

MINUTES
COLUMBUS BOARD OF ZONING APPEALS
AUGUST 28, 2007
COUNCIL CHAMBERS, 2nd FLOOR, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA

The Columbus Board of Zoning Appeals met at 6:30 p.m. in the Council Chambers, second floor of City Hall, 123 Washington Street, Columbus, Indiana for its monthly meeting.

Members: Mary Ferdon, Chairperson, Lou Marr, Jeff Sharp and Dave Bonnell.

Staff Present: Laura Thayer, Assistant Planning Director; Alan Whitted, City Attorney, Stephanie Carr, Code Enforcement.

PUBLIC MEETING

Mary Ferdon, Chairperson, opened the meeting with a brief explanation about the Board and its responsibilities.

Proof of advertising for all cases was confirmed. The petitions and staff comments are a permanent record at the Planning Department.

Alan Whitted, Deputy City Attorney, Administered the oath to all in attendance that would be speaking.

DOCKET C/DS-07-05: PERR INVESTMENTS

Perr Investments is a request to allow a commercial property in the B-5 (General Business) district to be served by 99 parking spaces, 45 spaces fewer than required by the Columbus Zoning Ordinance (Section 17.44.040). The property is located at 1220 Washington Street in the City of Columbus.

Petitioner Mark Daugherty of Daugherty Designs stated his name and address for the record.

Ms. Thayer read the background along with the findings of fact into the record. There was a visual presentation.

Petitioner Deborah Perr of Perr Investments arrived at the meeting and stated her name and address for the record.

Ms. Perr stated that the tenants of the building would not be there at the same times of the day.

She said that the church would be open on Saturday evenings and the banquet facility would be on Sundays.

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The meeting was opened to the public.

Warren Scheidt of 1204 Washington Street had some concerns about the parking spaces. He said that he did not see a problem now but there may be a parking problem in the future.

The meeting was closed to the public.

The petitioner indicated her intent to seek a conditional use permit for the off-site parking lot that is planned on Jackson Street.

Dave Bonnell made a motion to approve **C/DS-07-05**, based on the findings of fact as presented by staff, to allow 45 fewer parking spaces than required for current uses and a proposed banquet facility, with the following conditions: (1) The owner shall return to the Board of Zoning Appeals in one year for renewal of the variance; and (2) The number of seats for the proposed banquet facility shall be limited to 150.

Lou Marr seconded the motion, motion passed unanimously.

FINDINGS OF FACT

The following findings of fact were presented to the Board for consideration:

C/UV-07-02: Bethesda House

Dave Bonnell made a motion to approve **C/UV-07-02**, seconded by Lou Marr. The motion passed unanimously.

APPROVAL OF MINUTES

Upon the motion made by Lou Marr and seconded by Dave Bonnell, the minutes of the July 24, 2007 meeting were approved unanimously.

There being no further business, the meeting was adjourned.

Mary Ferdon, Chair