

**Columbus Consolidated Government  
Council Meeting Agenda Item**

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	<b>1242 Broadway - Balcony Encroachment</b>
<b>AGENDA SUMMARY:</b>	Approval is requested to approve the encroachment for the balcony at 1242 Broadway (KMC Urgent Care) to construct a balcony that will extend five feet zero inches into the public right-of-way from the existing building face.
<b>INITIATED BY:</b>	<b>Department of Engineering</b>

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**Recommendation:** Approval is requested to approve the encroachment for the balcony at 1242 Broadway (KMC Urgent Care) to construct a balcony that will extend five feet zero inches into the public right-of-way from the existing building face.

**Background:** The Engineering Department received site plans from Dr. Sunil Kumar Owner and operator, requesting a variance to the City Code requirements to extend the balcony 5 ft into the right-of-way. The balcony is designed to be cantilevered with no supports installed in the sidewalk area. The balcony will span 29 ft-6 inches across. The Uptown Façade Board has reviewed and issued a Certificate of Appropriateness.

**Analysis:** An architectural drawing is attached showing the proposed balcony. The City has authorized this type of permanent encroachment in the past with the condition that should be removed at no cost to the City.

**Financial Considerations:** There are no cost to the City.

**Legal Considerations:** Council must approve all permanent encroachments into public right-of-way.

**Recommendation/Action:** Approval is requested to approve the encroachment for the balcony at 1242 Broadway (KMC Urgent Care) to construct a balcony that will extend five feet zero inches into the public right-of-way from the existing building face.

**A RESOLUTION**

**NO.**

**A RESOLUTION AUTHORIZING A PERMANENT ENCROACHMENT OF A BALCONY FIVE FEET INTO THE PUBLIC RIGHT-OF-WAY AT 1242 BROADWAY; SAID ENCROACHMENT APPROVED WITH THE CONDITION THAT SHOULD THE BALCONY EVER BECOME A CONFLICT WITH ANY FUTURE PUBLIC IMPROVEMENT, THE BALCONY SHALL BE REMOVED AT NO COST TO THE CITY.**

**WHEREAS**, Dr. Sunil Kumar desires to construct a building addition to the existing buildings/businesses with the addition of a balcony over the City sidewalk; and,

**WHEREAS**, the architectural design will eliminate any supports or obstructions in the sidewalk; and,

**WHEREAS**, the Engineering and Inspections and Codes Departments have reviewed the architectural drawings and concur with the request, to allow a permanent encroachment into the Broadway right-of-way.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF COLUMBUS, GEORGIA, AS FOLLOWS:**

That a permanent encroachment of a balcony five feet into the public right-of-way at 1242 Broadway is hereby authorized; said encroachment is approved with the condition that should the balcony ever become a conflict with any future public improvement, the balcony shall be removed at no cost to the City.

Introduced at a regular meeting of the Council of Columbus, Georgia, held on the \_\_\_\_\_ day of \_\_\_\_\_ 2025 and adopted at said meeting by the affirmative vote of \_\_\_\_\_ members of said Council.

Councilor Anker voting	_____.
Councilor Allen voting	_____.
Councilor Chambers voting	_____.
Councilor Cogle voting	_____.
Councilor Crabb voting	_____.
Councilor Davis voting	_____.
Councilor Garrett voting	_____.
Councilor Hickey voting	_____.
Councilor Huff voting	_____.
Councilor Tucker voting	_____.

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Lindsey G. McLemore, Clerk of Council

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B.H. "Skip" Henderson III, Mayor