



**CITY OF COLUMBUS  
BOARD OF ZONING APPEALS  
(February 27, 2024 Meeting)**

**STAFF REPORT**

**Docket No. / Project Title:** C/CU-2024-001 (Athens Church)  
C/CU-2024-003 (Roviar Shared Parking)

**Staff:** Noah Pappas

**Applicant:** Andrew Perr

**Property Size:** 2.95 Acres

**Zoning:** CN (Commercial: Neighborhood)  
CDS (Commercial: Downtown Support)

**Location:** The northwest corner of Washington and 12<sup>th</sup> Streets (1218-1280 Washington Street and 312-324 12<sup>th</sup> Street) and the southwest corner of Jackson and 12<sup>th</sup> Streets, in the City of Columbus

**Background Summary:**

The applicant has indicated that a proposed conditional use will allow an additional worship facility to be included in the Roviar Building, in the CN (Commercial: Neighborhood) zoning district, at 1268 Washington Street. The second conditional use will allow, for the purpose of meeting the Zoning Ordinance’s parking space requirements, the sharing of the available parking spaces among the various uses on the property whose hours of operation do not substantially overlap. The current parking for the Roviar Building includes an off-site parking lot at the southwest corner of Jackson and 12<sup>th</sup> Streets.

**Key Issue Summary:**

The following key issue(s) should be resolved through the consideration of this application: None

**Preliminary Staff Recommendation:**

Athens Church (C/CU-2024-001): Approval, all criteria have been met. Approval should include the condition that the zoning violation on the property, the unscreened dumpsters, be addressed prior to the issuance of a Zoning Compliance Certificate permitting the change of use by Athens Church.

Roviar Shared Parking (C/CU-2024-003): Approval, all criteria have been met.

**Zoning District Intent:**

The intent of the CN (Commercial: Neighborhood) zoning district is as follows: to provide convenience goods, services, and amenities within close proximity to residential areas. This district is also intended to enable the development of small-scale, mixed-use neighborhood centers. The commercial centers are generally to be located at major intersections, should be pedestrian oriented in the City of Columbus jurisdiction, and should provide ample buffering from adjacent residential uses. Further, this district should be protected from non-neighborhood serving land uses and businesses.

The intent of the CDS (Commercial: Downtown-Support) zoning district is as follows: to serve as a transitional area between the urban downtown and the suburban commercial areas at the edges of downtown. This district provides that transition by allowing uses that would be appropriate in either setting and the flexibility for new development to be either suburban or urban in character; with the intent being a market-driven conversion of the district to a pedestrian-oriented urban setting that facilitates the gradual expansion of the downtown area.

<b>Current Property Information (Roviar Building Site):</b>	
<b>Land Use:</b>	Various Office, Warehouse, Retail, and Assembly Uses.
<b>Site Features:</b>	Building and Parking Lot.
<b>Flood Hazards:</b>	100-year and 500-year floodway fringe
<b>Vehicle Access:</b>	Jackson Street (Local, Commercial, Urban) 12 <sup>th</sup> Street (Local, Commercial, Urban) Washington Street (Minor Arterial, Residential, Urban)

<b>Surrounding Zoning and Land Use:</b>		
	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	I-1 (Industrial: Light) I-2 (Industrial: General) RE (Residential: Established)	Coca-Cola Facility Contractors Offices, Personal Service Uses Single-Family Residential
<b>South:</b>	CDS (Commercial: Downtown Support) CN (Commercial: Neighborhood) P (Public / Semi-Public Facilities)	Cork Liquors, Eye Doctor, Columbus Fire Department Station #1 Parks Department Offices
<b>East:</b>	RE (Residential: Established) CN (Commercial: Neighborhood)	Single-Family Residential Office and Retail Uses
<b>West:</b>	I-2 (Industrial: General) P (Public / Semi-Public Facilities)	Contractors Offices, Personal Service Uses

<b>Interdepartmental Review:</b>	
<b>City Engineering:</b>	It appears that they will have sufficient parking if the uses operate at the time provided.
<b>City Utilities:</b>	No concerns with the conditional use.
<b>Code Enforcement:</b>	Code Enforcement would not have an issue with this proposal. They will need a building permit from our office if they will be remodeling.  Depending on what they would be doing, they may need a Construction Design Release from the State.
<b>City Fire:</b>	No response.

**History of this Location:**

The relevant history of this location includes the following:

1. In 2007, under C/CU-07-003, the applicant received conditional use approval to establish an off-site parking lot to serve the building at 1220 Washington Street. The off-site parking lot is located at 1214 & 1142 Jackson Street.

**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 conditional use approval for a new worship space (Athens Church) in the CN (Commercial: Neighborhood) zoning district in the Roviari Building. This worship space will have a maximum of 170 persons in the largest seating area, requiring a total of 57 parking spaces.
2. Per the applicant's submittal materials, there are 121 parking spaces on the Roviari Building property and an additional 56 approved for use off-site at 1142-1214 Jackson Street. The total off-street parking provided is 177 spaces.
3. In addition, per Zoning Ordinance Section 7.1(A)(2)(a) *On-Street and Public Parking*: "Uses in all commercial, public / semi-public, and industrial zoning districts may count 20% of any public spaces within 300 feet of the property on which the use is located toward meeting the minimum number of required parking spaces." There are 12 such spaces along the Roviari Building's Washington Street frontage, allowing the applicant to count up to 2 parking spaces there toward their minimum required total. There are, therefore, (177+5)182 total spaces provided toward meeting the zoning ordinance parking requirements.
4. The applicant has indicated a total of 25 different uses in the Roviari Building, including the proposed new worship facility. The total parking requirement of all these uses is 375 spaces. The applicant's total provided parking of 182 spaces would be deficient by 193 parking spaces.
5. Not all of the uses at this site are operating at the same time. Uses operating between the hours of 7:00am-5:00pm Monday-Saturday require a total of 108 parking spaces. The uses operating on Weekends (Friday and Saturday Night) between the hours of 5:00pm-11:00pm require 154 parking spaces. The uses operating on Sunday between the hours of 8:00am-12:00pm require 113 parking spaces. Thus at no time is the total provided parking of 193 exceeded.
6. Zoning Ordinance Section 7.1(A)(2)(b) allows the Board of Zoning Appeals, through the conditional use process, to approve groups of uses for shared parking. Per the Ordinance, approvals shall be based on the determination that the use of shared parking will not provide hardships for pedestrians, will not result in potentially hazardous traffic conditions, and will provide the minimum number of parking spaces for the uses involved. The parking needs of possible future uses of the property shall also be considered by the Board of Zoning Appeals.

7. There is a significant prominence of uses in this CN-zoned area at the intersection of 11<sup>th</sup> & Washington Streets that are not permitted in the CN zoning district including: churches, fire station, office uses, liquor store, funeral home, and gas station. Due to this variety of uses, this area does not function as a neighborhood commercial district.
8. There is one zoning violation on the subject property. There presently are two unscreened dumpsters on the Roviari Building site at the northwest corner of 1250 Washington Street. Zoning Ordinance Section 6.1(C)(2) requires all dumpsters with a capacity of 2 cubic yards or greater to be screened from view of all public streets and roads and all adjacent properties. This screening shall include a 6 foot tall, 100% opaque fence of wood, stone, masonry, architectural metal, or other similar construction providing the required opacity.

### **Comprehensive Plan Consideration(s):**

The Comprehensive Plan designates the future land use of properties in this area as Residential.

The Comprehensive Plan includes this property in the Downtown Columbus character area. The following planning principles for that character area apply to this application:

1. New development or redevelopment should enhance the positive qualities of downtown. A healthy land-use mix should be retained, including a variety of retail, office, financial, professional, and institutional uses. Suburban type uses such as big-box retail stores should not be permitted.
2. As uses change or expand, the city should ensure that smooth traffic flow will be maintained and that convenient parking is available.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application:

1. **Goal A-4: Promote wise and efficient use of limited resources and nonrenewable resources, including but not limited to capital and land.**
2. **Policy A-4-1:** Preserve & revitalize older neighborhoods, including buildings, grounds, and infrastructure.  
*The city should hold property owners accountable for the maintenance and upkeep of their properties in accordance with law.*
3. **Goal E-1: Maintain and enhance the attractiveness and vitality of the city's neighborhood business areas.**
4. **Policy E-1-3:** Encourage development of additional parking that is consistent with the character of downtown.  
*People will not go downtown if there is no place to park, and the city needs to encourage sufficient downtown parking. This parking, however, should complement the character of downtown. For example, removing buildings and replacing them with surface parking lots damages the fabric of downtown and creates blank spaces which do not attract pedestrian activity.*
5. **Policy E-1-9:** Encourage businesses that are consistent in scale and character with the residential neighborhood and which do not detract from the enjoyment of residential properties.  
*Appropriate neighborhood businesses are an asset, but care must be taken to ensure that these activities add to rather than detract from the area. Small-scale restaurants or retail stores can add to the attractiveness and convenience of a neighborhood, while a fast-food restaurant with a drive-through or a "big-box" retail operation would adversely affect the residential quality.*
6. **Policy E-2-12:** Encourage parking lot and circulation designs which are safe and efficient, both for motor vehicles and for pedestrians.  
*Parking lot design can define and channel traffic flow and reduce the likelihood of accidents. In addition, pedestrian circulation in parking areas can be designed to improve pedestrian safety and access. For example landscaped traffic islands with sidewalks can be used to channel traffic and provide pedestrian access to buildings.*
7. **Goal F-5: Provide adequate, attractive, and safe parking facilities.**
8. **Policy F-5-2:** Encourage flexibility in meeting parking demand (shared parking, grassed overflow areas for peak demand and similar practices).  
*The city should explore ways to reduce the amount of land consumed by parking lots. These might include smaller parking spaces for compact cars, shared parking between uses with different hours (such as existing church parking lots for businesses during the week), and temporary overflow parking areas.*

9. **Policy J-9-2:** Encourage similar uses to locate in clusters, to facilitate provision of appropriate infrastructure and services.  
*Infrastructure and services can be provided most efficiently to business areas which have similar needs for highway access, rail service, sewer capacity, water pressure, and other facilities.*

The property is located in the study area of Envision Columbus, the Downtown Comprehensive Plan Element: This property is located within the “Zipper” Infill Zone in which “the commercial core dissolves into a transitional zone between commercial and residential”. “This area contains a significant amount of surface parking, light industry, and low-density commercial businesses. Strategic infill could help extend walkability of the urban core, with potential residential, commercial, and retail destinations that are desirable for urban living.”

**Provisional Findings of Fact/Decision Criteria- Athens Church Conditional Use:**

Section 12.4(D) of the Zoning Ordinance permits the Board of Zoning Appeals to allow conditional uses that meet the criteria listed below. The Board may impose reasonable conditions as part of an approval.

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

*Provisional Findings:* Neither the City Engineering nor Fire Department, nor the County Code Enforcement Department indicated any public safety concerns with the worship facility at this location. If the companion conditional use request allowing for shared parking is approved, *this criterion has been met.*

- 2. The development of the property will be consistent with the intent of the development standards established by the Zoning Ordinance for similar uses.**

*Provisional Findings:* The applicants propose no physical changes to the property. If the companion conditional use request allowing for shared parking is approved and the dumpster screening zoning violation is addressed, *this criterion has been met.*

- 3. Granting the conditional use will not be contrary to the general purposes served by the Zoning Ordinance, and will not permanently injure other property or uses in the same zoning district and vicinity.**

*Provisional Findings:* The area of CN (Commercial: Neighborhood) zoning at the intersection of 11<sup>th</sup> and Washington Streets, including this property, is currently characterized by a variety of uses beyond those permitted by the applicable zoning. These uses include a fire station, offices, an events venue within the Roviari Building, a gas station, and several others. The proposed worship facility will not alter the character of the area or injure an otherwise strictly neighborhood-focused commercial district, which does not practically exist in this area. *This criterion has been met.*

- 4. The proposed use will be consistent with the character of the zoning district in which it is located and the recommendations of the Comprehensive Plan.**

*Provisional Findings:* Worship facilities are identified as a Conditional Use in the CN (Commercial: Neighborhood) zoning district, identifying it as a contextually appropriate use depending on the specific circumstances of the site and area. This area does not have a strong neighborhood-based commercial character, with a number of non-neighborhood commercial uses being legal-nonconforming or allowed by use variance. The worship facility will be in character with the uses in the area. Further, the Comprehensive Plan includes this site in the Downtown Columbus Character Area and encourages a healthy mix of land uses. *This criterion has been met.*

**Provisional Findings of Fact/Decision Criteria- Roviari Shared Parking Conditional Use:**

Section 12.4(D) of the Zoning Ordinance permits the Board of Zoning Appeals to allow conditional uses that meet the criteria listed below. The Board may impose reasonable conditions as part of an approval.

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

*Provisional Findings:* The applicant has demonstrated that, during all hours of operation, weekday, weekend, and Sunday, adequate parking is being provided and the uses on site will not result in insufficient parking. In addition, neither the City Engineering nor Fire Department, nor the County Code Enforcement Department indicated any public safety concerns. *This criterion has been met.*

**2. The development of the property will be consistent with the intent of the development standards established by the Zoning Ordinance for similar uses.**

*Provisional Findings:* The applicant has demonstrated that, during all hours of operation, weekday, weekend, and Sunday, adequate parking is being provided and the uses on site will not result in insufficient parking. The use of shared parking will not provide hardships for pedestrians, will not result in potentially hazardous traffic conditions, and will provide the minimum number of parking spaces for the uses involved. The approval of shared parking is, therefore, consistent with the intent of the Zoning Ordinance. *This criterion has been met.*

**3. Granting the conditional use will not be contrary to the general purposes served by the Zoning Ordinance, and will not permanently injure other property or uses in the same zoning district and vicinity.**

*Provisional Findings:* The applicant has demonstrated that, during all hours of operation, weekday, weekend, and Sunday, adequate parking is being provided and the uses on site will not result in insufficient parking. Other uses in the area, therefore, will not be injured by unwanted overflow parking or unsafe traffic conditions. *This criterion has been met.*

**4. The proposed use will be consistent with the character of the zoning district in which it is located and the recommendations of the Comprehensive Plan.**

*Provisional Findings:* The CN zoning district is intended to enable the development of small-scale, mixed use neighborhood centers. By allowing the shared parking this allows the subject property to maintain a more neighborhood-scale development, without excessive parking lots. The Comprehensive Plan encourages flexibility in addressing parking needs and the reduction of the amount of land consumed by parking lots. *This criterion has been met.*

**Board of Zoning Appeals Options:**

In reviewing a request for conditional use the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.



**City of Columbus - Bartholomew County Planning Department  
Conditional Use Application**

Submit applications and materials by e-mail to [planning@columbus.in.gov](mailto:planning@columbus.in.gov). If questions, please call: 812.376.2550.  
Submittal instructions available at <https://www.columbus.in.gov/planning/applications-forms/>.

**To be Completed by the Planning Department**

Pre-submittal Meeting on (date): Jan. 19, 2024 by (initials): MB  
Application Received on (date): Jan 23, 2024 by (initials): MB  
Jurisdiction:  Columbus  Bartholomew County  Joint District  
Hearing Procedure:  Board of Zoning Appeals  Hearing Officer  
Docket No.: C/CU-2024-001 Zoning District: CN  
Property Owner Name (from GIS): Perr Investments Llc

**To be Completed by the Applicants**

**STOP! All conditional use applicants must meet with a Planning Department staff member before completing this application.** Please contact the Department at 812.376.2550 at least 1 week prior to the applicable Board of Zoning Appeals application deadline to schedule a review meeting. The Department cannot guarantee a timely review meeting if contacted less than 1 week prior to the deadline and is not responsible for any missed deadline that may result.

**Representative / Notification Information:**

*The contractor, surveyor, attorney, or other person authorized to act on behalf of the project owner (or the project owner if no other representative will be used) and to whom all correspondence regarding this application should be directed.*

Representative Person's Name: Andrew Perr  
Representative's Company Name: Perr Investments, LLC  
Mailing Address: 1250 Washington Street, Columbus, IN 47201  
(number) (street) (city) (state) (zip)  
Phone No.: 812-344-0764 E-mail Address: app.2228@gmail.com

**All correspondence will be by e-mail unless another method has been agreed upon by the Planning Department.**

**Project Information:**

*The home owner, business, institution, etc. that is making the request – NOT the contractor, surveyor, or other representative (see above). If the project owner will be representing themselves, their information should be entered above and "same as above" may be entered below.*

Home Owner, Business, Institution, Etc. Name: Same As Above  
Business, Institution, Etc. Contact Person Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
(number) (street) (city) (state) (zip)  
Phone No.: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

**Property / Location Information:**

Property Address: 1268 Washington Street, Columbus  
(number) (street) (city)

or General Location (if no address has been assigned provide a street corner, subdivision lot number, etc.): \_\_\_\_\_



**Conditional Use Requested:**

I am requesting a conditional use per Section 3.18 of the Zoning Ordinance to allow the property to be used for the following (as defined by the zoning ordinance):

**Worship Space**

Please describe the proposed use further:

**Former office space is proposed to be converted into worship space for Athens Church of Columbus. Conditional shared parking described in Part 2 of Article 7.1 General Parking Standards is also proposed, with typical operating hours for some larger tenants in the Roviari/Factory 12 Building that do not overlap with weekday business operating hours.**

**Conditional Use Criteria:**

The Columbus & Bartholomew County Zoning Ordinance establishes specific criteria that each must be met in order for a conditional use to be approved. Describe how the conditional use requested meets each of the following criteria.

- 1. **The approval of the conditional use will not be injurious to the public health, safety, and general welfare of the community.** For example: What harm could come from approving the conditional use? Would it create any public safety issues? Why or why not?  
**Proposed use will not have a negative impact on overall vehicle and pedestrian traffic around the building because church gatherings are on Sunday mornings, not during typical weekday office hours of other building tenants. Minimum parking space requirements are met with the typical spread of operating hours for all tenant uses in the building.**
- 2. **The development of the property will be consistent with the intent of the development standards established by the Zoning Ordinance for similar uses.** For example: Will the conditional use be able to meet minimum building setbacks, parking standards, and other requirements? If not, are variances being sought to address those items?  
**It can be demonstrated that the proposed conditional use will meet all requirements for the current zoning. Requirements of Article 7.1 General Parking Standards can also be demonstrated for the property, for all current and proposed uses.**
- 3. **Granting the conditional use will not be contrary to the general purposes served by the Zoning Ordinance, and will not permanently injure other property or uses in the same zoning district and vicinity.** For example: The property is zoned CN. Are there risks that the conditional use will cause harm to the neighbors ability to use and enjoy their property? Is there reason to believe that the conditional use will cause harm to neighboring property values?  
**In a downtown or near-downtown setting, it is feasible that gatherings can draw potential customers to nearby retail and personal service businesses. Increasing success of businesses increases property values and will not harm neighbors' enjoyment of property.**
- 4. **The conditional use will be consistent with the character of the zoning district in which it is located and the recommendations of the Comprehensive Plan.** Will the conditional use change the character of the area? Will it involve a building, operation, or features that are significantly different than what is common to the zoning district? If the property is located in the jurisdiction of the City of Columbus visit <https://www.columbus.in.gov/planning/comprehensive-plans/>. If the property is in the jurisdiction of Bartholomew County visit <https://www.columbus.in.gov/planning/comprehensive-plans/comprehensive-county-plans/>. Include statements or concepts that support the request.  
**The Roviari/Factory 12 Building has been one of the largest, near-downtown locations for employment and gathering for over 100 years. The building continues as such, facilitating one of the Comprehensive Plan goals for "walkability" to employment and gathering with close proximity to residential areas.**



**Representative's Signature / Acknowledgement:**

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

Andrew Perr

(Representative's Signature)

1/23/2024

(Date)

Andrew Perr

(Representative's Printed Name)

**Property Owner's Signature:**

*The owner DOES NOT include a tenant or contract buyer. Applications submitted without the property owner's signature will not be processed.*

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. I understand that a public notice sign may be placed and remain on the property until the processing of the request is complete.

Andrew Perr

(Property Owner's Signature)

1/23/2024

(Date)

Andrew Perr

(Property Owner's Printed Name)

**Signer's Ownership Role or Representation:**

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

Partner, Perr Investments, LLC

(Signer's Ownership Role or Representation)

**City of Columbus - Bartholomew County Planning Department  
Conditional Use Application**

Submit applications and materials by e-mail to [planning@columbus.in.gov](mailto:planning@columbus.in.gov). If questions, please call: 812.376.2550.  
Submittal instructions available at <https://www.columbus.in.gov/planning/applications-forms/>.

<b>To be Completed by the Planning Department</b>	
Pre-submittal Meeting on (date):	<u>Jan. 19, 2024</u> by (initials): <u>MB</u>
Application Received on (date):	<u>Jan. 23, 2024</u> by (initials): <u>MB</u>
Jurisdiction:	<input checked="" type="checkbox"/> Columbus <input type="checkbox"/> Bartholomew County <input type="checkbox"/> Joint District
Hearing Procedure:	<input checked="" type="checkbox"/> Board of Zoning Appeals <input type="checkbox"/> Hearing Officer
Docket No.:	<u>C/CU-2024-003</u> Zoning District: <u>CN &amp; CDS</u>
Property Owner Name (from GIS):	<u>Perr Investments LLC</u>

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**To be Completed by the Applicants**

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**STOP! All conditional use applicants must meet with a Planning Department staff member before completing this application.** Please contact the Department at 812.376.2550 at least 1 week prior to the applicable Board of Zoning Appeals application deadline to schedule a review meeting. The Department cannot guarantee a timely review meeting if contacted less than 1 week prior to the deadline and is not responsible for any missed deadline that may result.

**Representative / Notification Information:**

*The contractor, surveyor, attorney, or other person authorized to act on behalf of the project owner (or the project owner if no other representative will be used) and to whom all correspondence regarding this application should be directed.*

Representative Person's Name: Andrew Perr

Representative's Company Name: Perr Investments, LLC

Mailing Address: 1250 Washington Street, Columbus, IN 47201  
(number) (street) (city) (state) (zip)

Phone No.: 812-344-0764 E-mail Address: app.2228@gmail.com

All correspondence will be by e-mail unless another method has been agreed upon by the Planning Department.

**Project Information:**

*The home owner, business, institution, etc. that is making the request – NOT the contractor, surveyor, or other representative (see above). If the project owner will be representing themselves, their information should be entered above and "same as above" may be entered below.*

Home Owner, Business, Institution, Etc. Name: Same As Above

Business, Institution, Etc. Contact Person Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
(number) (street) (city) (state) (zip)

Phone No.: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

**Property / Location Information:**

318 12th St., 1214 Jackson St., 1142 Jackson St., Columbus

Property Address: (number) (street) (city) \_\_\_\_\_

or General Location (if no address has been assigned provide a street corner, subdivision lot number, etc.): \_\_\_\_\_

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**Conditional Use Requested:**

7.2(Part 2)(A).

I am requesting a conditional use per Section \_\_\_\_\_ of the Zoning Ordinance to allow the property to be used for the following (as defined by the zoning ordinance):

**Shared parking spaces for multiple building uses utilizing multiple hours of operation**

Please describe the proposed use further:

**Conditional shared parking**

**described in Part 2 of Article 7.1 General Parking Standards is proposed, with typical operating hours for some larger tenants in the Roviari/Factory 12 Building that do not overlap with weekday business operating hours.**

**Conditional Use Criteria:**

The Columbus & Bartholomew County Zoning Ordinance establishes specific criteria that each must be met in order for a conditional use to be approved. Describe how the conditional use requested meets each of the following criteria.

- 1. **The approval of the conditional use will not be injurious to the public health, safety, and general welfare of the community.** For example: What harm could come from approving the conditional use? Would it create any public safety issues? Why or why not?

**Proposed use will not have a negative impact on overall vehicle and pedestrian traffic around the building because larger tenant uses are on weekend evenings and Sunday mornings, not during typical weekday hours of other building tenants. Minimum parking space requirements are met with the typical spread of operating hours for all tenant uses in the building.**

- 2. **The development of the property will be consistent with the intent of the development standards established by the Zoning Ordinance for similar uses.** For example: Will the conditional use be able to meet minimum building setbacks, parking standards, and other requirements? If not, are variances being sought to address those items?

**It can be demonstrated that the proposed conditional use will meet all requirements for the current zoning. Requirements of Article 7.1 General Parking Standards can also be demonstrated for the property, for all current and proposed uses.**

- 3. **Granting the conditional use will not be contrary to the general purposes served by the Zoning Ordinance, and will not permanently injure other property or uses in the same zoning district and vicinity.** For example: The property is zoned CN. Are there risks that the conditional use will cause harm to the neighbors ability to use and enjoy their property? Is there reason to believe that the conditional use will cause harm to neighboring property values?

**In a downtown or near-downtown setting, it is feasible that gatherings can draw potential customers to nearby retail and personal service businesses. Increasing success of businesses increases property values and will not harm neighbors' enjoyment of property.**

- 4. **The conditional use will be consistent with the character of the zoning district in which it is located and the recommendations of the Comprehensive Plan.** Will the conditional use change the character of the area? Will it involve a building, operation, or features that are significantly different than what is common to the zoning district? If the property is located in the jurisdiction of the City of Columbus visit <https://www.columbus.in.gov/planning/comprehensive-plans/>. If the property is in the jurisdiction of Bartholomew County visit <https://www.columbus.in.gov/planning/comprehensive-plans/comprehensive-county-plans/>. Include statements or concepts that support the request.

**The Roviari/Factory 12 Building has been one of the largest, near-downtown locations for employment and gathering for over 100 years. The building continues as such, facilitating one of the Comprehensive Plan goals for "walkability" to employment and gathering with close proximity to residential areas.**



**Representative's Signature / Acknowledgement:**

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

Andrew Perr  
(Representative's Signature)

2-12-24  
(Date)

Andrew Perr  
(Representative's Printed Name)

**Property Owner's Signature:**

*The owner DOES NOT include a tenant or contract buyer. Applications submitted without the property owner's signature will not be processed.*

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. I understand that a public notice sign may be placed and remain on the property until the processing of the request is complete.

Andrew Perr  
(Property Owner's Signature)

2-12-24  
(Date)

Andrew Perr  
(Property Owner's Printed Name)

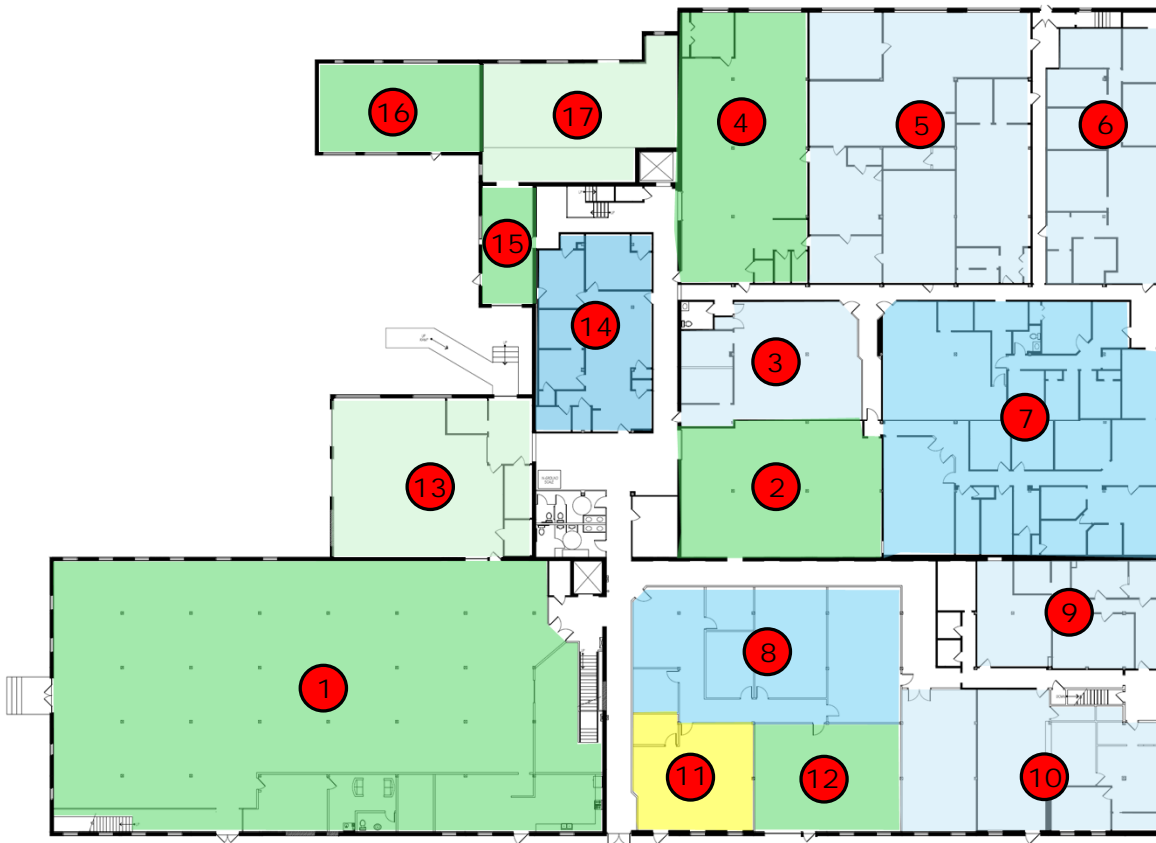
**Signer's Ownership Role or Representation:**

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

partner, Perr Investments, LLC  
(Signer's Ownership Role or Representation)

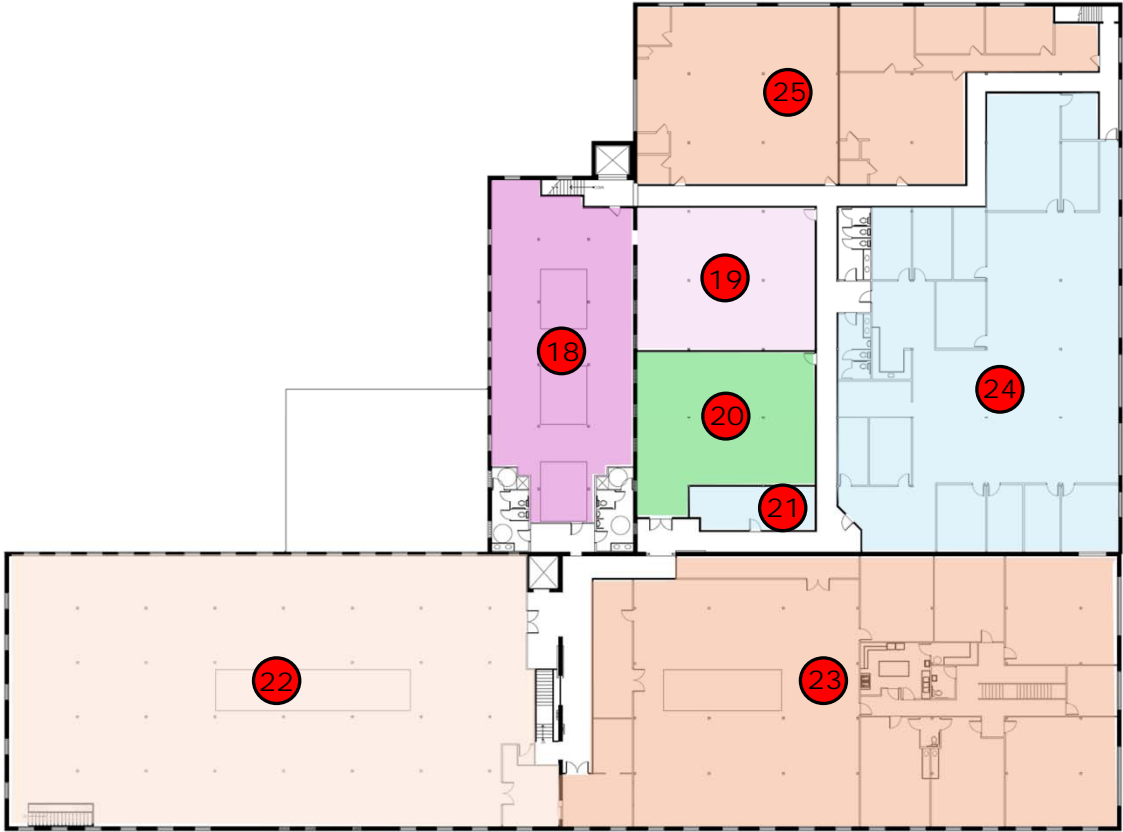


# Roviar/Factory 12 Building 1st Floor Usage



	<b>Business</b>	<b>Space Area ft<sup>2</sup></b>	<b>Use</b>
1	AVI (former CMI)	11,000	Warehouse/Storage with 2 employees
2	AVI (former CMI)	2,000	Warehouse/Storage with 1 employee
3	AVI (former CMI)	1,900	Office
4	AVI (former CMI)	2,480	Warehouse/Storage with 2 employees
5	AVI (former CMI)	4,380	Office
6	Bill Austin & Associates	2,200	Office
7	Bill Austin & Associates	4,490	Office
8	Office Pool, Premier Plastics & NGK	2,590	Office
9	.dvw Engineering	1,410	Office
10	KPIT	2,300	Office
11	My Whole Kitchen	940	Retail
12	Perr Investments	1,130	Warehouse/Storage with 0 employees
13	Common Area Loading Dock	2,330	Warehouse/Storage with 0 employees
14	Perr Investments	1,620	Office
15	Perr Investments	650	Warehouse/Storage with 0 employees
16	Perr Investments	1,000	Warehouse/Storage with 0 employees
17	Perr Investments	1,660	Warehouse/Storage with 0 employees

# Roviar/Factory 12 Building 2nd Floor Usage



	<b>Business</b>	<b>Space Area ft<sup>2</sup></b>	<b>Use</b>
18	Studio Fit by Nancy	3,200	Athletic
19	Studio Fit by Nancy	1,820	Athletic
20	Factory 12 Event Loft	1,730	Warehouse/Storage with 2 employees
21	Factory 12 Event Loft	500	Office
22	Factory 12 Event Loft	11,000	Assembly with max seating of 450
23	Blessed Life Fellowship	9,000	Worship with max seating of 150
24	Enterprise Products	8,220	Office
25	Athens Church of Columbus	4,175	Worship with max seating of 170

# Roviar/Factory 12 Building Minimum Shared Parking Spaces for Tenant Uses and Typical Hours of Operation

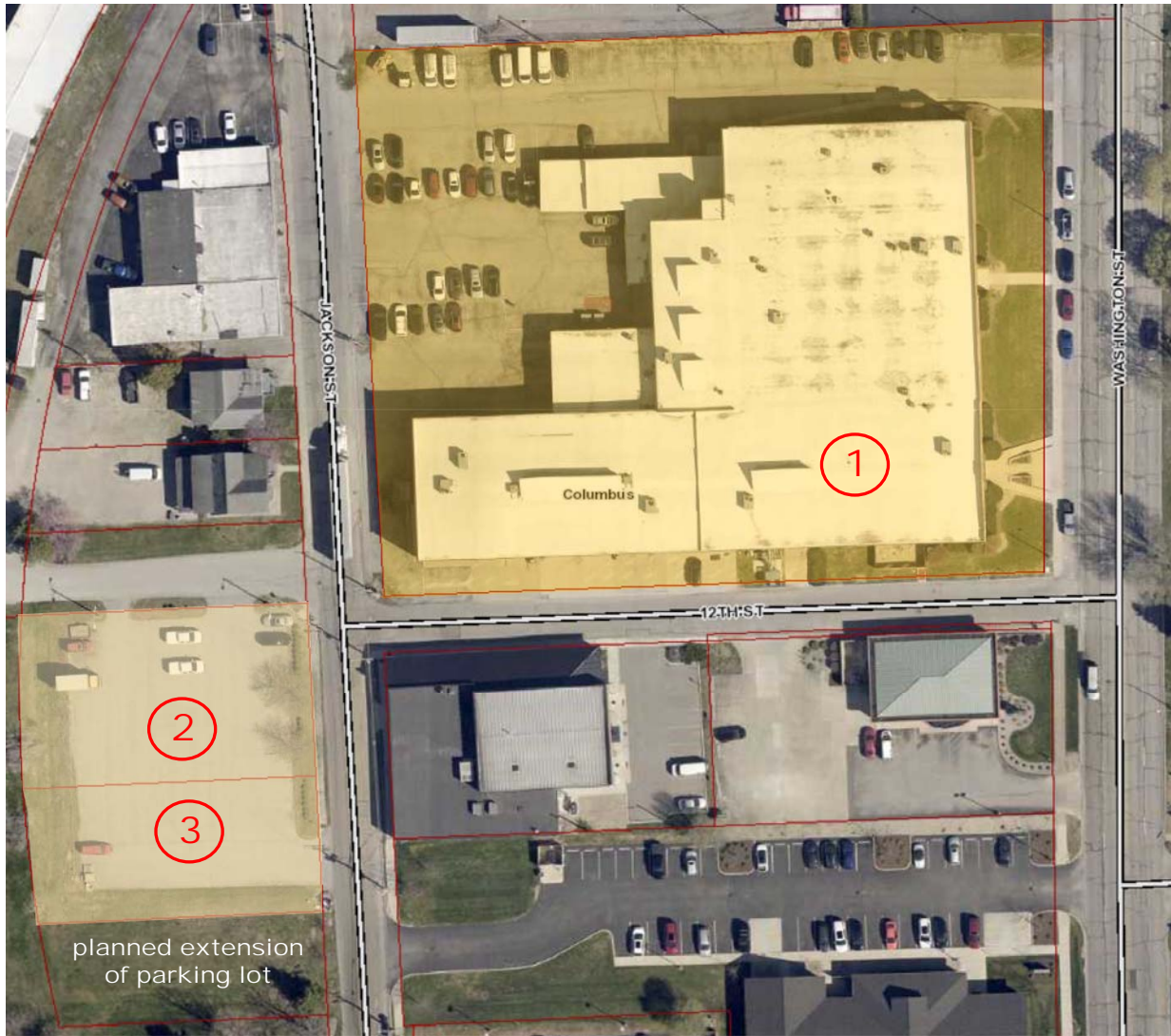
	Mon	Tues	Wed	Thur	Fri	Sat	Sun
7:00 AM	108 SPACES	108 SPACES	108 SPACES	108 SPACES	108 SPACES	108 SPACES	113 SPACES
12:00 AM							
5:00 PM							
11:00 PM							

Business	Space Area ft <sup>2</sup>	Use	Space approved for use	Parking Space Calcs per Article 7	Minimum Shared Parking Spaces Required		
					Typical Operation Mon-Sat, 7AM-5PM	Typical Operation Weekends, 5PM-11PM	Typical Operation Sunday, 8AM-noon
1 AVI (former CMI)	11,000	Warehouse/Storage with 2 employees	Prior to 4-1-08	1/employee	2		
2 AVI (former CMI)	2,000	Warehouse/Storage with 1 employee	Prior to 4-1-08	1/employee	1		
3 AVI (former CMI)	1,900	Office	Prior to 4-1-08	3/1000 ft <sup>2</sup> GFA	6		
4 AVI (former CMI)	2,480	Warehouse/Storage with 2 employees	Prior to 4-1-08	1/employee	2		
5 AVI (former CMI)	4,380	Office	Prior to 4-1-08	3/1000 ft <sup>2</sup> GFA	14		
6 Bill Austin & Associates	2,200	Office	Prior to 4-1-08	3/1000 ft <sup>2</sup> GFA	7		
7 Bill Austin & Associates	4,490	Office	Prior to 4-1-08	3/1000 ft <sup>2</sup> GFA	14		
8 Office Pool, Premier Plastics & NGK	2,590	Office	Prior to 4-1-08	3/1000 ft <sup>2</sup> GFA	8		
9 dwg Engineering	1,410	Office	Prior to 4-1-08	3/1000 ft <sup>2</sup> GFA	5		
10 KPIT	2,300	Office	6/1/2022	3/1000 ft <sup>2</sup> GFA	7		
11 My Whole Kitchen	940	Retail	6/1/2022	1/250 ft <sup>2</sup> UFA	4		
12 Perr Investments	1,130	Warehouse/Storage with 0 employees	Prior to 4-1-08	1/employee	0		
13 Common Area Loading Dock	2,330	Warehouse/Storage with 0 employees	Prior to 4-1-08	1/employee	0		
14 Perr Investments	1,620	Office	Prior to 4-1-08	3/1000 ft <sup>2</sup> GFA	5		
15 Perr Investments	650	Warehouse/Storage with 0 employees	Prior to 4-1-08	1/employee	0		
16 Perr Investments	1,000	Warehouse/Storage with 0 employees	Prior to 4-1-08	1/employee	0		
17 Perr Investments	1,660	Warehouse/Storage with 0 employees	Prior to 4-1-08	1/employee	0		
18 Studio Fit by Nancy	3,200	Athletic	Prior to 4-1-08	1/1000 ft <sup>2</sup> UFA	4		4
19 Studio Fit by Nancy	1,820	Athletic	Prior to 4-1-08	1/1000 ft <sup>2</sup> UFA	2		2
20 Factory 12 Event Loft	1,730	Warehouse/Storage with 2 employees	Prior to 4-1-08	1/employee		2	
21 Factory 12 Event Loft	500	Office	Prior to 4-1-08	3/1000 ft <sup>2</sup> GFA		2	
22 Factory 12 Event Loft	11,000	Assembly with max seating of 450	Prior to 4-1-08	1/3 seats in assembly area		150	
23 Blessed Life Fellowship	9,000	Worship with max seating of 150	Prior to 4-1-08	1/3 seats in assembly area			50
24 Enterprise Products	8,220	Office	7/1/2013	3/1000 ft <sup>2</sup> GFA	27		
25 Athens Church of Columbus	4,175	Worship with max seating of 170	Pending	1/3 seats in assembly area			57

108 154 113

Total parking on 1142 & 1214 Jackson and 1220 Washington Streets

177 spaces

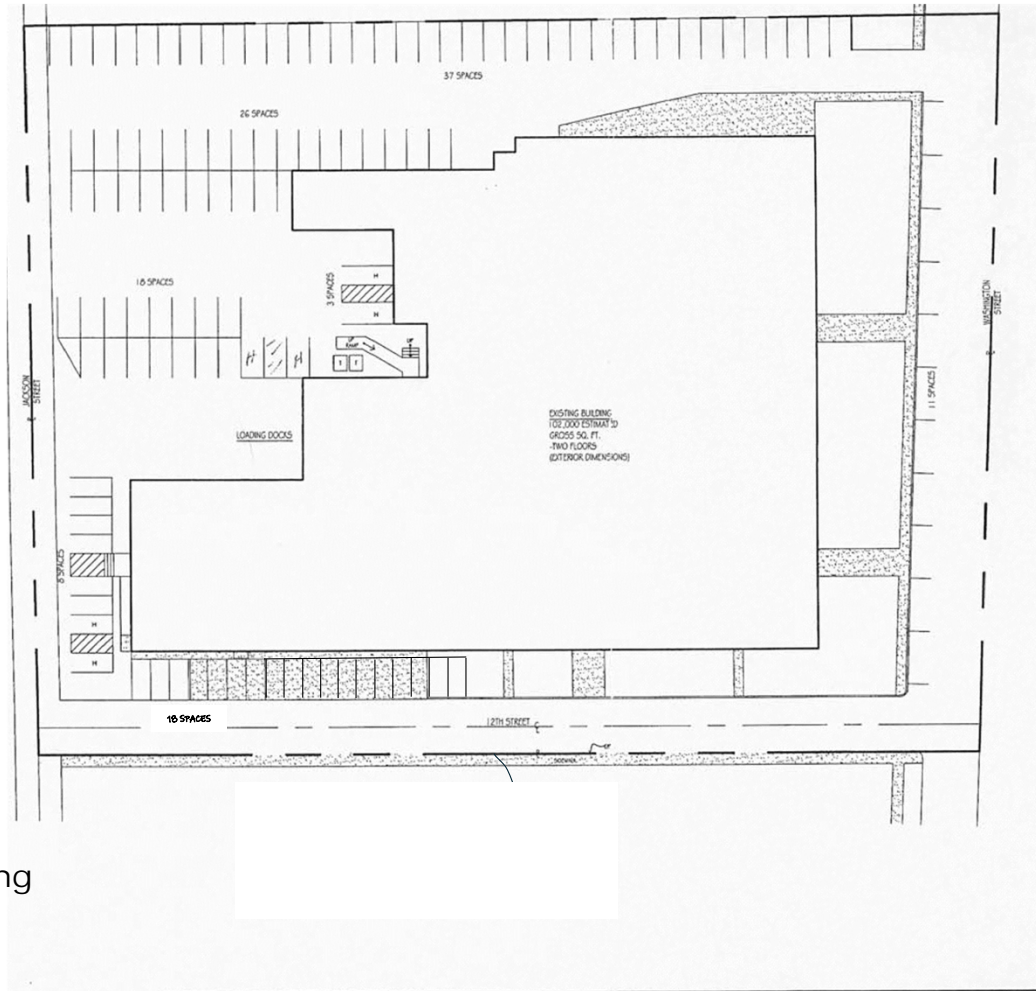


Perr Investment  
Properties at  
Roviar/Factory 12  
Building

- 1) 318 12th St.
- 2) 1214 Jackson St.
- 3) 1142 Jackson St.



Parcel 1 Parking  
121 Spaces



DAUGHERTY DESIGN PLUS  
933 REFF DRIVE  
COLUMBUS, IN 47201  
(812) 372-0573

PROPOSED RENOVATION FOR:  
12TH ROW  
12TH ST. & WASHINGTON ST.  
COLUMBUS, INDIANA

DATE: 01.19.07  
ISSUE:  
VARIANCE  
SHEET  
5101

