

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 26th day of November, 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: SLM Management, LLC
Petition: Developmental variance to allow an illuminated roof mounted sign 149 Sf in area where roof mounted signs are prohibited
Location: 119 W Clinton Street and zoned Commercial B-2 HD
- Petitioner: Goshen Community Schools & Goshen Interfaith Hospitality Network
Petition: 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.
Location: 801 W Wilkinson Street and zoned Residential R-2 District
- Petitioner: D & C Miller Holdings, LLC & Forensic Coffee Company, LLC
Petition: 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
Location: 1501 Elkhart Road and zoned Commercial B-3 District
- Petitioner: Colleen Caskey & David Weaver and Dale Klassen
Petition: 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
Location: 1012 S 7th Street and zoned Residential R-1 District
- Petitioner: First Brethren Church of Goshen, Inc., Downtown Ministries, and Signtech Sign Services
Petition: 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
Location: 215 W Clinton Street and zoned Residential R-3 and Commercial B-2 District
- Petitioner: The City of Goshen Department of Redevelopment, Mildred Orama, and Prominence Builders
Petition: 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
Location: 417 S 3rd Street and zoned Residential R-3
- Petitioner: Goshen Community Schools and Warrick & Boyn
Petition: 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
Location: 1730 Regent Street and zoned Residential R-3PUD

Copies of the petitions are available for public inspection before the hearing and may be requested by emailing planning@goshencity.com or by calling 574-534-3600 during normal working hours of the Goshen City Planning Department. Neighboring property owners and all other interested parties desiring to present their views on these matters will be given an opportunity to comment on the petitions at the public hearing.

Board of Zoning Appeals
204 E. Jefferson Street, Suite 4
Goshen, IN 46528

NOT FOR PUBLICATION

Please publish on 11-16-24 and send proof of publication and the bill for publication to:
Goshen City Board of Zoning Appeals
204 E. Jefferson Street, Suite 4
Goshen, IN 46528
574-534-3600