

## 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 24<sup>th</sup> day of February 2026, 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: Rosa Investment 1, LLC & Land & Boundary, LLC

Petition: Developmental variance to allow a front building setback of 28' along Pike Street where a minimum of 35' is required and for the variance to be valid for one year before a zoning clearance is issued for the construction of a three-townhome building

Location: 219 N 5<sup>th</sup> Street and zoned Commercial B-2 District

Petitioner: Steven J & Lark J Klinge and Royer Construction

Petition: Use variance to allow an addition to an existing home for a second dwelling unit where two-family dwellings are permitted in the Residential R-2 and R-3 Districts and are conditional uses in the R-1S & B-2 Districts

Location: 611 N Greene Road and zoned Residential R-1 District