

Agenda
GOSHEN BOARD OF ZONING APPEALS
Tuesday, September 22, 2026, 4:00 P.M.
Council Chambers, 111 E. Jefferson Street
Goshen, Indiana

- I.** Roll Call
- II.** Approval of Minutes from 8/25/26
- 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**
 - 26-15DV** – Eric A & Kimberly M Kurtz and Dale Klassen request a developmental variance to allow a second primary structure where only one primary structure is permitted in the Residential R-2 District for the conversion of a detached garage to a single-family dwelling unit. The subject property is generally located at 201 N 22nd Street and is zoned Residential R-2 District.
 - 26-17DV** – Goshen Brewing Company and T Yoder Construction, LLC request a developmental variance to allow a 0’ side (east) setback where a minimum of 5’ is required for the construction of an approximately 240 Sf stage canopy. The subject property is generally located at 315 W Washington Street and is zoned Commercial B-2 District and Commercial B-2 HD District.
 - 26-18DV** – Lacasa Inc. requests a developmental variance to allow a 1’ side (east) setback where a minimum of 5’ is required for the installation of an approximately 341 Sf awning over an existing access ramp. The subject property is generally located at 210 E Lincoln Avenue and is zoned Commercial B-2 HD 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, August 25, 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: Hesston Lauver, Tom Holtzinger, Lee Rohn, Mathew Fisher, and James Loewen. Also present were Assistant City Planner, Rossa Deegan and Assistant City Attorney Don Shuler.

II. Approval of Minutes from 7/28/26: Rohn/Lauver 5-0

III. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record: Fisher/Rohn 5-0

IV. Postponements/Withdrawals – None

V. Use & Developmental Variances – public hearing items

26-16DV – Mark Liechty & Laura Hostetler request a developmental variance to allow side (east) setback of 2' where a minimum of 8' is required for the upward expansion of an attached garage that will increase the building to 20' in height. The subject property is generally located at 303 Gra Roy Drive and is zoned Residential R-1 District.

Staff Report

Mr. Deegan explained the petitioners would like to add an addition to their existing garage and increase the height at the rear. He went on to say the existing setback is 2' and the minimum setback in the R-1 zoning district is 8'. The upward expansion of the building encroaches into the setback which requires a developmental variance. Staff supports the request, pointing out this will not encroach into the setback more than what currently exists. No public inquiries were received regarding this request.

Petitioner Presentation:

Mark Liechty, 303 Gra Roy Drive spoke on behalf of the petitioner. He stated they would like to raise up the north part of the roof to increase headroom in the area above the garage to create workspace.

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, Fisher/Rohn, to adopt the Staff recommendations as the findings of the Board and based on these findings, approve 26-16DV with the 4 conditions listed in the Staff Report. The motion passed unanimously by a vote of 5-0.

26-07UV – Goshen Community Schools request a use variance to allow a playset with a 25' setback along the east property line where schools are a conditional use requiring structures to be located a minimum distance of 50' from all property lines when adjacent to residential zoning districts. The subject property is generally located at 412 S Greene Road and is zoned Residential R-1 District

Staff Report

Mr. Deegan explained that Model school is installing a playset in a new location. It will be inside a 38' x 36' bed of mulch inside an existing track area. The playset will have a 25' setback where the conditional use requirements

for schools require a minimum of 50’. He went on to say an existing playset will be removed and replaced by a new one which will have an improved sightline so adults can supervise the children. Staff recommends approval of the request, noting that even though the adjacent property is also zoned Residential R-1, the adjacent property contains a little league baseball field, making it a compatible use with the adjacent property. One inquiry was received from the owner of 2205 Birkey who requested more information, but offered no additional comments regarding the request.

Petitioner Presentation:

Don Ritter, Goshen Schools, 613 E Purl Street spoke on behalf of the petitioner. He stated they’re attempting to update existing equipment for safety reasons. He noted the new location will place this closer to existing play structures and that the new equipment is handicap accessible. Having the track around the area also helps provide ease of access.

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, Lauver/Rohn, to adopt the Staff recommendations as the findings of the Board and based on these findings, approve 26-07UV with the 3 conditions listed in the Staff Report. The motion passed unanimously by a vote of 5-0.

VI. Audience Items – None

VII. Staff Board Items

- 6-month extension for 26-05UV, 320 N Main Street, from 9/24/26 to 3/24/27

Mr. Deegan explained a use variance was approved on March 24, 2026, and because a zoning clearance hasn’t been issued yet the petitioner has requested a 6-month extension.

Action:

A motion was made and seconded, Fisher/Lauver, to grant a 6-month extension for 26-05UV, from 9/24/26 to 3/26/27. The motion passed unanimously by a vote of 5-0.

VIII. Adjournment: 4:09 pm

Respectfully Submitted:

Lori Lipscomb, Recording Secretary

Approved By:

Tom Holtzinger, Chair

Lee Rohn, Secretary

LOCATION: 201 N 22nd Street
CASE NUMBER: 26-15DV

DATE: September 22, 2026
PREPARED BY: Rossa Deegan

GENERAL INFORMATION

APPLICANT: Eric A & Kimberly M Kurtz (owners); Dale Klassen (agent)

REQUEST: The applicants request a developmental variance to allow a second primary structure where only one primary structure is permitted in the Residential R-2 District for the conversion of a detached garage to a single family dwelling unit

LOT SIZE: ± 8.35 acres; ±245' of frontage (±132' on 21st Street & ±113' on 22nd Street); depth varies

APPLICABLE ZONING: Residential R-2

NOTICES SENT: 33

SPECIAL INFORMATION

PUBLIC UTILITIES: City water and sewer

AREA DEVELOPMENT: Residential, agricultural

NEIGHBORHOOD: East Goshen

THOROUGHFARES: 21st Street, 22nd Street

TOPOGRAPHY: Relatively level; rugged and agricultural in the northern majority of the property; a drainage ditch crosses the northern portion of the site

VARIANCE OF DEVELOPMENTAL STANDARDS

- ◇ Goshen Zoning Ordinance, *Section 5140*, Primary Buildings or Structures
 - A. More than one primary structure may be constructed on a single parcel in the R-3 and R 4 Residential District, the B 2, B 3, and B 4 Commercial Districts, and in the M 1 and M 2 Industrial Districts, provided that all requirements of this ordinance shall be met for each primary structure and accessory structure as though it were on an individual lot.
 - B. All other zoning districts in this ordinance shall allow only one primary building or structure per lot.

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.

ANALYSIS

The subject property is a single family home located on the north side of 22nd Street in East Goshen. It is on a tract that is over eight acres in size and comprised of four tax parcels. Improvements include a two story home and three out buildings, with on site parking provided on the south side of the home and in one of two detached garages. A neighboring property to the north has driveway access through the subject property.

The subject property is located in a transition area between the urban neighborhood of East Goshen and the rural agricultural land of the outskirts of the City. The majority of the subject property is a mix of cultivated land, rugged terrain, and farmland. It is bounded to the north by the Pumpkinvine Trail and the corporate boundary of the City. It is zoned Residential R-2 and is surrounded completely by other R-2 zoning.

The petitioners are proposing to convert an existing 20'x16' accessory building into a single family home for living space for guests and family members. The ground floor will be used as the living and kitchen area; the

upstairs will be used for storage and as a lounge area, and a proposed 8'x10' addition will serve as a bathroom and utilities area. While the building will function as an accessory dwelling, it is considered a second primary dwelling. No more than one primary dwelling is permitted in the R-2 District, so a developmental variance is needed.

Staff recommends approval of the request based on the following:

- The subject property is in a semi-rural area that transitions between a suburban neighborhood and open farmland. No single type of development characterizes the area, so it will not be adversely impacted by such development.
- The structure in question is located deep into the property and is barely visible from the adjacent street. All setbacks will be met.
- The property has ample parking. The main driveway and parking area, along with spaces inside and next to a detached garage on the west side of the property, can comfortably accommodate seven parking spaces.
- The building is existing
- At over eight acres in size, the subject property far exceeds the area of a typical residential property. The footprint of all structures on the property will be less than 1% of the land area where the R-3 District allows up to 35%.
- The BZA has granted similar approvals for second primary residential structures in recent years, including dwellings in existing garages at 916 S 8th Street and 1010 S 7th Street.
- The petitioners have met with staff in utilities and confirmed that their proposed utility layout is acceptable to the City; the building will be served by City water and sewer.

With approval, staff recommends a condition that the four tax parcels that make up the property be combined into as few parcels as possible.

Work on the building already appears to have started. New windows, a door, a roof and soffit appear to have been installed without any building permits. Permits for these improvements should be pulled before any work continues. Prior to construction, the applicants should also discuss foundation requirements with staff in the Building Department.

FINDINGS OF FACT

Staff recommends **approval with conditions and commitments** of a second primary structure where only one primary structure is permitted in the Residential R-2 District for the conversion of a detached garage to a single family dwelling unit, based on the following:

1. **The approval will not be injurious to the public health, safety, morals and general welfare of the community.** The building will be served by City water and sewer and will be built to building code specifications. *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.** At over eight acres in size, the subject property far exceeds the area of a typical residential property. The footprint of all structures on the property will be less than 1% of the land area where the R-3 District allows up to 35%. The subject property is in a semi-rural area that transitions between a suburban neighborhood and open farmland. No single type of development characterizes the area, so it will not be adversely impacted by such development. *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 size of the subject property and its location in the outskirts of the City give it a unique character that is appropriate for a small dwelling that will function as an accessory dwelling to the primary home. *The standard is confirmed.*

With approval of the use variance, the following conditions shall apply:

1. If a Building permit is required, the variance shall become null and void unless a Building permit has been issued and substantial progress has been made within six (6) months of the date of 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. The BZA approval shall be effective when the executed and recorded Result Letter/Commitment form has been returned to the City of Goshen Board of Zoning Appeals staff and when all conditions of approval have been met.
4. No zoning clearance form will be issued until the executed and recorded Result Letter/Commitment form has been returned to the City of Goshen Board of Zoning Appeals staff and until all conditions of approval have been met.
5. An approved zoning clearance form is required.
6. Approval by the Building and Fire Departments is required. All required permits shall be issued.
7. Approval by the Engineering Department before the zoning clearance is issued is required.
8. Approval by the Board of Works is required.
9. The second primary structure must be connected to City water and sewer.
10. The four tax parcels that comprise the subject zoning lot shall be consolidated into as few parcels as possible as determined by the Elkhart County Auditor's office. The parcel consolidation shall occur before the building is occupied.

If approved, the following Commitments shall apply:

1. If the variance is not implemented and expires, this Commitment automatically terminates as well, and the Zoning Administrator may execute and record a Termination of Commitment on behalf of the City of Goshen Board of Zoning Appeals.
2. The entire property shall remain under single ownership; the two primary structures shall not be sold separately; and the lot shall not be subdivided.



From 21st Street looking north. Home is to the right; proposed home is in center.



Looking northeast



Looking southeast



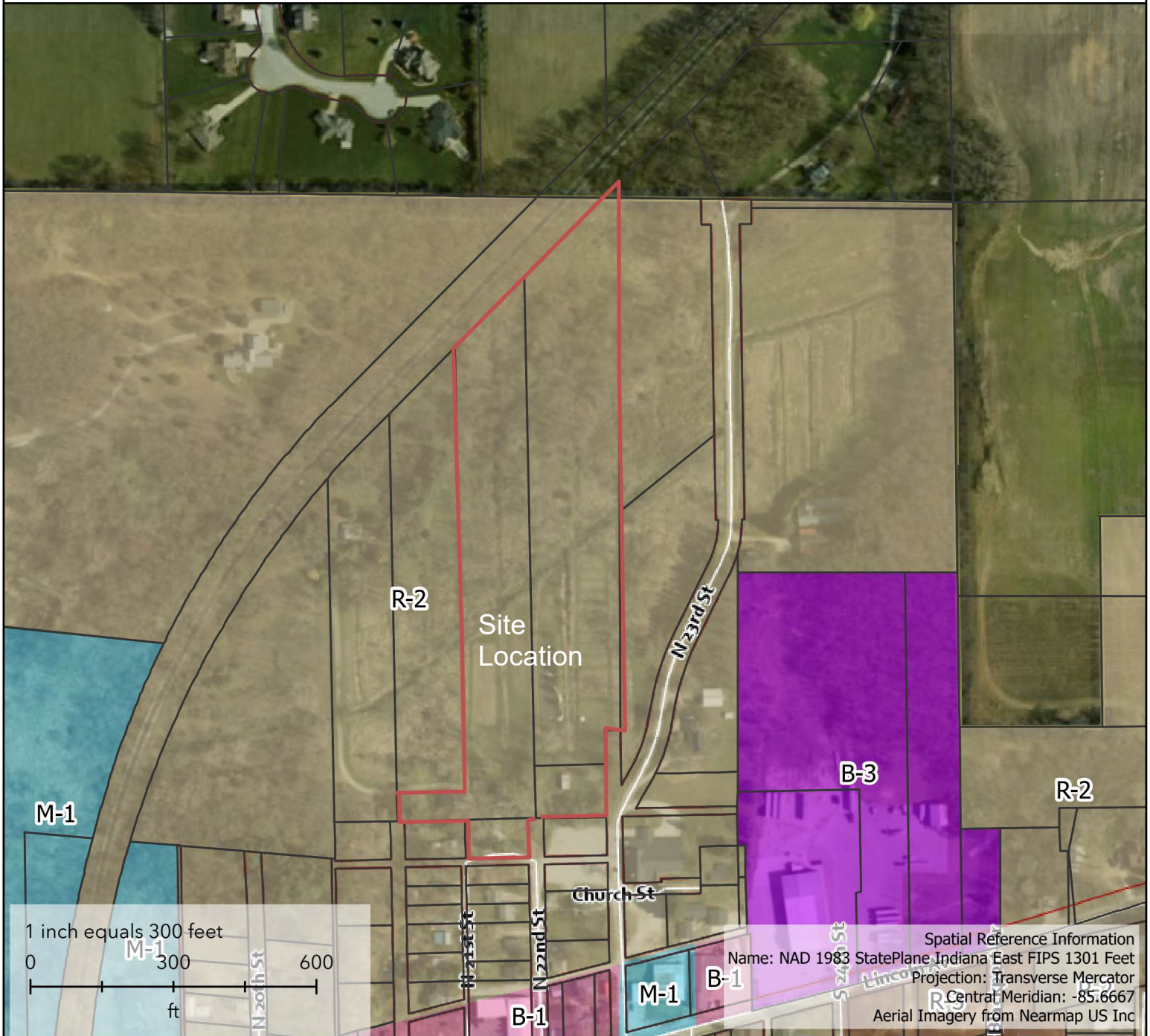
Looking southwest



201 N 22nd St



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Legend

Parcels - Normal	PUD	R-3
ROW	PUD	B-1
Road Segments	Zones	B-3
Public Road	R-2	M-1

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The City of Goshen

Planning & Zoning Department

204 East Jefferson Street, Goshen, Indiana 46528
Phone: 574-534-3600 planning@goshencity.com

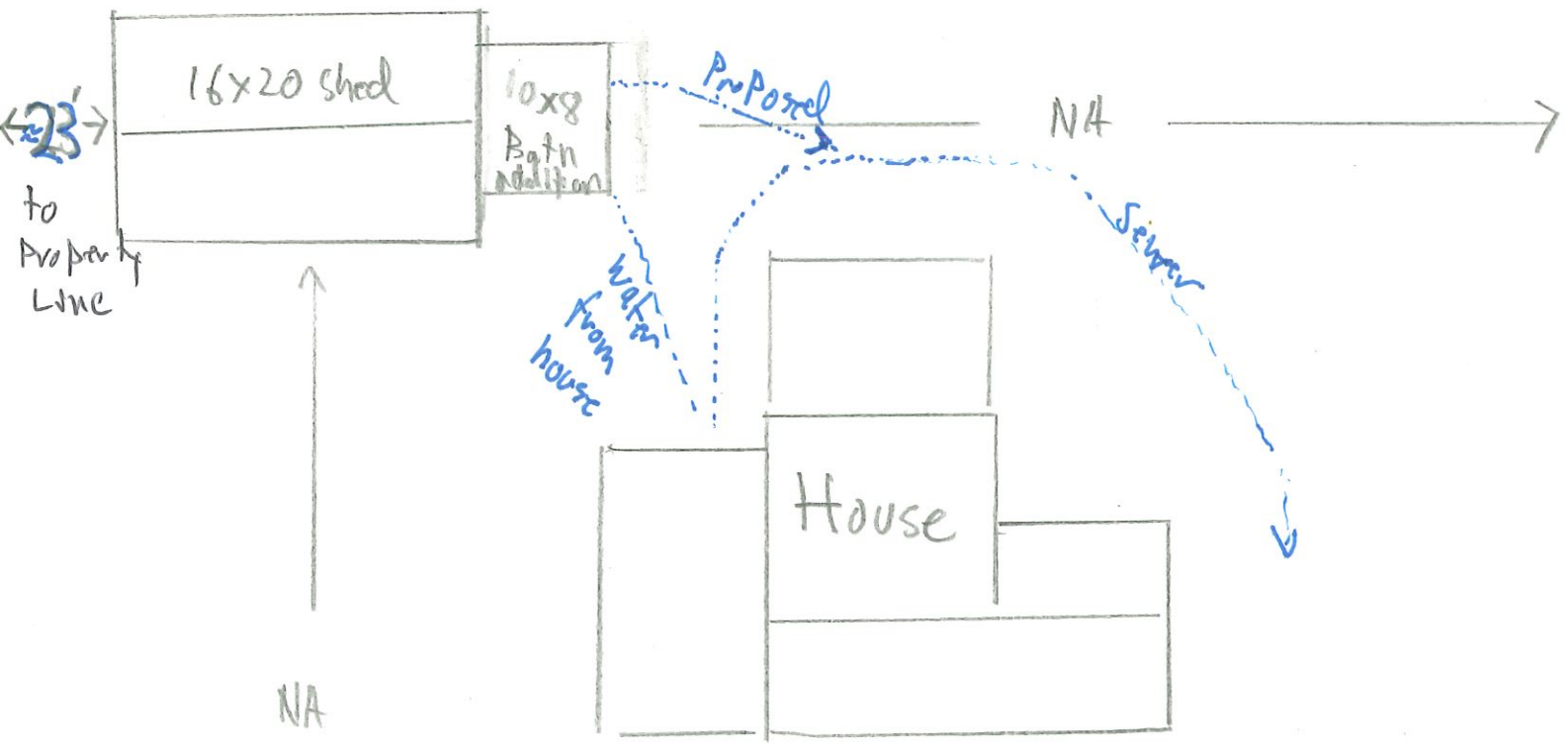
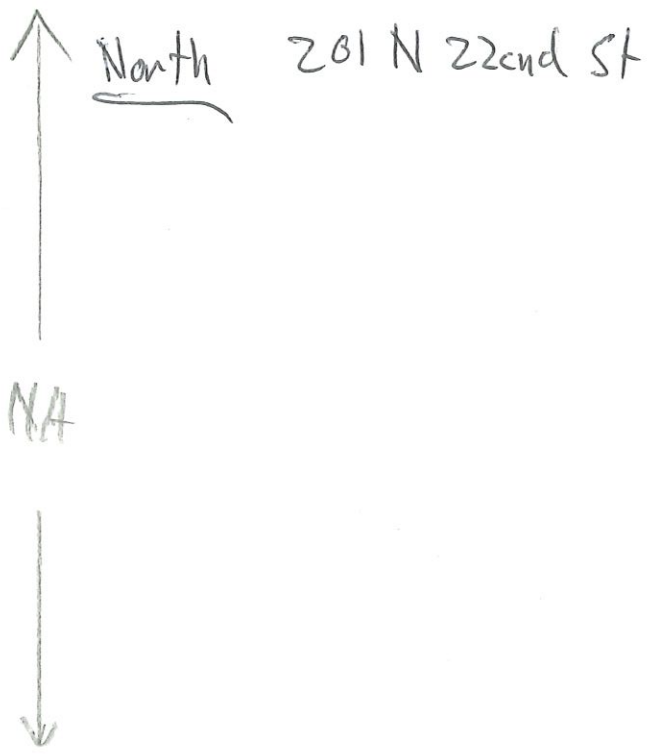
The Petitioner, Eric & Kim Kurtz 201 N 22nd wish to convert an existing storage shed (16' by 20') to living space. The shed is approximately 30' diagonally NW of the house.

The idea of converting this space has been in play for many years. Initial use will be for guests and family to stay when visiting, but long term use may include providing a semi independent living space for their son who will never be able to live completely on his own.

There is ample parking space for this living space in front of the shop building located almost immediately west of this shed. The shop has two parking spaces inside and room for another two, possibly three cars outside on the apron.

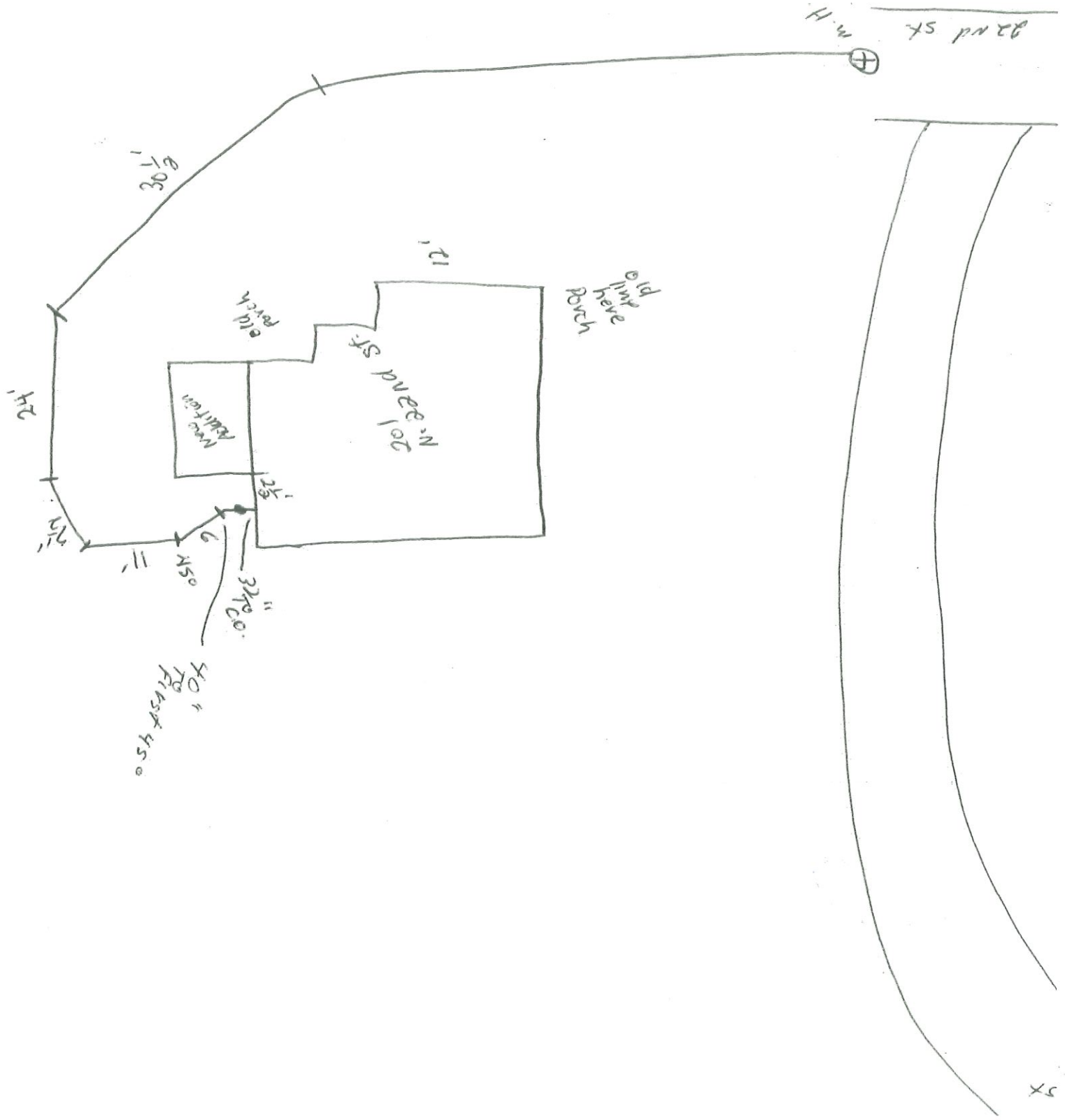
The water and sewer for this project will be tied into the house system. No new water meter or new connection to sewer main will be needed.

This semi rural (while still within city limits) property has ample space to add additional living quarters and converting an existing space is seen as the easiest option instead of locating somewhere more distant on the property.



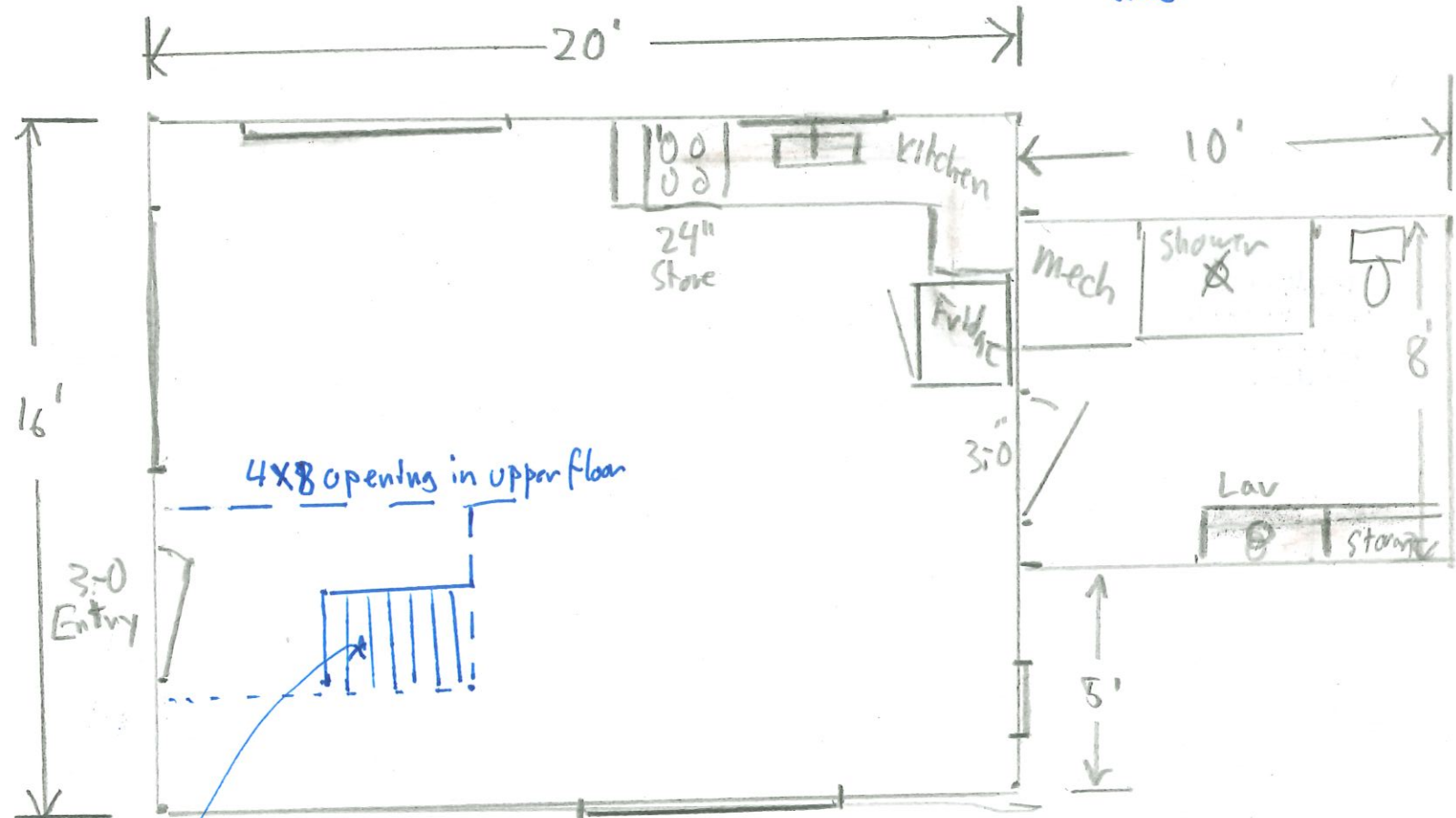
water & sewer will be tied into the house. No new water meter. The sewer will connect NW of house

201 N 22nd st
Kurtz sewer drawing by P&L excavating (copy)
this was after adding new addition.
Should be on file with water/sewer dept



Kurtz 201 N 22nd St
Shed floor Plan

New bathroom
over concrete
slab



→ "Barn" style steps
to loft. (loft for storage
or "hang out;" Bed on ground level

LOCATION: 315 W Washington Street
CASE NUMBER: 26-17DV

DATE: September 22, 2026
PREPARED BY: Rossa Deegan

GENERAL INFORMATION

APPLICANT: Goshen Brewing Company (owner); T Yoder Construction, LLC (agent)

REQUEST: The applicants request a developmental variance to allow a 0' side (east) setback where a minimum of 5' is required for the construction of an approximately 240 Sf stage canopy

LOT SIZE: ±12,065 SF; ±217' of frontage; depth varies

APPLICABLE ZONING: Commercial B-2 & Commercial B-2 HD

NOTICES SENT: 8

SPECIAL INFORMATION

PUBLIC UTILITIES: City water and sewer

AREA DEVELOPMENT: Commercial

NEIGHBORHOOD: Downtown

THOROUGHFARES: Washington Street

TOPOGRAPHY: Level; surrounding grade inclines to the east, declines to the west towards the Elkhart River

VARIANCE OF DEVELOPMENTAL STANDARDS

- ◇ Goshen Zoning Ordinance, *Section 4200.3*, Area, Width, and Yard Regulations of the B-2 District C. Side Yards.
 - 2. All interior side yards shall be five feet unless the new building has a common party wall with the adjacent buildings, and in that case no side yards need to be provided.

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.

ANALYSIS

The subject property is a brew pub and restaurant on Washington Street in Downtown Goshen. The site is directly east of the Elkhart River and just north of the river's connection to the Millrace Canal. Improvements include a two story building (with brewing in the basement), outdoor patio and seating area, and a lawn seating area. The original building and the surrounding parking area to the north were previously a NIPSCO utility site before being purchased and rehabbed by the Redevelopment Commission and Goshen Brewing Company.

The lawn on the north side of the property is routinely used for outdoor concerts and events with a portable stage placed along the east property line. The applicants are now requesting to construct a permanent canopy over the stage. The canopy will have rectangular dimensions of approximately 12'x20' supported on each side by a single post. It will have an overall height of 15' declining eastward at a 3:12 pitch. The applicants are proposing to place it at 0' from the east property line where a minimum 5' side setback is required, so approval of a developmental variance is needed.

Staff supports the request with a slight amendment to a minimum 1' side (east) setback, noting the following:

- A 1' setback will allow conveyance of stormwater from the canopy to remain on the subject property. This includes the possibility of adding a gutter within the 1' setback
- The biggest concern with the proposed structure is its proximity to a retaining wall on City property directly to the east, which is constructed at an angle going into the ground. To alleviate this concern, the canopy was designed with single supports on each side of the structure. These supports have a 5' setback on center and approximately 3' from the edge of their foundations to the property line, allowing separation below grade.
- The lack of available space is creating the need for the setback encroachment. The subject property is approximately one-quarter acre in size. On site uses include a full-service restaurant, indoor seating with two bars, outdoor patio seating, and a multi-use lawn that is often fully occupied during concerts and events.
- The B-2 district allows 0' front and rear setbacks. If the proposed pavilion were along the north property line, a 0' setback would be allowed without a variance.

FINDINGS OF FACT

Staff recommends **an amended approval** of a developmental variance to allow a 1' side (east) setback where a minimum of 5' is required for the construction of an approximately 240 Sf stage canopy, based on the following:

1. **The approval will not be injurious to the public health, safety, morals and general welfare of the community.** The biggest concern with the proposed structure is its proximity to a retaining wall on City property directly to the east, which is constructed at an angle going into the ground. To alleviate this concern, the canopy was designed with single supports on each side of the structure. These supports have a 5' setback on center and approximately 3' from the edge of their foundations to the property line, allowing separation below grade. If approved as amended, the 1' side setback will allow stormwater conveyance to remain on the subject property. *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 B-2 district allows 0' front and rear setbacks. If the proposed pavilion were along the north property line, a 0' setback would be allowed without a variance. *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 lack of available space is creating the need for the setback encroachment. The subject property is approximately one-quarter acre in size. On site uses include a full-service restaurant, indoor seating with two bars, outdoor patio seating, and a multi-use lawn that is often fully occupied during concerts and events. *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. The support structure, including all underground foundation, shall be set back a minimum of 3' from the side (east) property line.



Looking south from City parking lot



Looking south along east property line



Looking east at stage location



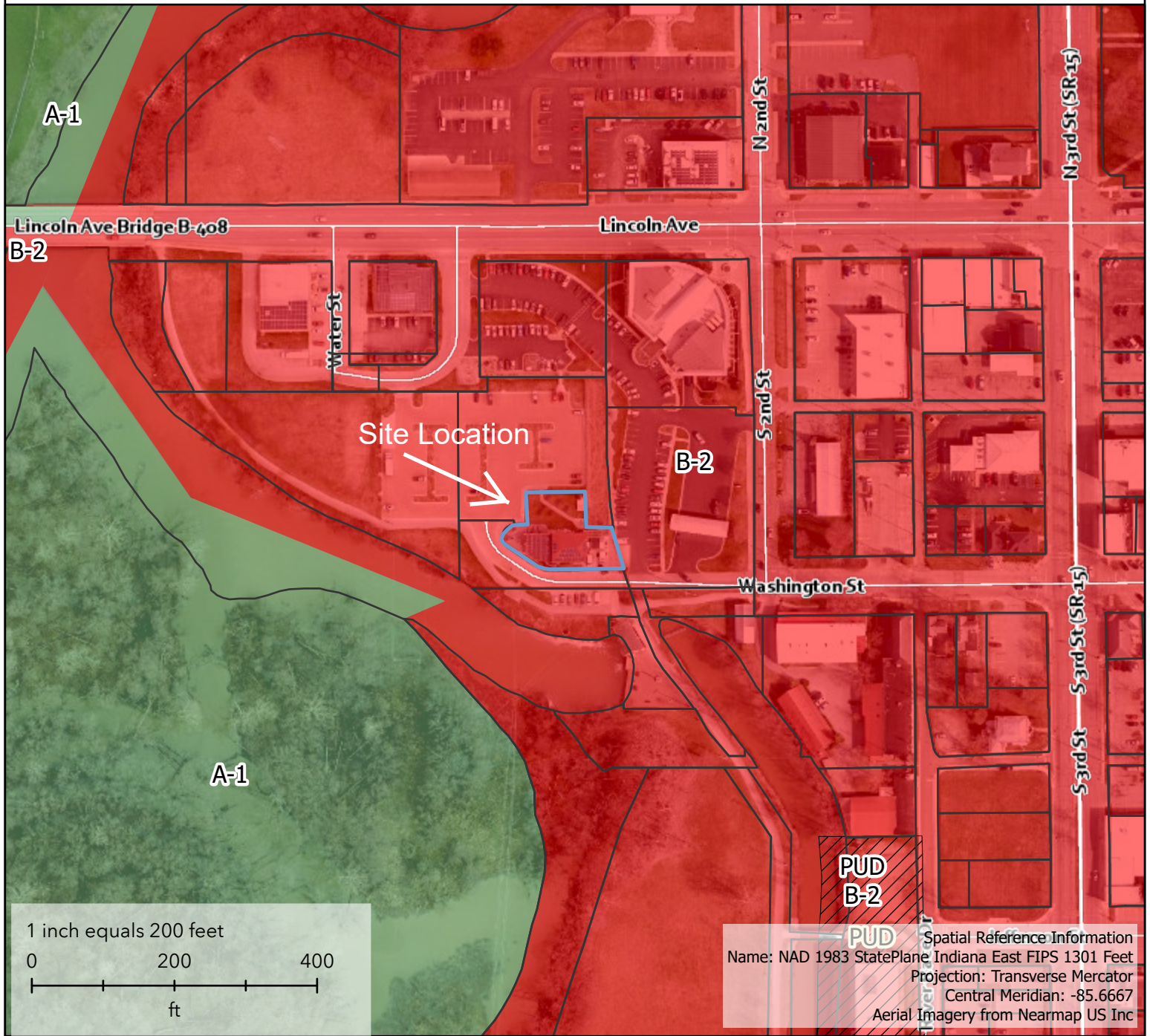
Looking east from City parking lot



315 W Washington



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Legend

Parcels - Normal	Road Segments	PUD	Zones
ROW	Public Road	PUD	A-1
	State Road/US Highway		B-2

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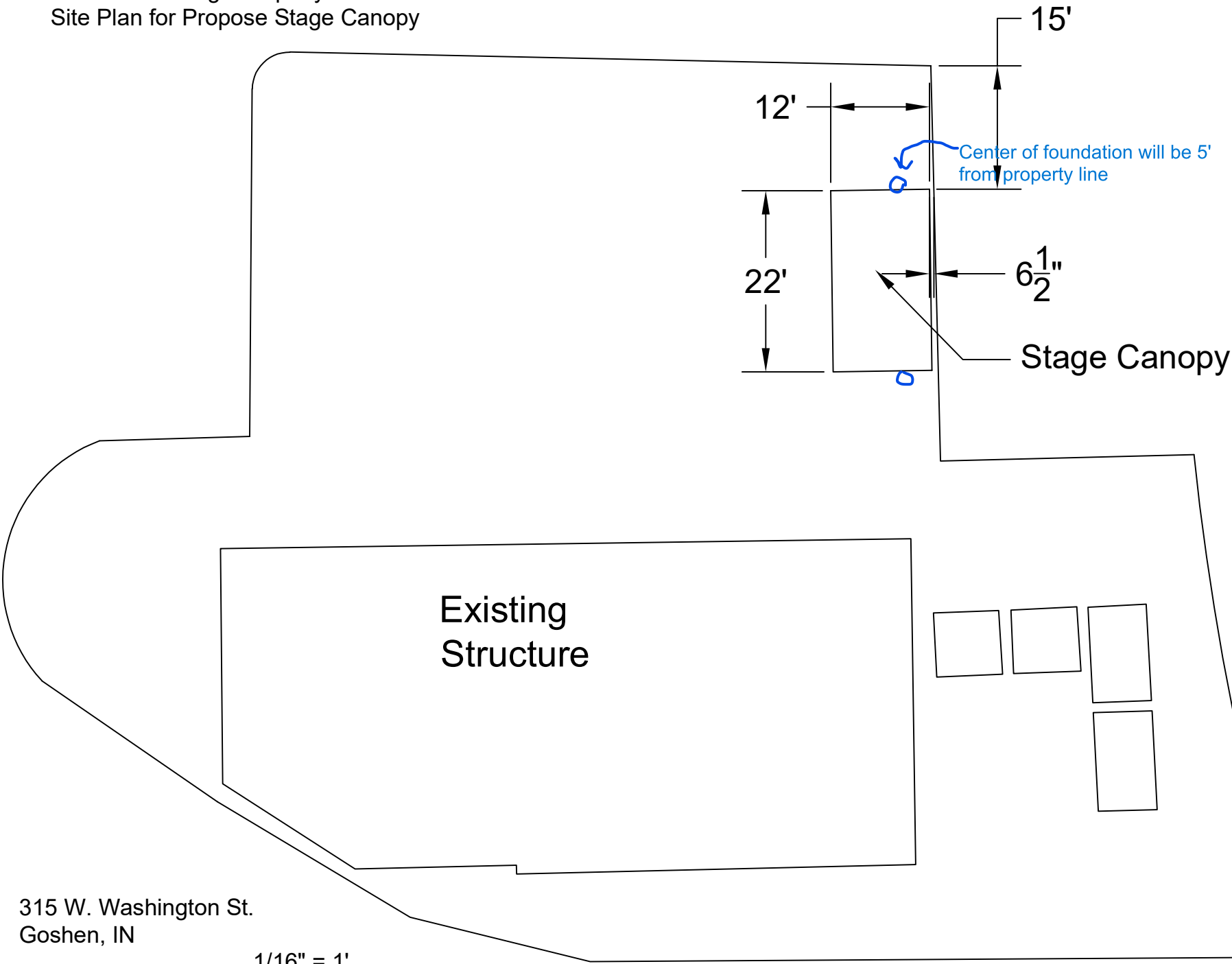
Spatial Reference Information
Name: NAD 1983 StatePlane Indiana East FIPS 1301 Feet
Projection: Transverse Mercator
Central Meridian: -85.6667
Aerial Imagery from Nearmap US Inc

The City of Goshen

Planning & Zoning Department

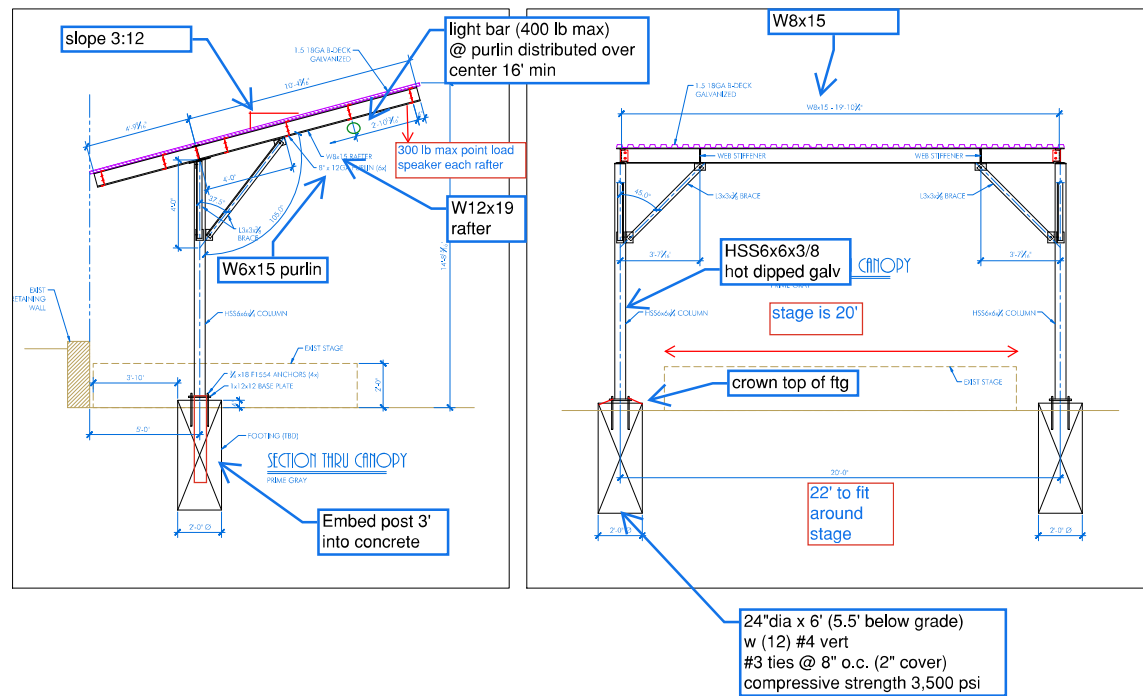
204 East Jefferson Street, Goshen, Indiana 46528
Phone: 574-534-3600 planning@goshencity.com

Goshen Brewing Company
Site Plan for Propose Stage Canopy

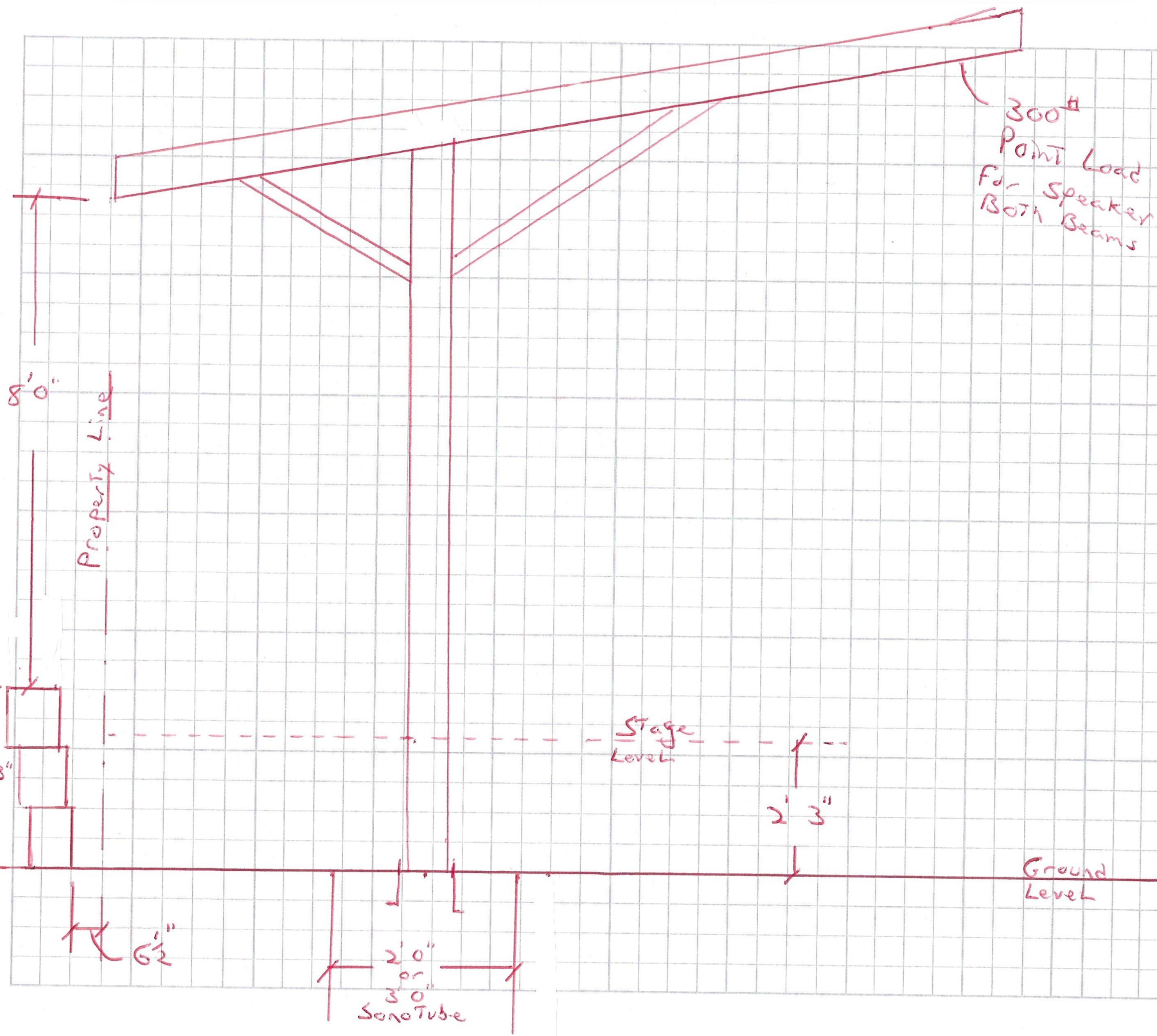


315 W. Washington St.
Goshen, IN

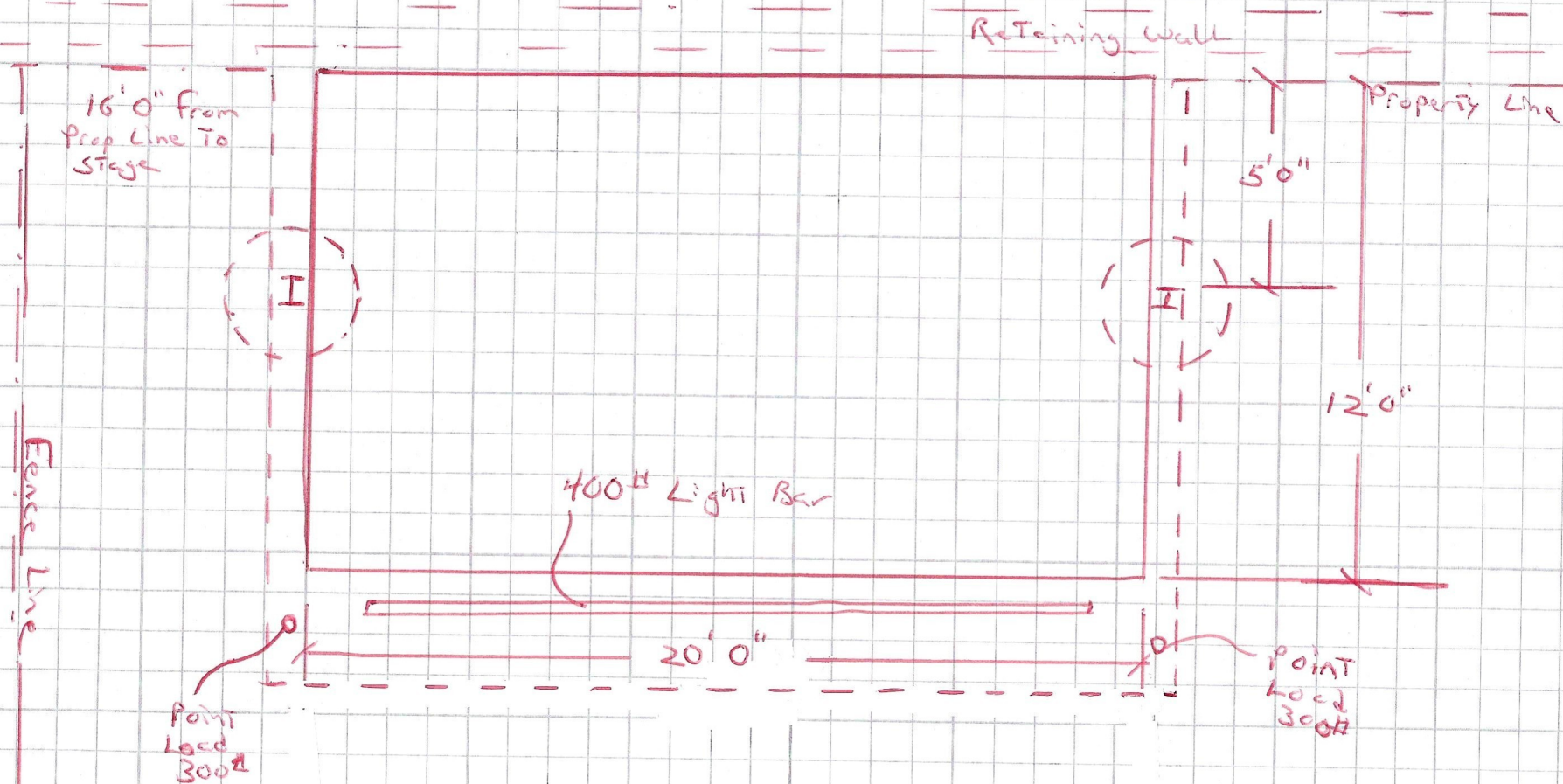
1/16" = 1'



GOSHEN BREWING COMPANY GOSHEN, INDIANA		TONY YODER CONSTRUCTION GOSHEN, INDIANA		SHEET		1	
PROJECT		DATE		KEY		BY DATE	
110 CROWN RD		06.15.26		A B C D U		TDG 05.28.26	
DESCRIPTION		REVISED		BY		DATE	
MOVED COLUMN TO 5'-0" FROM RETAINING WALL				TDG		05.28.26	



GBco.
Pavillion



LOCATION: 210 E Lincoln Avenue
CASE NUMBER: 26-18DV

DATE: September 22, 2026
PREPARED BY: Rossa Deegan

GENERAL INFORMATION

APPLICANT: Lacasa Inc.

REQUEST: The applicants request a developmental variance to allow a 1' side (east) setback where a minimum of 5' is required for the installation of a an approximately 341 Sf awning over an existing access ramp

LOT SIZE: ± 7,821 SF; ±63' of frontage; ±132' depth

APPLICABLE ZONING: Commercial B-2 HD

NOTICES SENT: 29

SPECIAL INFORMATION

PUBLIC UTILITIES: City water and sewer

AREA DEVELOPMENT: Commercial, residential

NEIGHBORHOOD: East Lincoln Crossroads

THOROUGHFARES: Lincoln Avenue

TOPOGRAPHY: Level

VARIANCE OF DEVELOPMENTAL STANDARDS

- ◇ Goshen Zoning Ordinance, *Section 4200.3*, Area, Width, and Yard Regulations of the B-2 District C. Side Yards.

2. All interior side yards shall be five feet unless the new building has a common party wall with the adjacent buildings, and in that case no side yards need to be provided.

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.

ANALYSIS

The subject property, known as the Hattle, is an apartment building on the south side of Lincoln Avenue on the eastern edge of the City's downtown. Zoning is Commercial B-2, and surrounding properties are a mix of commercial and residential uses. The building on the property is three stories in height and was previously the Lincoln Hotel. It received variance approval in 2006 to operate as a residential building with 14 apartments and inadequate parking.

The south entrance to the building is accessed by a wheelchair ramp. An approximately 4'x8' awning is currently placed above the entrance but is in a state of disrepair, so the applicants are proposing to replace it with a larger canopy that will cover the entire ramp. The proposed canopy is approximately 11'x31' and will have a setback from the east property line (the alley right of way) of 1'. The minimum side setback in the B-2 District is 5', so a developmental variance is needed.

The variance is warranted, and staff recommends approval. While the awning will encroach in the setback, it will still be further from the alley right of way than the existing east side of the building. A 2006 survey of the property shows that the building actually encroaches 2.5' into the alley.

The canopy is reasonable development. It will cover the entire ramp, not just the entryway door. The ramp itself allows safe ingress and egress to the building for those with physical needs not met by steps. The location of the doorway and ramp as they are configured on the property create the need for the variance. If the edge of the canopy is moved further west to meet the setback, it will not adequately cover the ramp.

FINDINGS OF FACT

Staff recommends **approval** of a developmental variance to allow a 1' side (east) setback where a minimum of 5' is required for the installation of a an approximately 341 Sf awning over an existing access ramp, 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 canopy will cover the entire ramp, not just the entryway door covered by the existing awning. The ramp itself allows safe ingress and egress to the building for those with physical needs not met by steps. *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.** While the awning will encroach in the setback, it will still be further from the alley right of way than the existing east side of the building. A 2006 survey of the property shows that the building actually encroaches 2.5' into the alley. *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 location of the doorway and ramp as they are configured on the property create the need for the variance. If the edge of the canopy is moved further west to meet the setback, it will not adequately cover the ramp. *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.



Looking south from Lincoln Avenue



Looking west across alley way



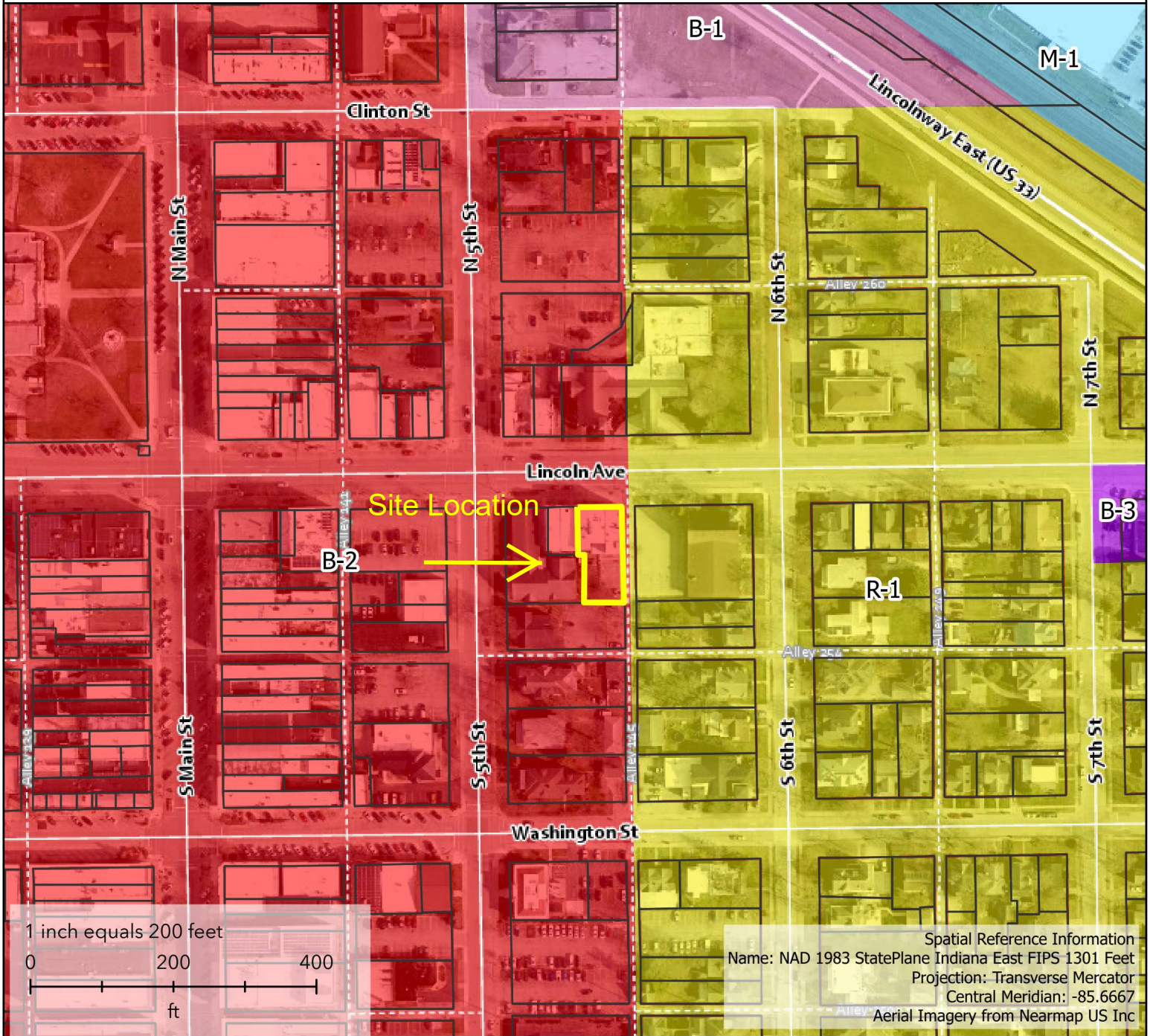
Looking north



210 E Lincoln



Printed 9/3/2026 by Planning



Legend

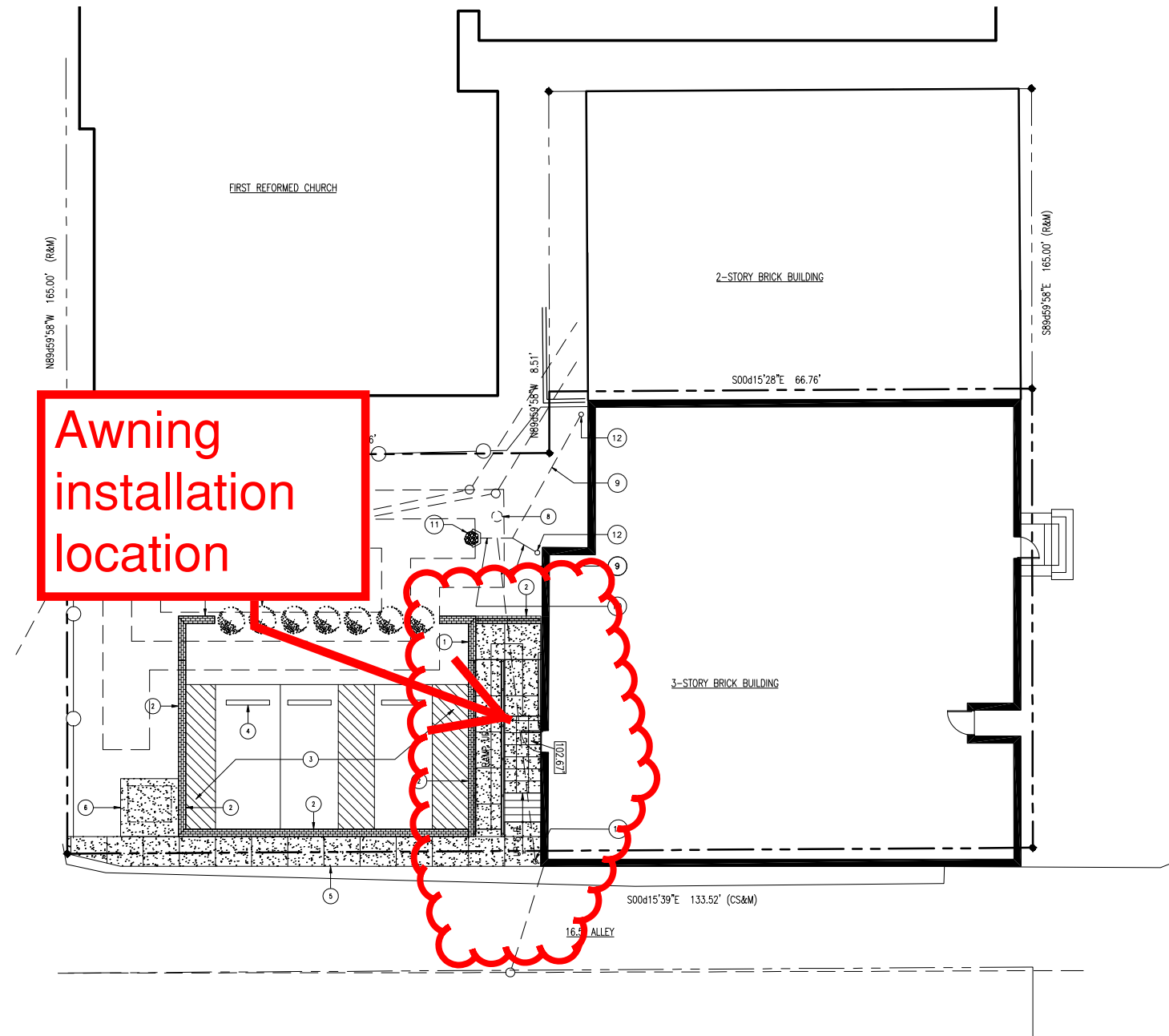
Parcels - Normal	State Road/US Highway	Zones	B-3
ROW	Alley	R-1	M-1
Road Segments	PUD	B-1	
Public Road	PUD	B-2	

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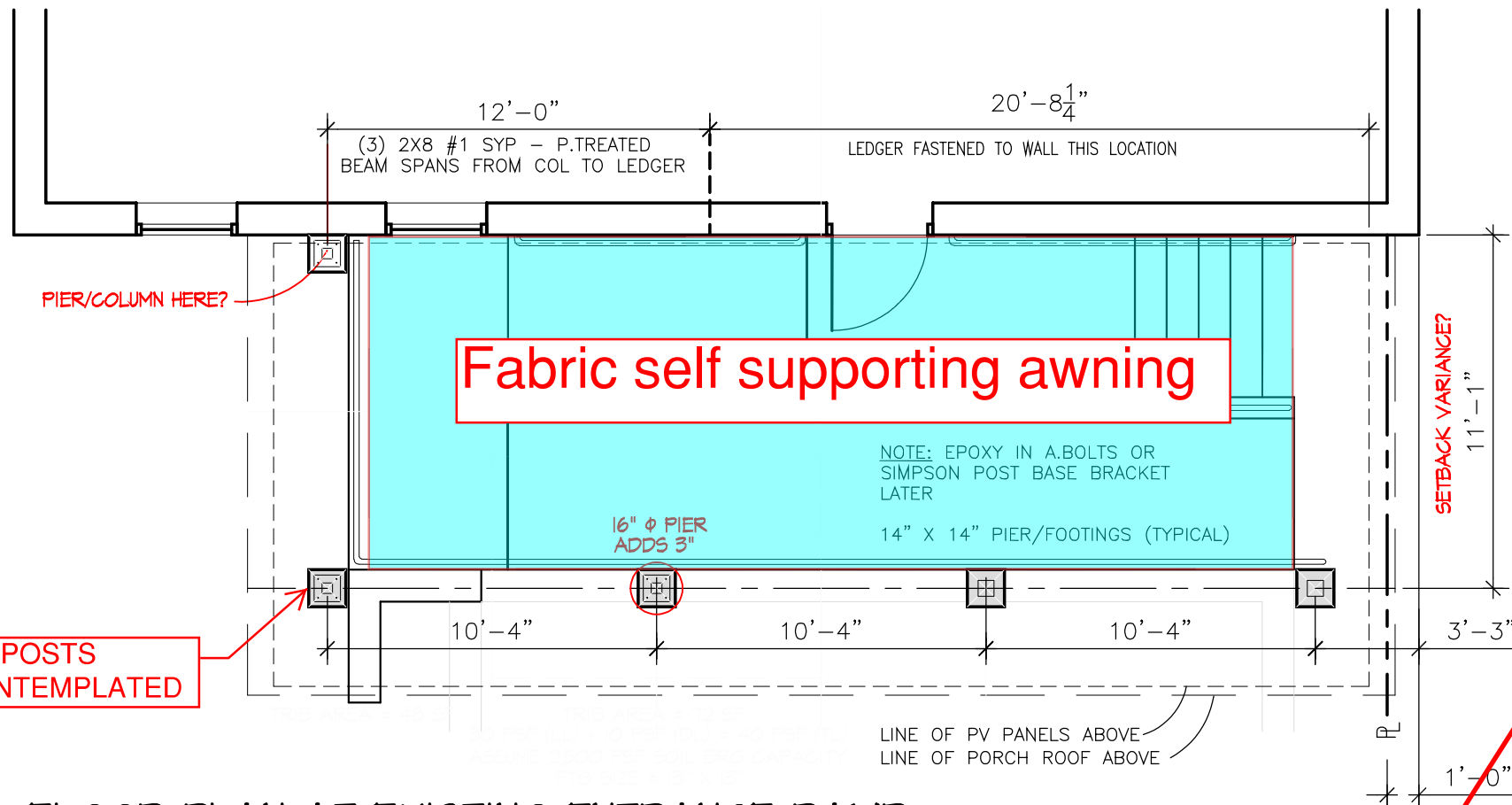
The City of Goshen

Planning & Zoning Department

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L. ARCHITECTURE / PLANNING

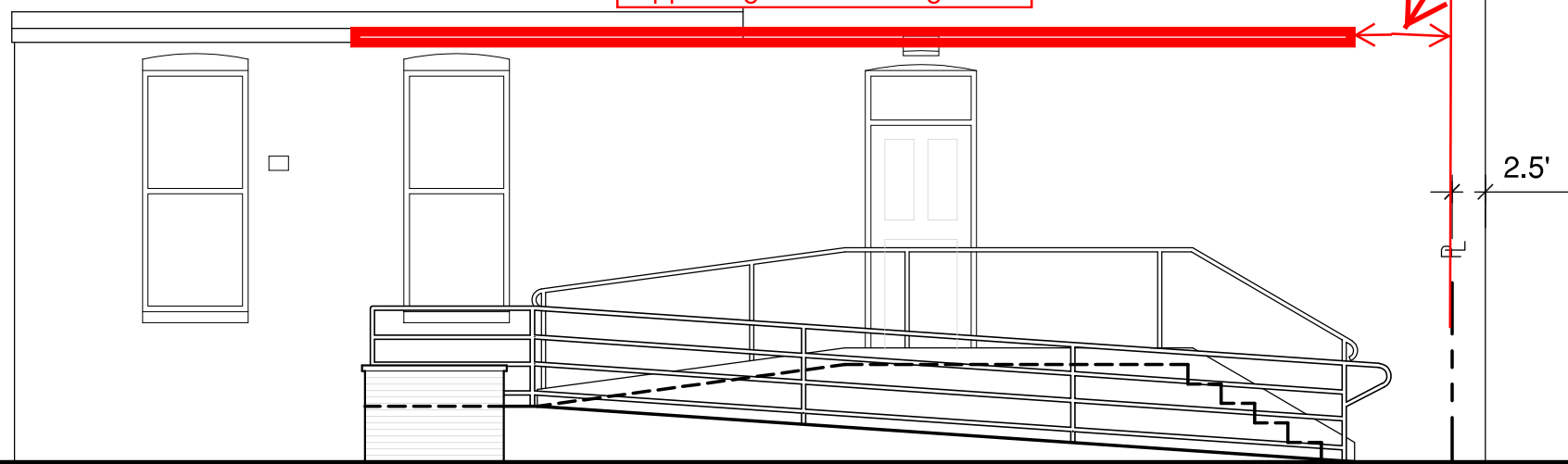


This dimension is 1' from property line but 3.5' from east edge of building, (effective property line)

FLOOR PLAN AT EXISTING ENTRANCE RAMP

South end of Hattle

Proposed location of self supporting fabric awning



Goal is to protect steps and ramp.

EXTERIOR ELEVATION