

*Agenda*  
GOSHEN BOARD OF ZONING APPEALS  
Tuesday, April 28, 2026, 4:00 P.M.  
Council Chambers, 111 E. Jefferson Street  
Goshen, Indiana

- I. Roll Call
- II. Approval of Minutes from 3/24/26
- 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 Variances** – public hearing items
  - 26-06DV** – Levi & Rebecca Yoder Smucker and Nathan Mateer Rempel request developmental variances to allow a front building setback of 10’ where a minimum of 25’ is required for an approximately 420 Sf accessory building, and to allow a side (south) building setback of 7’ where a minimum of 8’ is required for an approximately 285 Sf addition to the existing home. The subject property is generally located at 1105 S 8<sup>th</sup> Street and is zoned Residential R-1 District.
  - 26-07DV** – Lloyd Yoder requests developmental variances to allow a front building setback of 20’ from Michigan Avenue where a minimum of 25’ is required for an approximately 48 Sf shed, and to allow a front parking and driving aisle setback of 5’ along Michigan Avenue where a minimum of 25’ is required for a two-stall concrete parking area. The subject property is generally located at 503 W Wilden Avenue and is zoned Residential R-2 District.
- VI. Audience Items
- VII. Staff/Board Items
- 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 1/1/26 - 12/31/29
- Hesston Lauver, Appointed by Plan Commission, Term 1/20/26 - 12/31/29
- Lee Rohn, Appointed by Council, Term 1/1/25 - 12/31/28

BZA Alternate Member:

- Craig Yoder, Appointed by Mayor, Term 1/31/24 - 12/31/27

Minutes - Goshen Board of Zoning Appeals  
Tuesday, March 24, 2026, 4:00 p.m.  
Council Chambers, 111 E. Jefferson Street  
Goshen, Indiana

- I. The meeting was called to order with the following members present: Lee Rohn, Hesston Lauver, James Loewen, Tom Holtzinger, and Mathew Fisher. Also present were Assistant City Planner Rossa Deegan, Assistant City Attorney Don Shuler, and Youth Advisor, Ezra Tice.
- II. Approval of Minutes from 2/24/26: Lauver/Rohn 5-0
- III. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record: Lauver/Rohn 5-0
- IV. Postponements/Withdrawals – None

**Use & Developmental Variances** – public hearing items

**26-04UV** – Trustees of Goshen Church of God and Signtech Sign Services request a use variance to allow an illuminated freestanding sign 6.5' in height and 43 Sf in area adjacent to a residential property where churches are a conditional use allowing freestanding signs a maximum 5' in height and 36 Sf in area and where illuminated signs are not permitted adjacent to residential uses. The subject property is generally located at 1304 E Lincoln Avenue and is zoned Residential R-2 District.

*Staff Report*

Mr. Deegan explained this church property has an existing pole mounted, illuminated sign which includes changeable copy and appears to have been approved by Planning in 1998. The approval was for a 36 SF sign, 12 feet in height, and met the zoning ordinance requirements at the time. He pointed out that today, churches are a conditional use and freestanding signs up to 5' in height and 36 SF in area are permitted. The applicants would like to replace the existing sign with an illuminated monument sign, 6.5' in height and 43 SF in area.

Staff recommends denial of the request, pointing out there is nothing peculiar about the subject property that creates a need for the variance. Although the petitioner states snow interferes with the door for the changeable copy, denial will not result in practical difficulty in the use of the property as it can still be used as a church. No inquiries were received from the public regarding this request.

*Petitioner Presentation:*

Todd Lehman, Signtech Sign Services, 1508 Bashor Road, spoke on behalf of the petitioner. He stated they were approached by the church leadership to make improvements to the road frontage sign, using stone that matched the building fascia. The church provided a sketch of what they would like to see and during discussion, they felt the existing sign could be turned into a monument style sign. Locking doors are proposed over the changeable copy area to keep people from tampering with the lettering and the added height is because the doors only open so far and when there is snow on the ground, it's sometimes difficult to get under the door to change the message. The thought is to keep the 32 SF sign, and the additional square footage would be to add the logo to the corner of the sign.

Mr. Fisher asked how the design would change if they had to conform to the standards.

Mr. Lehman stated they would have to remove the logo and bring the base down a small amount to conform with the zoning ordinance requirements.

Pastor Pete Ramie, 623 Connie Court, spoke on behalf of the petitioner. He described several improvements that have been made to the church and property over the past 30 years, noting that permits were always obtained. He stated they are good neighbors, allowing people to park in their lot that want to go to the park. He also pointed out that they donated some property to the park last year in return for having their parking lot sprayed for weeds once a year for three years. He pointed out there are numerous businesses in the area with illuminated signs and questioned why churches are prohibited from having illuminated signs.

*Audience Comments:*

None

*The public hearing was closed.*

*Staff Discussion:*

Mr. Holtzinger stated the Board has allowed additional square footage for signs, but he only remembers one recent exception where additional height was approved.

Mr. Loewen stated he feels this request is an upgrade to the existing sign and benefits the neighborhood. He stated he's inclined to approve the request.

Mr. Fisher stated he feels the sign should be designed to meet the requirements of the ordinance.

Mr. Lauver stated the design wouldn't have to undergo much change to meet the requirements of the ordinance and feels the sign should be redesigned to meet those requirements.

Mr. Rohn commented that the way the sign is measured includes a lot of empty space.

Mr. Holtzinger questioned if the emblem could be moved from the top to become part of the main sign.

Mr. Rohn stated if the emblem is moved down into the main part of the sign it would likely be too small.

Mr. Lehman stated the rectangle is 32SF and 36SF is permitted. It was discussed with the church, and they wanted it like it is on the design.

Mr. Loewen commented that although this sign is larger than what the current zoning ordinance allows, he feels this proposed sign is closer to today's standards than the existing sign.

Mr. Deegan reminded the Board if they're considering approving the variance request, they must go through the list of criteria and support each of those with findings.

*Action:*

A motion was made and seconded, Lauver/Holtzinger, to adopt the Staff recommendations as the findings of the Board and based on these findings, deny 26-04UV with the reasons listed in the Staff Report. A roll call vote was requested with the following outcome: Holtzinger, yes; Loewen, no; Lauver, yes; Fisher, yes; Rohn, no. The motion passed by a vote of 3-2.

*Mr. Lauver recused himself from the next petition at 4:34pm.*

**26-05UV & 26-03DV** – Deer Run Partners, LLC & Elkhart County Jail Ministry request a use variance to allow a community center in the M-1 District where such uses are a conditional use in the Residential R-1, R-1S, R-2, R-3, and R-4 Districts, and a developmental variance to allow ten on-site parking spaces where a minimum of 46 are required. The subject property is generally located at 320 N Main Street and is zoned Industrial M-1 District.

*Staff Report*

Mr. Deegan explained a use variance is required for this request because the petitioners would like to use this Industrial M-1 property as a community center which is not permitted in the M-1 district. It's being described as "one that would assist formerly incarcerated individuals and their families to successfully reintegrate into the Elkhart County community". The building already has rooms set up that can accommodate this use.

A developmental variance is also required because regular worship services will be held here on Sunday mornings and that requires additional parking. Ten parking spaces will be provided where 46 spaces are required. He noted this location is within walking distance of the work release center, where some of the patrons will be coming

from. Other parking in the area might become available and that should be kept in mind.

He also discussed the recommended conditions of approval, notably that churches require screening between their parking areas and residential properties. He pointed out the fence on the east side is a chain link fence and he recommended that some sort of opaque screening be added to the existing fence. If the City allows parking on their lot to the east, a gate should be installed in the fence to provide access between the properties.

No calls were received by the Planning Office, but several letters in support were included in packets.

*Petitioner Presentation:*

Cory Martin, 707 N 5<sup>th</sup> Street, spoke on behalf of the petitioner. He commented that they currently meet on Sunday mornings at the Goshen City Church of the Brethren and most of their clientele don't have driver's licenses or cars. He stated that on Sunday mornings with 100 people, they might have five cars. Most people walk, ride bicycles, or a scooter. He went on to say that even at full capacity, he doesn't anticipate filling up the current parking lot. He stated that they have received a lot of support, in addition to the letters and that putting in fences and gates is not a problem.

Mr. Rohn asked what plans they have for the fence.

Mr. Martin stated they will do whatever is required to bring it up to code. It's possible they'll place slides in-between or possibly use fabric. He went on to say they'd like this to be one of the nicer buildings in the community and they want this building to make their clientele feel they deserve nice things. At some point, they'd even like to consider putting up a nice wooden fence.

*Audience Comments:*

There was no one to speak to the petition.

*The public hearing was closed.*

*Staff Discussion:*

None

*Action:*

A motion was made and seconded, Loewen/Rohn, to adopt the Staff recommendations as the findings of the Board and based on these findings, approve 25-05UV & 26-03DV with the 7 conditions listed in the Staff Report. The motion passed unanimously by a vote of 4-0.

*Mr. Lauver rejoined the meeting at 4:45pm.*

**26-04DV** – Jesse Stoltzfus requests developmental variances to allow a fence 6' in height in the front yard where a maximum of 4' is allowed and the total footprint area of all detached accessory buildings to exceed the building footprint area of the primary residential dwelling for an approximately 750 Sf garage addition. The subject property is generally located at 713 Middlebury Street and is zoned Residential R-1 District.

*Staff Report*

Mr. Deegan explained this 2,400 SF single-family home is located on approximately 2.5 acres. Also located on this property are three accessory structures that total approximately 3,088 SF. Two developmental variances are being requested; the first is to allow a 6' fence in the front yard that would run parallel to the home, and the second is to allow an L-shaped addition to one of the accessory buildings. This addition would raise the total accessory building footprint to approximately 3,758 SF, where the current zoning ordinance does not allow the total square footage of accessory buildings to exceed the footprint of the home. Staff recommends approval of these developmental variances, pointing out that the 6' tall fence will actually be behind the front wall of the home and the addition to the total accessory square footage will still be less than 6% lot coverage where 35% coverage is permitted. No public comments were received regarding this request.

*Petitioner Presentation:*

Jesse Stoltzfus, 713 Middlebury Street, spoke on behalf of the petitioner. He stated he'd like to add the 6' privacy fence up to the front of the house, so it doesn't stop at the window on the side of the home. The L-shaped addition to an accessory building will be a covered storage area for firewood, tractor implements, trailer, etc. This area will not be enclosed; it will only be a porch roof addition.

*Audience Comments:*

None

*The public hearing was closed.*

*Staff Discussion:*

None

*Action:*

A motion was made and seconded, Fisher/Lauver, to adopt the Staff recommendations as the findings of the Board and based on these findings, approve 26-04DV with the 4 conditions listed in the Staff Report. The motion passed unanimously by a vote of 5-0.

**26-05DV** – Wabash National, LP & Danch, Harner & Associates, Inc. request developmental variances to allow 0' side parking and driving aisle setbacks where a minimum of 5' is required for an access drive crossing the shared property line at a point along Lincolnway East and for the variance to be valid for one year before the zoning clearance is issued. The subject property is generally located at 2510 Lincolnway East and 2572 E Kercher Road and is zoned Industrial M-1 District.

*Staff Report*

Mr. Deegan explained this request includes four tax parcels; two of the parcels will remain with an existing box truck manufacturing facility to the east, and two will be separated and transferred to a new owner for the development of a gas station. This location has frontage on Lincolnway East, as well as on Kercher Road. During the preliminary design, the State was consulted regarding the access drive to the gas station, and the State has determined that the access drive needs to be a certain distance away from the intersection. For this reason, the access is pushed farther away from the location of the proposed gas station. Because the driving aisle crosses a property line, and the minimum setback to property lines won't be met, a developmental variance is required for each property to allow a zero-foot setback. Staff recommends approval of the request, noting that all other developmental requirements will be met. Staff received no inquiries or public comments regarding this request.

Mr. Deegan also noted that large species trees will be required along the access drive, including the area along the adjacent property. The Planning Office will also require a recorded copy of the cross-access agreement.

Mr. Loewen asked how this will impact the proposed gas station to the north.

Mr. Deegan stated the variance is in place, but no zoning clearance or approval has been issued for the other gas station at this time.

Attorney Shuler commented that today's application has been made, based on what exists at the time the application is submitted. Although the other gas station has a variance, the use doesn't actually exist at the property so there is no requirement for this proposed gas station to apply for a use variance at this time.

Mr. Loewen questioned what will happen if/when both of these receive approval to begin construction.

Attorney Shuler pointed out today's request for a variance is for a driveway. The fact that the property might eventually be used for a gas station is irrelevant to their developmental variance request because the use of the property is not part of this request. He went on to say if the gas station to the north gets built, it might require this property to come back to the BZA for a use variance. He stated he understands the concern, but just because a variance is approved doesn't mean development will happen.

*Petitioner Presentation:*

Andy Heltzel, 1643 Commerce Drive, South Bend, spoke on behalf of the petitioner. He stated if the proposed gas station is issued permits before they are, and it's determined they do not meet the minimum distance between gas stations, then they will return to the BZA to request permission to build. At this point, they're only asking for the developmental variance for the drive.

*Audience Comments:*

None

*The public hearing was closed.*

*Staff Discussion:*

None

*Action:*

A motion was made and seconded, Loewen/Rohn, to adopt the Staff recommendations as the findings of the Board and based on these findings, approve 26-05DV with the 7 conditions listed in the Staff Report. The motion passed unanimously by a vote of 5-0.

**V.** Audience Items  
None

**VI.** Staff Board Items  
None

**VII.** Adjournment: 5:05 pm Lauver/Fisher

Respectfully Submitted:

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Lori Lipscomb, Recording Secretary

Approved By:

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Tom Holtzinger, Chair

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Lee Rohn, Secretary

**LOCATION:** 1105 S 8<sup>th</sup> Street  
**CASE NUMBER:** 26-06DV

**DATE:** April 28, 2026  
**PREPARED BY:** Rossa Deegan

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### **GENERAL INFORMATION**

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**APPLICANT:** Levi & Rebecca Yoder Smucker (owners); Nathan Mateer Rempel (agent)

**REQUEST:** The applicants request developmental variances to allow a front building setback of 10' where a minimum of 25' is required for an approximately 420 Sf accessory building, and to allow a side (south) building setback of 7' where a minimum of 8' is required for an approximately 285 Sf addition to the existing home

**LOT SIZE:** ±7,425 SF; ±90' of frontage (±45' on 8<sup>th</sup> Street & 45' on Cottage Ave); ±165' of depth

**APPLICABLE ZONING:** Residential R-1

**NOTICES SENT:** 51

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### **SPECIAL INFORMATION**

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**PUBLIC UTILITIES:** City water and sewer

**AREA DEVELOPMENT:** Residential

**NEIGHBORHOOD:** Parkside

**THOROUGHFARES:** 8<sup>th</sup> Street; Cottage Avenue

**TOPOGRAPHY:** Level

### **VARIANCE OF DEVELOPMENTAL STANDARDS**

- ◇ Goshen Zoning Ordinance, *Section 4140.3*, Area, Width, and Yard Regulations of the R-1 District
  - B. Front Yard. Front yards shall be measured from the front property line and the building line and shall be as follows:
    - 1. On residential or cul-de-sac streets, the front yard shall be a minimum distance of 25 feet.
  - C. Side Yard. Each lot shall have two side yards measured from the building to the lot line and shall be as follows:
    - 2. Interior yards shall have two side yards: each side yard shall have a width of not less than eight feet.

### **ADJACENT PROPERTY OWNERS' SUPPORT, OPPOSITION, AND INQUIRIES**

The Planning office has not been contacted by any adjacent property owners regarding this variance. However, the Planning office may still be contacted with questions and statements of support or opposition to the variance between the time of this report's delivery and the public hearing.

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### **ANALYSIS**

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The subject property is a single-family home in the Parkside Neighborhood. It is zoned R-1 and completely surrounded by R-1 zoning and single-family homes. The property is a through lot with frontage along 8<sup>th</sup> Street and Cottage Avenue. The existing home is two stories with a footprint of approximately 964 SF. An approximately 80 SF shed is located along the Cottage Avenue frontage.

The petitioners are proposing to construct an addition to the home and add an accessory building. Developmental variances will be needed because:

- The overhang of the proposed 9.5' x 30' addition to the home will encroach 0.5' into the south side building setback; it will be a distance of 7.5' from the property line where 8' is required

- The proposed 14.5' x 29' accessory building will encroach in the front building setback along Cottage Avenue to a distance of 10' from the front property line where a minimum of 25' is required

Staff recommends approval of the requests. The proposed addition and accessory building will be built to building code standards. The addition will match the existing side building setbacks, so will not be out of character with the area. The proposed lot is only 45' in width, narrower than the current minimum lot width requirements of the Zoning Ordinance, so a minor encroachment is reasonable.

The proposed accessory building will be in line with other accessory buildings along Cottage Avenue, including garages at 1103 and 1113 S 8<sup>th</sup> Street. Those garages and the proposed accessory building are in keeping with development along Cottage Avenue, which serves similarly to an alleyway for many homes. The BZA has employed this rationale for similar requests for garages in the front yard along Cottage Avenue, including requests at 606 S 7<sup>th</sup> Street, 620 S 7<sup>th</sup> Street, and 905 S 8<sup>th</sup> Street.

Denial of the requests will result in practical difficulties in the use of the property. If the accessory building is placed at 25' from the front property line along Cottage Avenue, it will eliminate much of the functional use of the property's mid-yard. The proposed addition is modest in size and will encroach no further into the south yard than the existing building already does.

### **FINDINGS OF FACT**

Staff recommends **approval** of developmental variances to allow a front building setback of 10' where a minimum of 25' is required for an approximately 420 Sf accessory building, and to allow a side (south) building setback of 7' where a minimum of 8' is required for an approximately 285 Sf addition to the existing home, based on the following:

1. **The approval will not be injurious to the public health, safety, morals and general welfare of the community.** The proposed addition and accessory building will be built to building code standards. While encroaching in setbacks, both structures will retain ample distance from adjacent property lines so that safe circulation in and around the property is not impeded. *The standard is confirmed.*
2. **The use and value of the area adjacent to the subject property will not be affected in a substantially adverse manner.** The proposed accessory building will be in line with other accessory buildings along Cottage Avenue, including neighboring garages at 1103 and 1113 S 8<sup>th</sup> Street. Those garages and the proposed accessory building are in keeping with development along Cottage Avenue, which serves similarly to an alleyway for many homes. The BZA has employed this rationale for similar requests for garages in the front yard along Cottage Avenue, including requests at 606 S 7<sup>th</sup> Street, 620 S 7<sup>th</sup> Street, and 905 S 8<sup>th</sup> Street. The proposed addition will match the existing side building setbacks, so will not be out of character with the area. *The standard is confirmed.*
3. **Strict application to the terms of the Zoning Ordinance will result in practical difficulties in the use of the subject property.** If the accessory building is placed at 25' from the front property line along Cottage Avenue, it will eliminate much of the functional use of the property's mid-yard. The proposed addition is modest in size and will encroach no further into the south yard than the existing building already does. *The standard is confirmed.*

With approval, the following conditions shall apply:

1. The variance shall become null and void unless a zoning clearance has been issued and substantial progress has been made within six (6) months of the date of the BZA approval.
2. Deviation from the requirements and conditions of the variance may result in the cancellation and termination of the approval or permit.
3. An approved zoning clearance form is required.
4. A building permit is required.



From 8<sup>th</sup> street looking west along the south property line



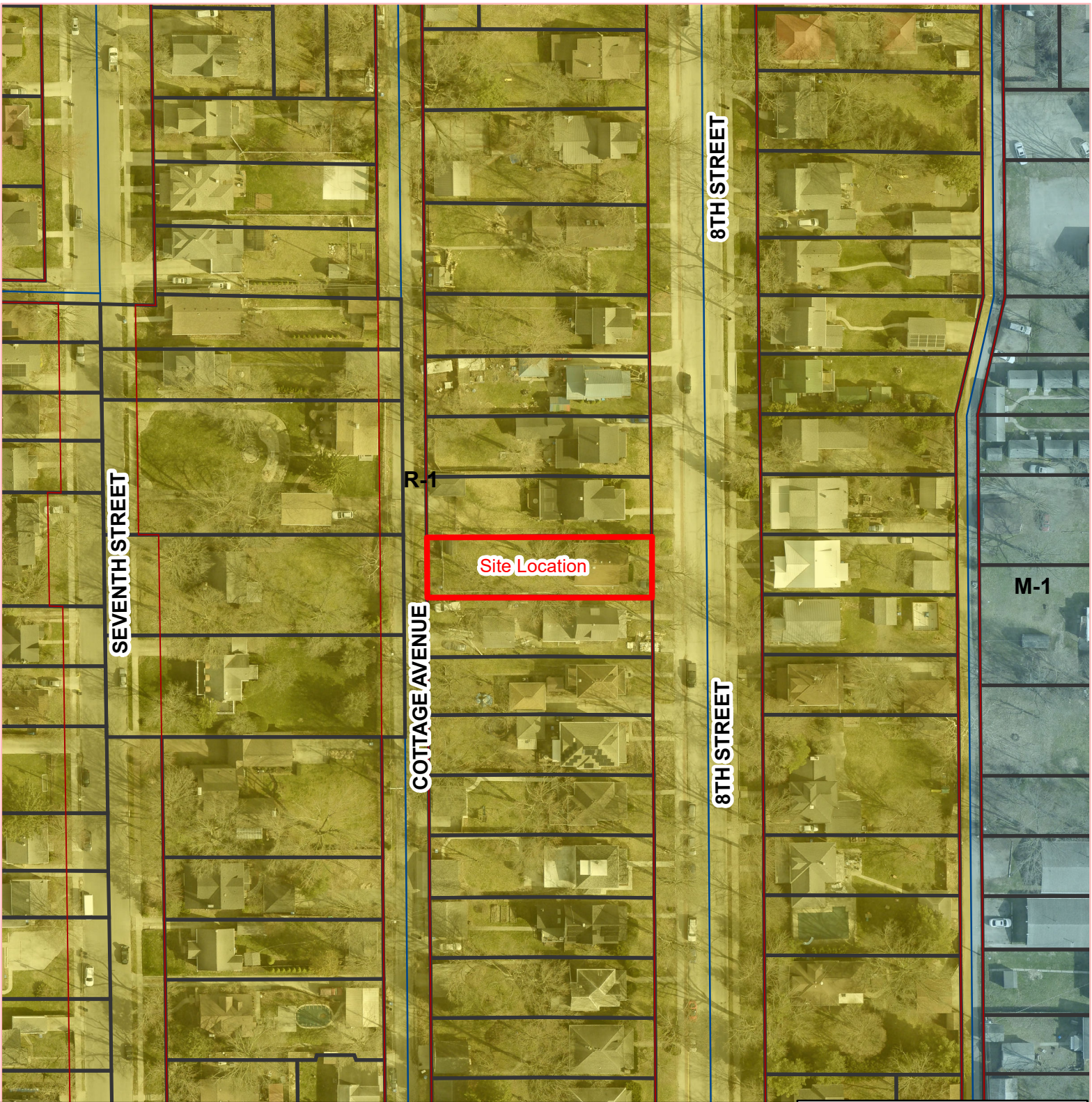
From Cottage Avenue looking east



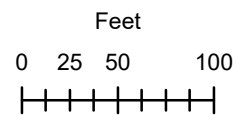
From neighboring property looking north at proposed location of accessory building



Looking south along Cottage Avenue



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1 inch = 100 feet

1105 S 8th Street

2023 Aerial  
Printed April 8 2026

**The City of Goshen**  
Department of  
Planning & Zoning  
204 East Jefferson Street, Goshen, Indiana 46528  
Phone: 574-534-3600 Fax: 574-533-8626



**LOCATION:** 503 W Wilden Avenue  
**CASE NUMBER:** 26-07DV

**DATE:** April 28, 2026  
**PREPARED BY:** Rossa Deegan

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**GENERAL INFORMATION**

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**APPLICANT:** Lloyd Yoder (owner)

**REQUEST:** The applicant requests developmental variances to allow a front building setback of 20' from Michigan Avenue where a minimum of 25' is required for an approximately 48 Sf shed, and to allow a front parking and driving aisle setback of 5' along Michigan Avenue where a minimum of 25' is required for a two-stall concrete parking area

**LOT SIZE:** ±4,620 SF; ±167' of frontage (±35' on Wilden Ave & 132' on Michigan Ave); ±132' of depth

**APPLICABLE ZONING:** Residential R-2

**NOTICES SENT:** 32

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**SPECIAL INFORMATION**

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**PUBLIC UTILITIES:** City water and sewer

**AREA DEVELOPMENT:** Residential

**NEIGHBORHOOD:** North Goshen

**THOROUGHFARES:** Wilden Avenue; Michigan Avenue

**TOPOGRAPHY:** Relatively level

**VARIANCE OF DEVELOPMENTAL STANDARDS**

- ◇ Goshen Zoning Ordinance, *Section 4160.3*, Area, Width, and Yard Regulations of the R-2 District  
B. Front Yards. Front yards shall be measured from the front property line and the building line and shall be as follows:
  1. On residential or cul-de-sac streets, the front yard shall be a minimum distance of 25 feet.

**ADJACENT PROPERTY OWNERS' SUPPORT, OPPOSITION, AND INQUIRIES**

The Planning office has not been contacted by any adjacent property owners regarding this variance. However, the Planning office may still be contacted with questions and statements of support or opposition to the variance between the time of this report's delivery and the public hearing.

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**ANALYSIS**

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The subject property is a single family home located on the northwest corner of the intersection of Wilden Avenue and Michigan Avenue in North Goshen. Zoning is R-2, and surrounding properties are a mix of residential uses. With a footprint of approximately 750 SF, the home on the property is relatively small. It is served by an existing gravel parking area with access from the rear (north) alley.

The petitioner is proposing to expand the existing gravel parking area and repave it with concrete. The parking area will be approximately 25' wide by 35' long. It will be located a distance of 5' from the property line along Michigan Avenue where there is a minimum front yard setback of 25', so a developmental variance is required. The applicant also plans to install a 6'x8' shed in the front yard along Michigan at a distance of 20', so an additional developmental variance is needed.

Staff recommends approval of the request. The proposed parking area is a slight expansion of an existing gravel parking area which appears to have been in place since at least 2003, but likely far longer. The front yard along Michigan Avenue functions more like a side yard because the home faces Wilden Avenue. If this yard was a side

yard, the minimum setback would be 5'. The adjacent property on the east side of Michigan Avenue includes parking in the front yard along the street, so the proposed parking area is not out of character with the neighborhood. There is no available adjacent street parking, and nowhere else to create parking on the subject property, which is a lot of record.

### **FINDINGS OF FACT**

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Staff recommends **approval** of developmental variances to allow a front building setback of 20' from Michigan Avenue where a minimum of 25' is required for an approximately 48 Sf shed, and to allow a front parking and driving aisle setback of 5' along Michigan Avenue where a minimum of 25' is required for a two-stall concrete parking area, based on the following:

1. **The approval will not be injurious to the public health, safety, morals and general welfare of the community.** The proposed parking area is a slight expansion of an existing gravel parking area which appears to have been in place since at least 2003, but likely far longer. The proposed shed is very small in size and the proposed parking area is non-structural. *The standard is confirmed.*
2. **The use and value of the area adjacent to the subject property will not be affected in a substantially adverse manner.** The proposed parking area is a slight expansion of an existing gravel parking area which appears to have been in place since at least 2003, but likely far longer. The adjacent property on the east side of Michigan Avenue includes parking in the front yard along the street, so the proposed parking area is not out of character with the neighborhood. The proposed shed will meet the side (west) setback so that it will have buffer space adjacent to the only directly neighboring property. *The standard is confirmed.*
3. **Strict application to the terms of the Zoning Ordinance will result in practical difficulties in the use of the subject property.** The front yard along Michigan Avenue functions more like a side yard because the home faces Wilden Avenue. If this yard was a side yard, the minimum setback would be 5'. There is no available adjacent street parking, and nowhere else to create parking on the subject property, which is a lot of record. Likewise, denial of the request would make it difficult to impossible to install the reasonably-sized shed on a property that has very little building footprint. *The standard is confirmed.*

With approval, the following conditions shall apply:

1. The variance shall become null and void unless a zoning clearance has been issued and substantial progress has been made within six (6) months of the date of the BZA approval.
2. Deviation from the requirements and conditions of the variance may result in the cancellation and termination of the approval or permit.
3. An approved zoning clearance form is required.
4. A right of way permit approved by the Engineering Department is required.



Looking north across the intersection of Wilden Avenue and Michigan Avenue



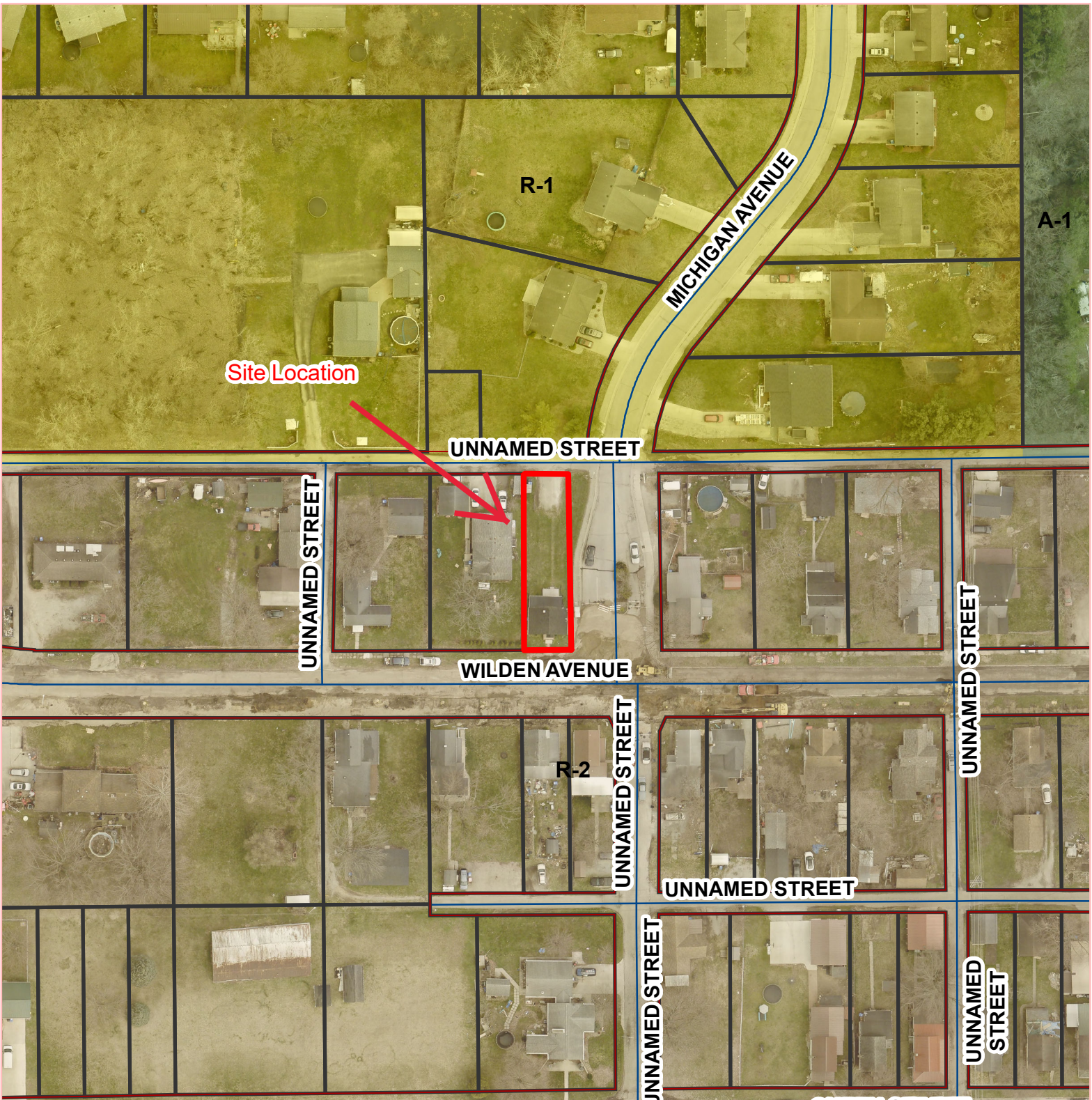
From Michigan Avenue looking west



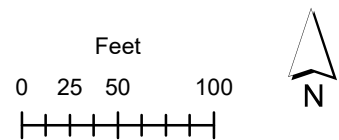
Looking south from alley



Looking east



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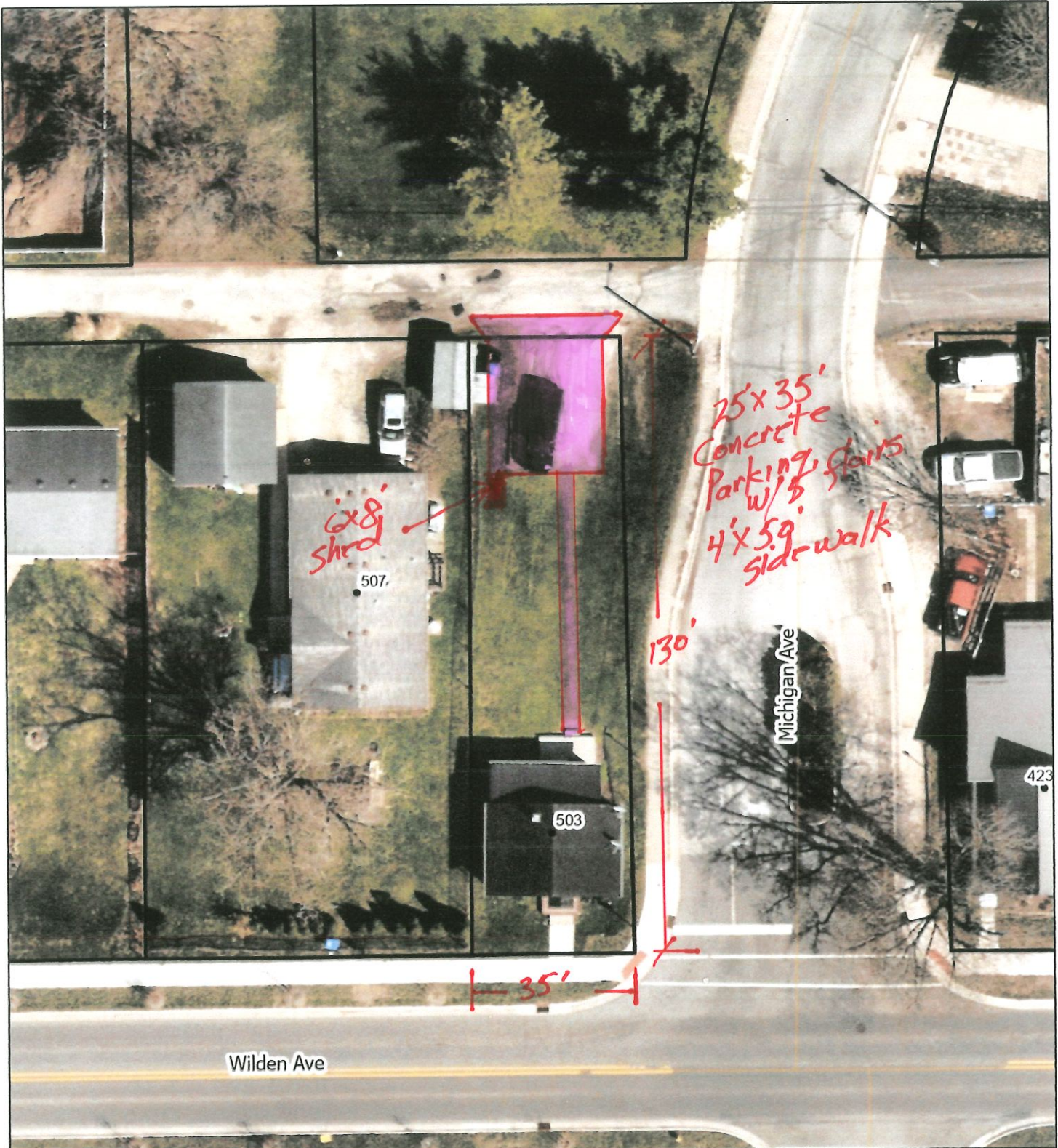
503 W Wilden Ave

2023 Aerial  
Printed April 8 2026

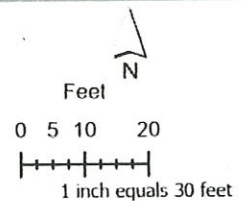
The City of Goshen  
Department of  
Planning & Zoning

204 East Jefferson Street, Goshen, Indiana 46528  
Phone: 574-534-3600 Fax: 574-533-8626

1 inch = 100 feet



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503 W Wilden Avenue

2025 Aerial  
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