side (north) parking/driving aisle setback of 2’ where 5’ is required, and a ground floor area of

approximately 440 Sf where a minimum of 720 Sf is required, for a new single family home. The subject property is generally located at 417 S 3rd Street and is zoned Residential R-3 District.

24-16UV – Goshen Community Schools & Warrick & Boyn request a use variance to amend variance 24-02UV & 24-11DV to allow a portion of required landscaping for an athletic facility to be installed on neighboring properties to the south via an easement and to allow occupancy of the facility prior to the installation of required landscaping. The subject property is generally located at 1730 Regent Street and is zoned Residential R-3 PUD District.

VII. Audience Items

VIII. Staff/Board Items

IX. Adjournment