

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 24th day of June, 2025, 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: The City of Goshen and Signtech Sign Services
Petition: 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
Location: 1208 Berkey Avenue and zoned Residential R-1PUD and Agricultural A-1 District
- Petitioner: The City of Goshen Indiana and Signtech Sign Services
Petition: 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
Location: 435 N 1st Street and zoned Residential R-1 District
- Petitioner: The City of Goshen and Signtech Sign Services
Petition: Developmental 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
Location: 2818 Violet Road and zoned Residential R-1 District
- Petitioner: The City of Goshen Parks Department and Signtech Sign Services
Petition: 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.
Location: 2000 S Main Street and zoned Residential R-1S District
- Petitioner: Goshen Theater, Inc. and Catitude Café, LLC
Petition: 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
Location: 210 S Main Street and zoned Commercial B-2 HD DD
- Petitioner: Mildred C Orama and Freedom 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 District
- Petitioner: Douglas D Kaufman and Freedom Builders
Petition: 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
Location: 509 S 3rd Street and zoned Residential R-1 District