

MINUTES

City of Franklin, Indiana BOARD OF ZONING APPEALS

July 3, 2013

Members Present:

Tim Holmes	President
Phil Barrow	Vice-President
Jim Martin	Secretary
Brian Alsip	Member
Rev. Richard Martin	Member

Others Present:

Kevin Tolloty	Associate Planner
Lynn Gray	Legal Counsel

Call to Order:

Tim Holmes called the meeting to order at 7:00 p.m.

Approval of Minutes:

Phil Barrow made a motion to approve the May 1, 2013 minutes as presented. Rev. Martin seconded the motion. The members voted unanimously to approve the minutes.

Swearing In:

Lynn Gray swore in the audience.

Old Business:

None

New Business:

ZB 2013-10 (UV) Franklin Heritage:

The petition is for a use variance to allow office and meeting space in a residential traditional neighborhood zoning district. The variance is needed as the uses are not permitted in residentially owned property.

Scott Brown, representing Franklin Heritage, stated the proposed use for the residence is going to be meeting rooms and offices for Franklin Heritage, Inc. which owns the Artcraft Theatre.

Mr. Brown stated the general welfare will not be injurious to the public.

Mr. Brown stated the adjacent property will not be affected. The exterior of the façade will be restored. New stairs, a new porch and new siding will be installed as well.

Mr. Brown stated there is a practical difficulty and there will be an unnecessary hardship. He stated there is no parking and no yard. There are also 7 bathrooms in the house. It's not set up to be residential.

Mr. Brown stated the comprehensive plan will not be affected.

Mr. Brown stated that the house is set up to be used commercially. It would almost have to be used as a rental if it were to be residential because of the parking and set up. He stated that the people that will be using the offices already park at the lot across from the Artcraft, so they won't be taking up any additional parking.

Mr. Barrow questioned what type of meetings would be held there. Mr. Brown stated that they would hold board meetings there, which are typically 15-18 people. He stated that the space may also be used for break out rooms for events held at the Artcraft but that would be a minimal basis. He stated it's not meant to be used as a separate rental but will be used for current rentals such as changing rooms for dance recitals.

Action taken on ZB 2013-10 (UV) Franklin Heritage:

Jim Martin made a motion to approve the variance as presented. Phil Barrow seconded the motion. The motion carried.

Other:

None

Adjournment:

There being no further business, the meeting was adjourned.

Respectfully submitted this 4th day of September, 2013.

Tim Holmes, Chairman

Jim Martin, Secretary