

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

- I.** Roll Call
- II.** Approval of Minutes from 9/23/25
- 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. Developmental & Use Variances – public hearing items**
25-27DV – Carole A Miller and Raber Patio Enclosures & Furniture request a developmental variance to allow a rear (south) building setback of 10’ where a minimum of 25’ is required for the addition of an approximately 196 SF sunroom. The subject property is generally located at 1640 Autumn Blaze Lane and is zoned Residential R-3 District.
- 25-11UV** – Chelsea M Curtis & Clayton L Chrisman request a use variance to allow a hair salon in a detached accessory building where beauty shops are a permitted use in the Commercial B-1, B-2, B-3, & B-4 Districts. The subject property is generally located at 605 Skyview Drive and is zoned Residential R-1 District.
- 25-28DV** – Goshen College, Inc. and Abonmarche Consultants request developmental variances to allow a non-illuminated freestanding sign 14 Sf in area and 6’ in height on the corner of Main Street & River Vista Drive and a non-illuminated freestanding sign 7 Sf in area and 8’ in height along River Vista Drive where only ground signs are permitted. The subject property is generally located at 400 Reservoir Place and is zoned Residential R-1 District.
- VI.** Audience Items
- VII.** Staff/Board Items
- *11-07UV – Owner request to rescind use variance 11-07UV, 415 Park Court*
 - *BZA Rules of Procedure – Proposed Amendment Related to Notices & Electronic Meetings*
 - *Discussion regarding form of motions*
 - *2026 BZA Calendar*
- VIII.** Adjournment

BZA Members

- James Loewen, Appointed by Mayor, Term 1/31/24 - 12/31/27
- Matthew Fisher, Appointed by Mayor, Term 1/31/24 - 12/31/27
- Tom Holtzinger, Appointed by Mayor, Term 1/1/22 - 12/31/25
- Hesston Lauver, Appointed by Plan Commission, Term 1/18/22 - 12/31/25
- Lee Rohn, Appointed by Council, Term 1/1/25 - 12/31/28