



**CITY OF COLUMBUS
BOARD OF ZONING APPEALS
HEARING OFFICER
(November 15, 2016 Meeting)**

STAFF REPORT

Docket No. / Project Title: C/DS-16-47 (Richard & Barbara Wigh)
Staff: Allie Keen
Hearing Officer: Melissa Begley

Applicant: Richard & Barbara Wigh
Property Size: 0.88 Acres
Current Zoning: AP (Agriculture: Preferred)
Location: 9732 West Harrison Court, in Harrison Township

Background Summary:

The applicant has indicated that the proposed variance from Zoning Ordinance Section 3.5(C) is for the purpose of allowing the lot size of a property within the AP (Agricultural: Preferred) zoning district to be 0.88 acres in size, which is less than the 1 acre minimum. The applicant is proposing to rearrange the interior lot line between Lots 32 and 33 of Harrison Lakes. Both of these lots are currently less than 1 acre in size and considered to be legally non-conforming. The proposed configuration further reduces the lot size of Lot 32, which increases the non-conformity resulting in the need for the variance.

Preliminary Hearing Officer Decision:

Approval, all criteria have been met.

Zoning Ordinance Considerations:

District Intent: The intent of the AP (Agriculture: Preferred) zoning district is as follows: To provide an area suitable for agriculture and agriculture-related uses. This district is further intended to preserve the viability of agricultural operations, and limit non-agricultural development in areas with minimal, incompatible infrastructure. Residential development in this zoning district is intended to be limited. In no instance shall this zoning district be considered a large-lot residential zone. This district is further intended to protect the use and value of both agricultural and non-agricultural property within the community.

Development Standards:

1. Section 3.5(C) Lot Standards: The minimum lot size in the AP (Agriculture: Preferred) zoning district is 1 acre, or as required to provide two viable septic system sites, in the opinion of the Bartholomew County Health Department, whichever is greater.
2. Section 11.2(B)(1) Nonconforming Lots of Record - Replats and Lot Alterations: Legal nonconforming lots of record may be replatted and otherwise altered, however any nonconforming features of that lot may only be unaffected or lessened. In no instance shall any nonconforming lot features be increased.

Current Property Information:	
Land Use:	Single-Family Residential
Site Features:	House, detached garage, shed, and driveway.
Flood Hazards:	No flood hazards exist at this location.
Vehicle Access:	This property gains access from Harrison Court (Local, Residential, Rural).

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	AP (Agriculture: Preferred)	Lake / Single-Family Residential
South:	AP (Agriculture: Preferred)	Single-Family Residential
East:	AP (Agriculture: Preferred)	Single-Family Residential
West:	AP (Agriculture: Preferred)	Single-Family Residential

Interdepartmental Review:	
Code Enforcement:	We have no issues with this request.
County Fire Inspector:	We see no issues with this request.

Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The applicant is requesting to rearrange the interior lot line between the subject property (Lot 32) and the adjacent property to the west (Lot 33). Both of these properties are currently less than the 1 acre minimum lot size in the AP (Agriculture: Preferred) zoning district, therefore they are considered to be legally non-conforming. The proposed reconfiguration results in the subject property reducing in size which increases the non-conformity.
2. Zoning Ordinance Section 11.2(B)(1) states that legal non-conforming lots can be replatted, however any nonconforming feature (such as lot size) may only be unaffected or lessened. Lot 32 is currently 0.96 acres in size. The proposed replat results in Lot 32 reducing approximately 0.08 acres in size, however it increases the lot size of Lot 33 from 0.91 acres to 0.99 acres.
3. The property lines of the subject property extend into the lake. Per Zoning Ordinance Section 3.3(C)(2), lot area excludes any areas that are covered by water a majority of the calendar year. If the water covered portion of the subject property counted towards the minimum lot size, the property would be approximately 1.5 acres in size. The intent behind excluding water from the minimum lot area is to ensure there are adequate building sites and for lot consistency within the same zoning district.

4. The subject property is located in Harrison Lakes. Overall, the lots at Harrison Lakes range in size and shape due to the presence of the lakes. This results in several of the properties being smaller than 1 acre in size and, therefore not conforming with the lot area requirements of the Zoning Ordinance. When looking in the immediate area of the subject property (along Harrison Court) the average lot size is 0.70 acres, with the smallest lot being 0.31 acres in size. Out of the 12 surrounding properties there is only 1 property that meets the minimum lot area, which is 1.72 acres in size and located at the southwest corner of Raintree Drive and Harrison Court.
5. The lot area requirement issue arises from the AP (Agriculture: Preferred) zoning designation of Harrison Lake. The agricultural zoning requires larger lots with larger setbacks. The 1 acre minimum lot size allows for septic accommodation. These lots are served by sewer and therefore do not need to accommodate a septic system. Other similar lake communities elsewhere in Bartholomew County, such as Grandview Lake, are zoned RS1 (Residential: Single-Family 1) which has a minimum lot area of 12,000 sqft. (0.28 acres).
6. The purpose of the replat is to include the entire beach area along the lake front, that has been used by the owners of Lot 33, onto the same lot.

Provisional Findings of Fact/Decision Criteria:

The Board of Zoning Appeals Hearing Officer may approve or deny variances from the development standards of the City of Columbus Zoning Ordinance. The Hearing Officer may impose reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

1. **The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**

Provisional Findings: The smaller lot area will not result in any physical change to the subject property therefore it will not be injurious to the general health and safety of the community. *This criterion has been met.*

2. **The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

Provisional Findings: The proposed smaller lot size is still consistent with other properties in Harrison Lake. Within the immediate area, this lot will still be one of the largest lots. Additionally, the proposed lot configuration will not physically change how the properties are used today. Approval of this request will not substantially affect the surrounding area in an adverse manner. *This criterion has been met.*

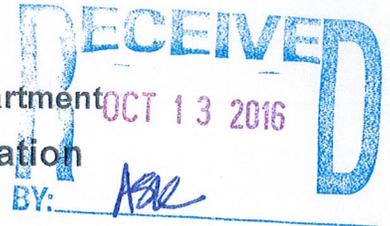
3. **The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.**

Provisional Findings: The subject property (Lot 32) and the adjacent property (Lot 33) to the west are currently non-conforming in lot size. Any proposed reconfiguration of the interior lot line between these two properties would result in one of the two lots becoming smaller and increase the non-conforming lot area. Additionally, the proposed reconfiguration will clarify the two properties by locating the beach area along the lake front all on Lot 33, where it is currently being used. *This criterion has been met.*

Hearing Officer Options:

In reviewing a request for development standards variance the Hearing Officer may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Hearing Officer, (4) deny the petition (with or without prejudice), or (5) forward the petition to the full Board of Zoning Appeals.

Columbus – Bartholomew County Planning Department
Development Standards Variance Application



Planning Department Use Only:

Jurisdiction: Columbus Bartholomew County

Zoning: AP

Docket No.: C/DS-16-47

Hearing Procedure: Board of Zoning Appeals Hearing Officer

Development Standards Variance Application:

Note: It is recommended that all variance applications are reviewed in a meeting with a Planning Department staff member prior to being filed. Please contact the Planning Department at 812.376.2550 to schedule that review meeting.

Applicant Information (the person or entity that will own and/or execute what is proposed):

Name: Richard J. & Barbara B. Wigh

Address 9802 West Harrison Court Columbus Indiana 47201
(number) (street) (city) (state) (zip)

Phone No.: 812/342-8913 Fax No.: _____ E-mail Address: rjwigh@hotmail.com

Property Owner Information (the "owner" does not include tenants or contract buyers):

Name: William Mihay

Address 9732 West Harrison Ct. Columbus Indiana 47201
(number) (street) (city) (state) (zip)

Phone No.: 812/342-3106 Fax No.: _____ E-mail Address: mihaiu930@aol.com

Notification Information (list the person to whom all correspondence regarding this application should be directed):

Name: Richard J. Wigh

Address 9802 West Harrison Court Columbus Indiana 47201
(number) (street) (city) (state) (zip)

Phone No.: 812/342-8913 Fax No.: _____ E-mail Address: rjwigh@hotmail.com

How would you prefer to receive official documentation regarding this request (please check one)? If no or multiple selections are made e-mail will be used.

Email Fax Mail

Property Information:

Address 9732 West Harrison Ct. Columbus Indiana 47201
(number) (street) (city) (state) (zip)

or General Location (if no address has been assigned provide a street corner, subdivision lot number, or attach a legal description):

Lots 32 and 33 of North Harrison Lake

Variance Requested:

I am requesting a variance from Section 3.5 C of the Zoning Ordinance to allow the following:

Transfer of ownership from William Mihay to Richard and Barbara Wigh of 0.19 acres from North Harrison Lake Lot #32 to Lot #33 (.08 acres not under the waters of Harrison Lake) as described and depicted on the attached Replat prepared by E. R. Gray and Associates. As a part of this transfer a variance is requested to allow the lot size to be less than 1 acre in the AP zoning district. Both lots are currently less than 1 acre and are therefore non-conforming in the AP district and after transfer both lots will remain less than 1 acre but the non-conformance of Lot #33 will be decreased and increased for Lot# 32. This variance is required to to the increase in non-conformance of Lot #33.

Variance Request Justification:

The Indiana Code and the Columbus & Bartholomew County Zoning Ordinance establish specific criteria that must be met in order for a development standards variance to be approved. Describe how the variance request meets each of the following criteria.

- 1. **The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**

The existing use (residential yard and beach area) will continue as it currently is. This transfer simply legally establishes the ability to continue use of the property as is currently practiced. There are no public health, safety or moral issues. There is no change to the general welfare of the community and it does not conflict with the current covenants of N. Harrison Lake per the attached memo from Harrison Lake Town Meeting, Inc.

- 2. **The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

The current use is planned to continue as it currently is and that has existed for at least the past 20 years. There is no adverse change in use to any adjacent property. This is supported by the attached signed statement by neighbors that they have no objection to the variance request. There is no foreseen significant change in value to either property involved in the transfer or to adjoining lots or the community of Harrison Lake. The revised lot sizes of 0.99 acres(#33) and 0.88 acres (#32) remains consistent with the average lot size of 0.62 acres on N. Harrison Lake. This is simply a transfer of a small parcel of property to Lot #33 the owners of which have been allowed use of the area for many years as explained in the attached memo from William Mihay.

- 3. **The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed; nor be based on a perceived reduction of, or restriction on, economic gain.**

The two properties are currently considered non-conforming as a result of a change in the ordinance several years ago. That ordinance change no longer allowed any lot area under water to count towards the minimum lot size of 1 acre. This revised ordinance resulted in the classification of both lots being changed to non-conforming. This transfer does not change that current overall classification of both lots as non-conforming. The transfer does increase the non-conformance of Lot #32. The ordinance causes a practical difficulty in completing a simple transfer of property between neighbors that will allow Lot #33 to continue the current use and access. The situation is imposed by the ordinance, not be the owners. There is no foreseen significant economic gain to either party.

Application Fee Refund Information:

The adopted Planning Department Schedule of Application Fees provides for the refunding of application fees for this request if it is approved by the Board of Zoning Appeals. The refund will be provided by mail in the form of a check. It may take several weeks after the Board of Zoning Appeals approval to process the refund and issue the check. Please indicate to whom the refund should be provided:

Name: Richard J. Wigh

Address: 9802 W. Harrison Ct. Columbus TN 37201
(number) (street) (city) (state) (zip)

Applicant's Signature:

The information included in and with this application is completely true and correct to the best of my knowledge and belief.

Richard J. Wigh
(Applicant's Signature)

10-4-16
(Date)

Property Owner's Signature (the "owner" does not include tenants or contract buyers):

I authorize the filing of this application and will allow the Planning Department staff to enter this property for the purpose of analyzing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.

William Mihay
(Owner's Signature)

10-4-16
(Date)

William Mihay
(Owner's Printed Name)

If the person signing as the "owner" is not specifically listed as such in the records of Bartholomew County please indicate their relationship to that officially listed person, corporation or other entity.

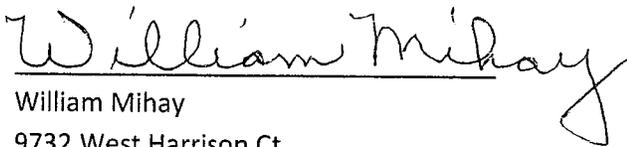
To: Columbus-Bartholomew County Planning Department
From: William Mihay
Re: Transfer of 0.19 acres from Lot #32 to Lot#33 on North Harrison Lake

I have lived at 9732 West Harrison Court on Lot #32 of Harrison Lake for more than 40 years. Prior to purchasing their residence and Lot #33 the Wighs had a survey done in in 1998 since the lot line location was not known by the realtor. The survey revealed that their property did not include the existing beach and access thereto. After they purchased the property in 1999 they approached me about acquiring a narrow strip of my lot#32 so that the beach and access to that area would be on their lot. This area had been assumed to be a part of Lot #33 by myself and prior owners.

At the time of their request I assured them that their use of the area and access could continue with no objections or restrictions by me. Over the last 17 years the Wighs have cared for the area. In addition they have been most helpful to me: watching over my home while I'm away during the winter; mowing my yard while gone; assisting me with my boats and other tasks.

In recognition of their being good neighbors I have decided to transfer 0.19 acres (majority under water) to them. I have signed the plat that is included with their request for a variance and also signed the Quitclaim deed that was required to be submitted when they requested administrative approval on the previous Subdivision Application. I now understand that they have to apply for a variance since the lots are considered non-conforming as a result of changes to the zoning ordinance a few years ago.

Unfortunately I will not be able to attend the November BZA hearing as I leave for the winter in late October or early November. I will not return from Florida until May 2017. I understand that the variance request could possibly be held before a hearing officer. If the request can be held before a hearing officer I do not believe my presence will be necessary, and I am therefor submitting this memorandum in support of the variance request.



William Mihay

9732 West Harrison Ct.

Columbus, Indiana 47201

Dated: 10/2/16

To: Columbus-Bartholomew County Planning Department
From: Harrison Lake Town Meeting, Inc.
Re: Wigh & Mihay Replat

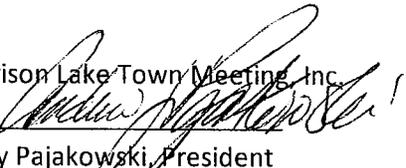
Harrison Lake Town Meeting, Inc. (HLTM) has responsibility for enforcement of Harrison Lake's restrictive covenants in addition to maintaining our lakes and dams and wastewater system.

It is HLTM's understanding that Richard and Barbara Wigh and William Mihay are requesting a zoning variance as required for a replat of Harrison Lake Lots #32 (Mihay) and 33 (Wigh).

This transfer of 0.19 acres (.08 acres above water) from Lot #32 to Lot #33 does not conflict with any of our current covenants since it does not involve creation of another lot or a second residence on one lot. It does not interfere with any access to our sewer system. Further the current use (residential yard and beach) is not proposed to be changed.

Therefore HLTM has no objection to the property transfer or the requested variance.

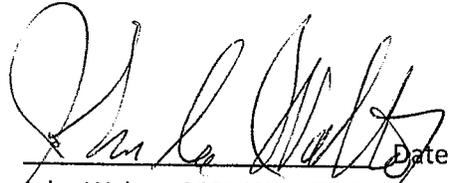
Harrison Lake Town Meeting, Inc.

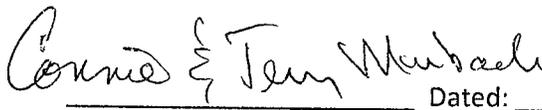
By: 
Andy Pajakowski, President

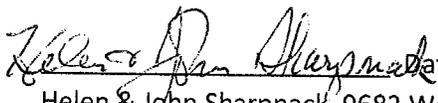
Dated: 9/30/2016

To: Columbus-Bartholomew County Planning Department
From: Neighbors of William Mihay and the Wighs
Re: Request for Variance for Harrison Lake Lots #32 and #33

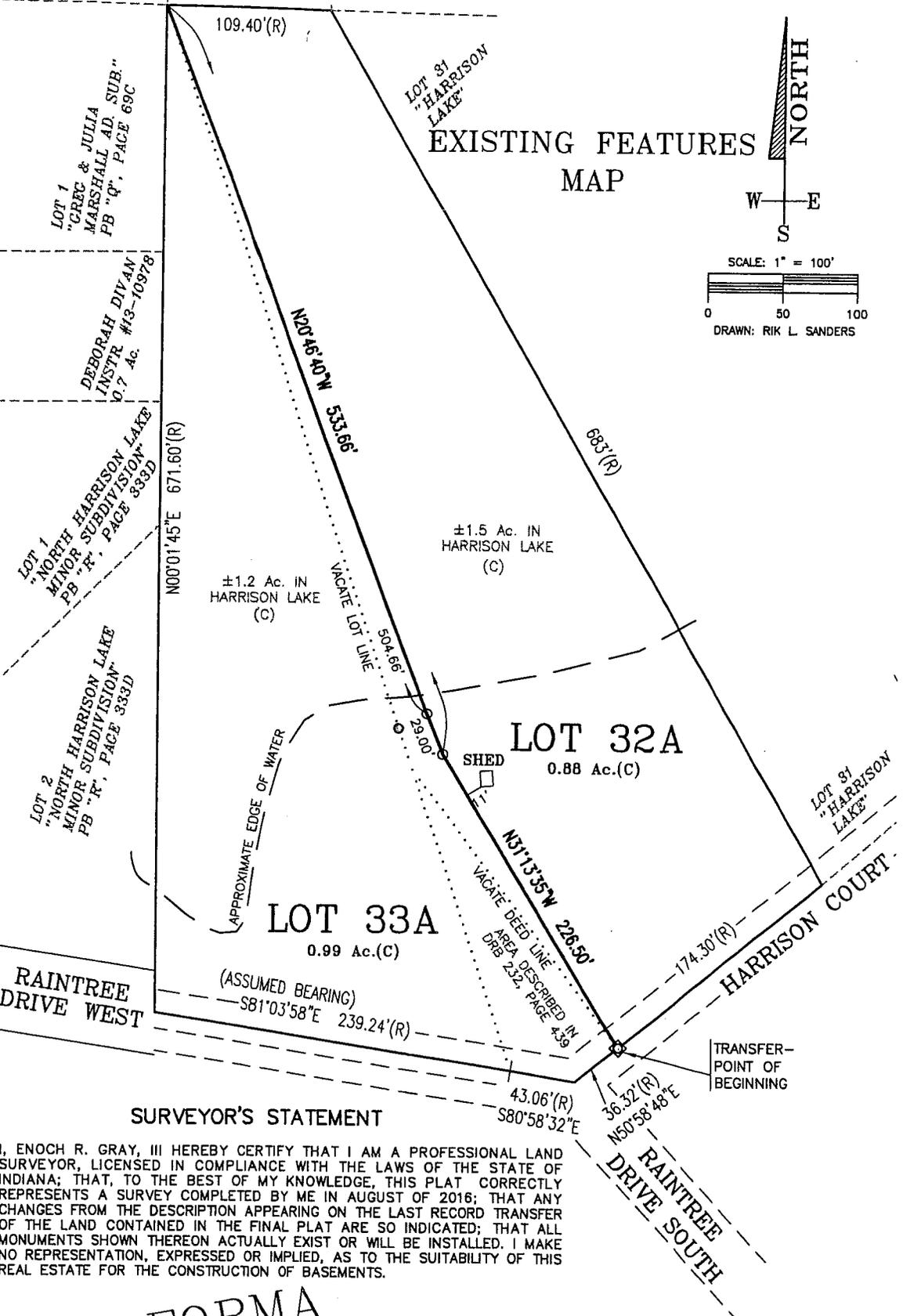
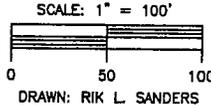
As property owners adjoining Bill Mihay and/or Bambi and Dick Wigh we have been advised that the Wigh's are acquiring 0.19 acres (.08 acres above water) of Lot #32 owned by Bill Mihay. We understand that the Wighs are required to apply for a zoning variance as a result of both lots #32 and #33 being classified non-conforming due to the land area of each lot currently being less than one acre. We further understand that both lots will continue to have less than one acre of land area after the exchange. Since there is no change in the zoning classification of the lots and the future use will remain as is, we have no objection to the granting of the variance.


Dated: Oct 1, 2016
John Walter, 9601 West Tulip Drive, Columbus


Dated: Oct. 1, 2016
Connie & Terry Marbach, 9704 Raintree Drive, Columbus


Dated: 10/1/16
Helen & John Sharpnack, 9682 West Harrison Court, Columbus

EXISTING FEATURES
MAP



SURVEYOR'S STATEMENT

I, ENOCH R. GRAY, III HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME IN AUGUST OF 2016; THAT ANY CHANGES FROM THE DESCRIPTION APPEARING ON THE LAST RECORD TRANSFER OF THE LAND CONTAINED IN THE FINAL PLAT ARE SO INDICATED; THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST OR WILL BE INSTALLED. I MAKE NO REPRESENTATION, EXPRESSED OR IMPLIED, AS TO THE SUITABILITY OF THIS REAL ESTATE FOR THE CONSTRUCTION OF BASEMENTS.

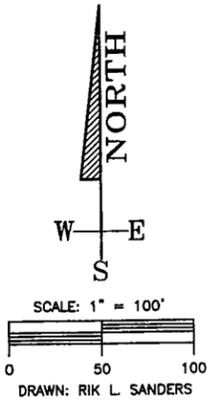
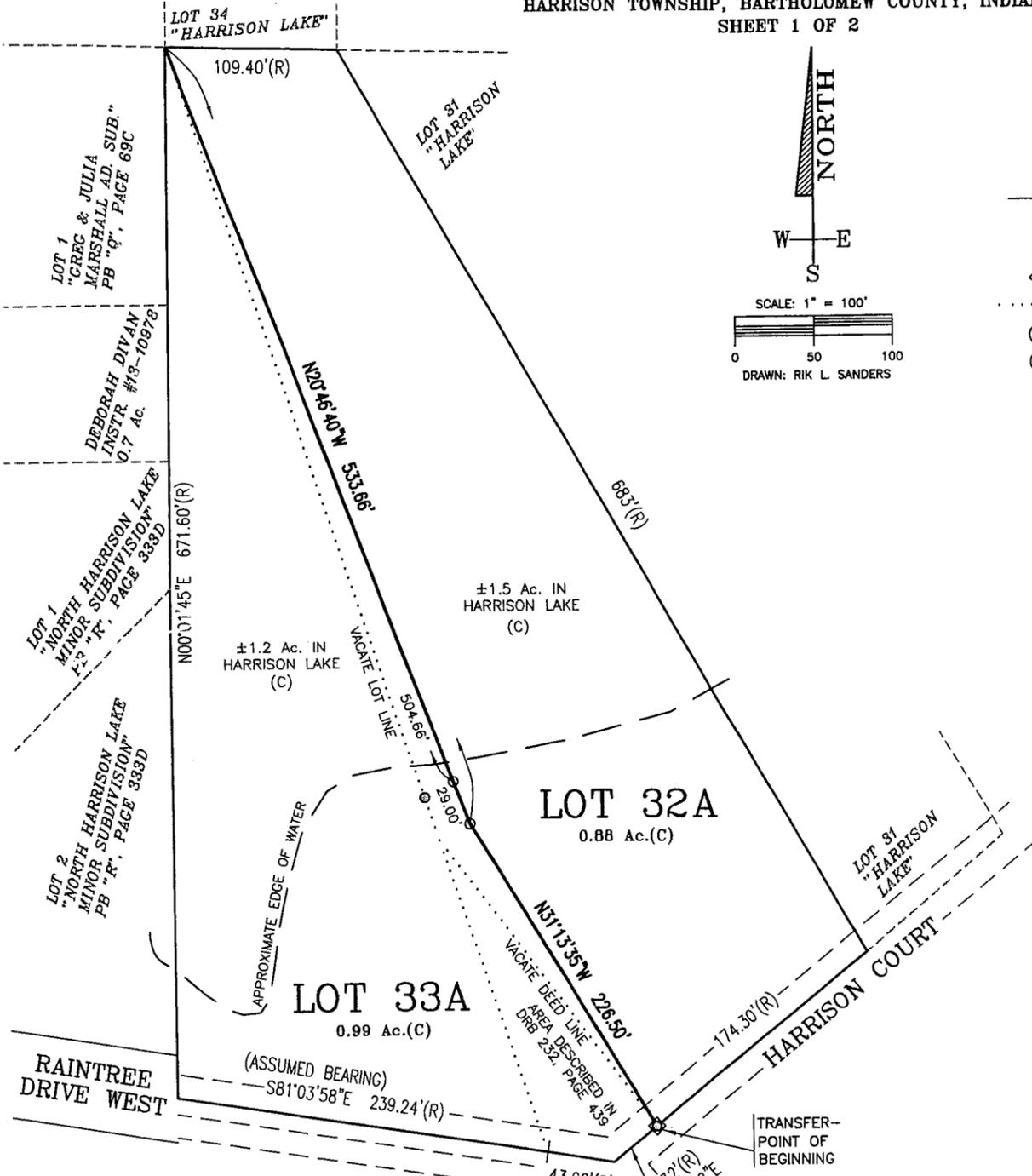
PRO-FORMA

September 22, 2016
 ENOCH R. GRAY, III LS-0516 DATE

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW. ENOCH R. GRAY, III

Harrison Lake, Replat of Lots 32 & 33

A PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 4 EAST
 HARRISON TOWNSHIP, BARTHOLOMEW COUNTY, INDIANA
 SHEET 1 OF 2



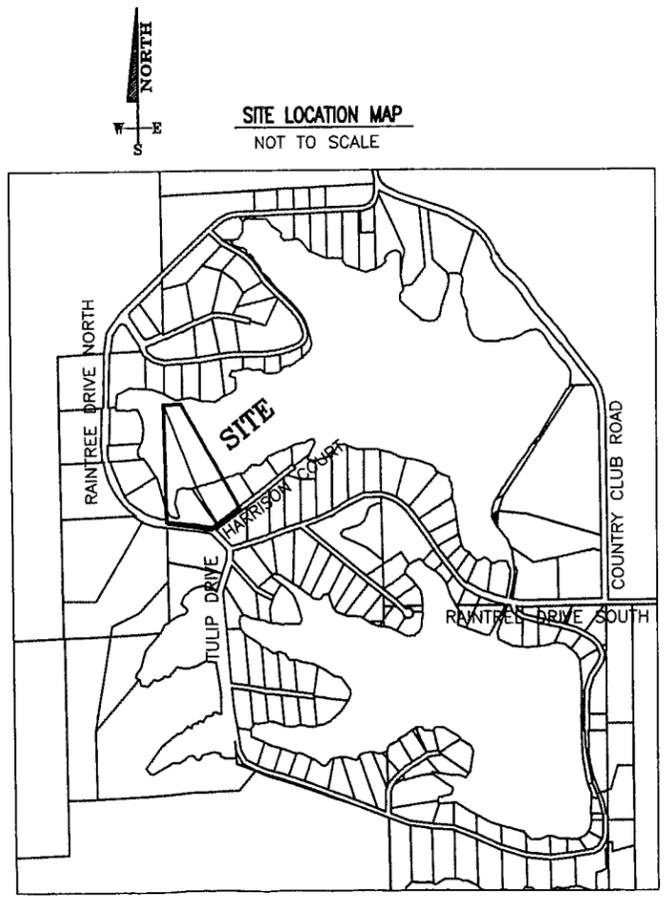
- LEGEND**
- 5/8"x30" REBAR AND CAP SET THIS SURVEY
 - ◉ FOUND 5/8" REBAR
 - ◊ FOUND SURVEY MARKER
 - VACATE LOT/DEED LINE
 - (C) CALCULATED DIMENSION
 - (R) RECORD DIMENSION

ACREAGE TABLE

INSTR. #99-460	0.91 Ac.(C)
TRANSFER	0.08 Ac.
LOT 33A	0.99 Ac.(C)

ACREAGE TABLE

DRB 232, P439	0.96 Ac.(C)
TRANSFER	0.08 Ac.
LOT 32A	0.88 Ac.(C)



PROPERTY DESCRIPTION

LOT NUMBER THIRTY-THREE (33) IN THE TOWN OF HARRISON LAKE, ACCORDING TO THE PLAT OF SAID TOWN AS RECORDED IN PLAT BOOK "D", PAGE 116, IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA.

ALSO,

A PART OF LOT NUMBER THIRTY-TWO (32) IN THE TOWN OF HARRISON LAKE, AS RECORDED IN PLAT BOOK "D", PAGE 116, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHEAST LINE OF SAID LOT, 174.3 FEET SOUTHWESTERLY OF THE SOUTHEAST CORNER OF SAID LOT; THENCE SOUTHWESTERLY ALONG SAID SOUTHEAST LINE A DISTANCE OF 34 FEET TO A CORNER OF SAID LOT; THENCE NORTHWESTERLY ALONG THE SOUTHWEST LINE OF SAID LOT A DISTANCE OF 42.6 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 211 FEET; THENCE SOUTHEASTERLY TO THE PLACE OF BEGINNING.

CURRENT OWNERS OF RECORD:
 RICHARD J. AND BARBARA B. WIGH
 INSTR. #99-460
 AUD. PARCEL ID:
 #03-94-25-440-001.600-011

PROPERTY DESCRIPTION

LOT NUMBERED 32 AS SHOWN ON THE PLAT OF "HARRISON LAKE" RECORDED IN PLAT BOOK "D", PAGE 116 IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA.

EXCEPT:

A PART OF SAID LOT NUMBER THIRTY-TWO (32) AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHEAST LINE OF SAID LOT, 174.3 FEET SOUTHWESTERLY OF THE SOUTHEAST CORNER OF SAID LOT; THENCE SOUTHWESTERLY ALONG SAID SOUTHEAST LINE A DISTANCE OF 34 FEET TO A CORNER OF SAID LOT; THENCE NORTHWESTERLY ALONG THE SOUTHWEST LINE OF SAID LOT A DISTANCE OF 42.6 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 211 FEET; THENCE SOUTHEASTERLY TO THE PLACE OF BEGINNING.

CURRENT OWNER OF RECORD:
 WILLIAM MIHAY
 DRB 232, PAGE 439
 AUD. PARCEL ID:
 #03-94-25-440-001.500-011

TRANSFER DESCRIPTION

A PART OF LOT NUMBERED 32 AS SHOWN ON THE PLAT OF "HARRISON LAKE" RECORDED IN PLAT BOOK "D", PAGE 116 IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA AND DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND "SURVEY MARKER" IN HARRISON COURT MARKING THE SOUTHEAST CORNER OF THAT REAL ESTATE DESCRIBED IN DEED RECORD NUMBER 232, PAGE 439; THENCE NORTH 36°48'51" WEST (BEARING TAKEN FROM "WIGH BOUNDARY SURVEY" RECORDED IN PLAT BOOK "Q", PAGE 17D AS INSTRUMENT NUMBER 98-19689) ALONG A WEST LINE OF SAID REAL ESTATE A DISTANCE OF 229.13 FEET TO THE WEST LINE OF SAID LOT 32; THENCE NORTH 18°26'44" WEST ALONG SAID WEST LINE A DISTANCE OF 536.62 FEET TO THE NORTHWEST CORNER OF SAID LOT 32; THENCE SOUTH 20°46'40" EAST A DISTANCE OF 533.66 FEET; THENCE SOUTH 31°13'35" EAST A DISTANCE OF 226.50 FEET TO THE POINT OF BEGINNING, CONTAINING 0.19 OF AN ACRE, MORE OR LESS, (BEING 0.08 OF AN ACRE NOT UNDER THE WATERS OF HARRISON LAKE), AND SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS OF WAY.

SURVEYOR'S STATEMENT

I, ENOCH R. GRAY, III HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME IN AUGUST OF 2016; THAT ANY CHANGES FROM THE DESCRIPTION APPEARING ON THE LAST RECORD TRANSFER OF THE LAND CONTAINED IN THE FINAL PLAT ARE SO INDICATED; THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST OR WILL BE INSTALLED. I MAKE NO REPRESENTATION, EXPRESSED OR IMPLIED, AS TO THE SUITABILITY OF THIS REAL ESTATE FOR THE CONSTRUCTION OF BASEMENTS.

PRO-FORMA

September 22, 2016
 DATE

ENOCH R. GRAY, III LS-0516



I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW. ENOCH R. GRAY, III

JOB #16256

E.R. GRAY & ASSOCIATES
 PROFESSIONAL LAND SURVEYING AND CONSULTING

E.R. GRAY III, L.S.
 PRESIDENT
 P.O. BOX 1357
 COLUMBUS, INDIANA 47202
 BUS. 812-372-7398 FAX 812-372-2175