

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 August 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: Gurpreet (Bobby) Singh and Garden City Church
Petition: Developmental variance to allow a church as a conditional use with zero onsite parking spaces where a minimum of 154 spaces are required
Location: 120 N Main Street and zoned Commercial B-2HD DD
- Petitioner: The City of Goshen Indiana
Petition: Developmental variance to allow zero delineated parking spaces and no delineated driving aisles where a minimum of 32 onsite parking spaces are required and where parking and driving aisles shall be designed according to the standards of the Zoning Ordinance, for the paving of a police shooting range parking lot
Location: 713 E Lincoln Avenue and zoned Industrial M-1 District
- Petitioner: Juan Fernandez
Petition: Developmental variance to allow open parking in the front yard where parking is prohibited, for the expansion of a concrete driveway
Location: 1701 Hickory Place and zoned Residential R-1 District
- Petitioner: Gregg Burks
Petition: Developmental variance to allow an approximately 1,080 SF detached garage 19' in height where the maximum height permitted for an accessory building shall not exceed the height of the residential dwelling on site
Location: 4313 Midway Road and zoned Residential R-1 District
- Petitioner: Landon & Emily Slabaugh
Petition: Developmental variance to allow approximately 1,112 Sf of detached accessory structures where the total building footprint area of all such structures shall not exceed the building footprint area of the primary residential dwelling of approximately 948 Sf, for the construction of a 144 Sf private greenhouse
Location: 407 S Greene Road and zoned Residential R-1 District
- Petitioner: CTK Holding Company, LLC
Petition: Use variance to allow a drive-through restaurant (ice cream sales) where drive-through restaurants are a permitted use in the Commercial B-3 and Industrial M-1 & M-2 districts
Location: 502 W Lincoln Avenue and zoned Commercial B-2 District
- Petitioner: Angela Gingerich
Petition: Use variance to allow a two-family home where only single-family homes are allowed and a developmental variance to allow three onsite parking spaces where a minimum of four are required
Location: 400 Westwood Road and zoned Residential R-1 District
- Petitioner: Bontrager-Singer, LLC
Petition: Developmental variance to allow a fence 6' in height in the front yard along Jackson Street where fences cannot exceed 4' in height
Location: 923 S 7th Street and zoned Residential R-1 District
- Petitioner: HHI Kercher Rd Properties 24, LLC, Lassus Brothers Oil, Inc., Jones Petrie Rafinski, and Yoder, Ainlay, Ulmer & Buckingham, LLP
Petition: Use variance to allow a gas station with a convenience store approximately 234' from another gas station along the north side of Kercher Road where gas stations are a conditional use requiring a minimum

distance of 500' from other gas stations, and developmental variances to allow two freestanding signs where one is permitted, an illuminated freestanding sign 22' in height and 90 Sf in area where freestanding signs cannot exceed 20' in height and 60 SF in area, a parking and driving aisle setback of 20' along Kercher Road where a minimum of 35' is required, and for the variance to be effective when the secondary subdivision is approved and recorded

Location: Generally located at the northeast corner of Lincolnway East and Kercher Road, the proposed Lot 1 of HHI Kercher Rd Properties 24 subdivision, and zoned Industrial M-1 District

Petitioner: Artisan Investment Group, LLC

Petition: Developmental variance to allow three on-site parking spaces where a minimum of five parking spaces are required and open parking in the front yard setback along Garden Street where open parking is not permitted, for the remodel of a nonconforming three-unit residential dwelling

Location: 601 N 5th Street and zoned Residential R-1 District