

Agenda
GOSHEN BOARD OF ZONING APPEALS
Tuesday, June 24, 2025 4:00 P.M.
Council Chambers, 111 E. Jefferson Street
Goshen, Indiana

- I.** Roll Call
- II.** Approval of Minutes from 5/27/25
- 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
- 25-12DV** - The City of Goshen and Signtech Sign Services request a developmental variance to allow two non-illuminated freestanding signs not exceeding 6’ in height and 12 SF in area where only ground signs are permitted. The subject property is generally located at 1208 Berkey Avenue and is zoned Residential R-1PUD and Agricultural A-1 District.
- 25-13DV** - The City of Goshen Indiana and Signtech Sign Services request a developmental variance to allow two non-illuminated freestanding signs not exceeding 6’ in height and 12 SF in area and non-illuminated internal signs as needed not exceeding 6’ in height and 3 SF in area in addition to two existing freestanding signs and numerous small internal signs where only ground signs are permitted. The subject property is generally located at 431 N 1st Street and is zoned Residential R-1 District
- 25-14DV** – The City of Goshen and Signtech Sign Services request a developmental variance to allow three non-illuminated freestanding signs not exceeding 6’ in height and 12 SF in area and non-illuminated internal signs as needed not exceeding 6’ in height and 3 SF in area in addition to one existing freestanding sign and numerous small internal signs where only ground signs are permitted. The subject property is generally located at 2818 Violet Road and is zoned Residential R-1 District.
- 25-15DV** – The City of Goshen Parks Department and Signtech Sign Services request a developmental variance to allow one non-illuminated freestanding sign not exceeding 6’ in height and 12 SF in area in addition to one existing freestanding sign where only ground signs are permitted. The subject property is generally located at 2000 S Main Street and is zoned Residential R-1S District.
- 25-06UV** - Goshen Theater, Inc. and Catitude Café, LLC request a use variance to allow a kennel for a cat lounge with up to 18 cats where kennels are a conditional use in the Agricultural A-1, Commercial B-3, and Industrial M-1 & M-2 districts. The subject property is generally located at 210 S Main Street and is zoned Commercial B-2 HD DD.
- 25-16DV** - Mildred C Orama and Freedom 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.
- 25-17DV** - Douglas D Kaufman and Freedom Builders request a developmental variance to allow a 12’ front building setback along River Race Drive where a minimum of 25’ is required for the construction of an approximately 352 SF detached garage. The subject property is generally located at 509 S 3rd Street and is zoned Residential R-1.
- VI.** Audience Items
- VII.** Staff/Board Items
- Resolution 2025-BZA01, Resolution of the Goshen Board of Zoning Appeals Adopting a Policy to Provide Public Notice of Meetings
 - Resolution 2025-BZA02, Resolution of the Goshen Board of Zoning Appeals Adopting an Electronic Meetings Policy to Allow Members of the Board of Zoning Appeals to Participate in Meetings by an Electronic Means of Communication
- VIII.** Adjournment