

Agenda
GOSHEN BOARD OF ZONING APPEALS
Tuesday, May 27, 2025 4:00 P.M.
Council Chambers, 111 E. Jefferson Street
Goshen, Indiana

- I.** Roll Call
- II.** Approval of Minutes from 4/22/25
- 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
 - 25-09DV** - Marlin G & Susie A Groff request a developmental variance to allow a 1' side (east) parking and driving aisle setback where a minimum of 5' is required for the reconstruction of a single family home. The subject property is generally located at 314 W Douglas Street and is zoned Residential R-1 District.
 - 25-10DV** - Kristen O'Dell & Manotham Mounsithiraj request a developmental variance to allow a front building setback along Garden Street of 9' where a minimum of 25' is required for an approximately 88 SF building addition. The subject property is generally located at 301 Garden Street and is zoned Residential R-1 District.
 - 25-11DV** – Pumpkinvine Properties, LLC and Dyksen & Sons Builders request a developmental variance to amend Variance 24-06DV to install nine additional fixed aluminum frame windows on the north wall of the first story of the building where all visible exterior walls of altered buildings shall be visually compatible to the historical and architectural style, general design, arrangement, size, texture and materials of the existing pre-1910 buildings on Main Street between Clinton Street and Jefferson Street. The subject property is generally located at 206 & 206 ½ N Main Street and is zoned Commercial B-2 HD DD.
 - 25-05UV** – Her-Ho, LLC (land contract holder) and Daniel Crowder & Anne Swartley (purchasers) request a use variance to allow a single family dwelling unit with fence 6' in height in the front yard where single family homes are a permitted use in the Agricultural A-1, Residential R-1, R-1S, R-2, R-3, & R-4 districts and are a conditional use in the Commercial B-2 District. The subject property is generally located at 505 S 9th Street and is zoned Industrial M-1 District.
- VI.** Audience Items
- VII.** Staff/Board Items
- VIII.** Adjournment