

**Albion BZA Meeting – Minutes
August 15, 2007
7:00 PM Albion Municipal Building
211 E Park Drive**

Members Present: Larry Ellet, Charles Elser, Terry Dazey and Jack Robinson. Absent was member David Dunn. Also in attendance were Beth Shellman, Town Manager and petitioner Tammy Luce.

Meeting was called to order by Chairman Ellet at 7:03 PM, after recognizing a quorum.

Oath of Office: Beth administered the Oath of Office to Terry Dazey who was appointed to begin another 4 year term of office.

Approval of Minutes: Charlie Elser motioned, seconded by Larry Ellet, to approve minutes from the June 20, 2007 regular meeting. Voice vote determined the motion carried 4-ayes, 0-nay.

New Business: BZA Variance Number 2007-04 Tammy R. Luce, requesting a Special Use from Section 4.1 Authorized Primary Uses, Albion Zoning Ordinance, to allow operation of a 3 bedroom-3 bathroom Bed and Breakfast operation in a Central Business District; real estate located Lot 26 in the Original Plat to the Town of Albion; 215 N Orange Street. (Plan Commission heard request on 8-1-07 and recommends approval to the BZA).

Proof of legal publication was noted as was verification of notification to surrounding property owners. No written remonstrance was received. No Interested Parties were in attendance. Hearing was opened at 7:10 p.m.

T Luce stated she has been thinking about opening a Bed and Breakfast operation for 7 years. Her goal is to cater to a small market of clients. She will tear down the 1-story non-brick portion of her house and add a 2-story addition. She will keep the single car garage and add 1 more bay to the west. Tammy spoke with Dick Adair, the county Building Inspector and the addition will be ADA compliant. She will serve a breakfast to overnight guests. She could also accommodate 10-15 guests for an off-site luncheon.

Tammy is a CPA and does accounting and tax work on the side. The Bed and Breakfast will have bedrooms upstairs and a kitchen/dining room area downstairs. She and her family will stay in the brick part of the existing home and will have a locking service door between her residence and the proposed business.

5 off-street parking spaces are available on the property. There are 3 on-street in front of the property and 2 on-street along N Orange Street beside her home. She also received approval from St. Mark's Church (letter on file) to use 1 parking space in the church lot if needed.

There will be one sign, along Orange Street, not exceeding 14.9 sq. ft. and will be placed 10' from the right-of-way. The property is zoned CB which allows a Bed and Breakfast by Special Use. The residence on her property is grandfathered.

There being no further discussion, the hearing was closed at 7:18 p.m.

Board members reviewed the Findings of Fact and found the request favorably met the requirements. A motion was made and seconded (T. Dazey, J. Robinson) to approve the Special Use. Voice vote determined the motion carried 4-eyes, 0-nay.

REPORTS OF OFFICERS AND COMMITTEES: none

With no further business, J. Robinson moved, seconded by T. Dazey, to adjourn at 7:27 p.m. Voice vote determined the motion carried by 4-in favor, 0 opposed margin.

Larry Ellet, Chairman

Beth A. Shellman, Secretary