

Agenda
GOSHEN BOARD OF ZONING APPEALS
Tuesday, January 28, 2025 4:00 P.M.
Council Chambers, 111 E. Jefferson Street
Goshen, Indiana

- I. Roll Call
- II. 2025 Board of Zoning Appeals Appointments
- III. Election of 2025 Officers
 - Chair
 - Vice Chair
 - Secretary
- IV. Approval of Minutes from 11/26/24
- V. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record
- VI. Postponements/Withdrawals – any person having business to come before the Board may request postponement or withdrawal at this time.
- VII. **Use & Developmental Variances**– public hearing items
 - 25-01UV & 25-01DV** – Maple Crest Country Club of Goshen, Inc. and Abonmarche Consultants request a use variance to allow 5’ side (south) and 35’ side (east) parking and driving aisle setbacks adjacent to a residential property and access from a residential street where golf courses are a conditional use requiring a minimum 50’ distance from any adjacent residential uses and zoning districts and access from a collector or arterial street, a developmental variance to allow a front parking and driving aisle setback of 5’ along Hackett Road where a minimum of 25’ is required, and to allow the variances to be valid for one year before a zoning clearance is issued for the expansion of the golf course parking lot. The subject property is generally located at 611 Hackett Road and is zoned Residential R-1 District.
 - 25-02UV** – Ira & Esther Diener (property owners) and Daryl J Borkholder (potential buyer) request a use variance to allow the grazing and pasturage of animals (2 horses) within a fenced area where such use is a conditional use in the Agricultural A-1 District. The subject property is generally located at 321 N 22nd Street and is zoned Residential R-2 District.
 - 25-03UV** –Matthew Miller (owner) and Ismail Saleh (agent) request a use variance to allow a department store where such uses are permitted in the Commercial B-2, B-3, and B-4 districts. The subject property is generally located at 711 W Lincoln Avenue and 104 Huron Street and zoned Commercial B-1 and Residential R-3 Districts.
 - 25-02DV** – Richard L Bender requests developmental variances to allow a front building setback along Berkey Avenue of 29’ where 30’ is required and a side (west) building setback of 7’ where 8’ is required for the addition of an approximately 989 SF garage and three-season room. The subject property is generally located at 1412 Berkey Avenue and is zoned Residential R-1 District.
- VIII. Audience Items
- IX. Staff/Board Items
- X. Adjournment