

MINUTES

City of Franklin, Indiana BOARD OF ZONING APPEALS

September 2, 2020

Members Present

Jim Martin
Phil Barrow
Brian Alsip
Ashley Zarse

Chairman
Vice-Chairman
Member
Member

Members Absent

Charlotte Sullivan

Secretary

Others Present

Alex Getchell
Julie Spate
Lynn Gray

Senior Planner I
Recording Secretary
Legal Counsel

Call to Order

Jim Martin called the meeting to order at 6:00 pm.

Roll Call & Determination of Quorum

Approval of Minutes

Brian Alsip made a motion to approve the minutes of August 5, 2020 with typo on page two pointed out by Lynn Gray. Phil Barrow seconded. The motion passed unanimously, 4-0.

Swearing In

Ms. Gray swore en masse anyone planning to speak.

Old Business

None.

New Business

ZB 2020-12 (V) – 1590 Thornburg Ln – Alex Getchell introduced the developmental standards variance request. The property is zoned RSN (Residential: Suburban Neighborhood). The Comprehensive Plan calls for large lot suburban residential. Petitioner Candice Buck is requesting an eight-foot fence at the back of her double frontage lot. It has street frontage on Thornburg Lane and King Street to the north. Additionally, there is a pedestrian trail directly behind her property. The eight-foot height request is only for her north property line.

Candice Buck, petitioner, addressed the decision criteria:

General Welfare: Ms. Buck stated all but three or four houses along the back property line have a fence so it will not be out of place.

Adjacent Property: Ms. Buck stated adjacent properties will not be affected as the other houses have fences as well.

Practical Difficulty: Ms. Buck stated a six-foot fence would be difficult because the trail is higher, so pedestrians can still see into her property and be seen from her property.

A public hearing was held. Ms. Gray asked if the fence will be built on established easements and Mr. Getchell confirmed.

Mr. Getchell gave staff's recommendation for approval with five conditions.

- a. A fence eight (8) feet in height shall be permitted up to the north property line of 1590 Thornburg Ln.
- b. All parts of the fence construction must be located completely on private property and not within the public right-of-way.
- c. Approval is limited to a wood, or similar material, privacy fence line running in an east-west direction and presenting the non-structural face to the north for the width of the subject property, between the residence and the right-of-way of E. King Street.
- d. Chain link, chain link with slats, wrought-iron, or similar non-opaque fence types are not included in the fence height variance approval.
- e. Approval does not supersede the rights of utilities and/or easement holders along the north end of the subject property.

Mr. Getchell explained what is meant by the non-structural face of the fence. Ms. Buck expressed her acceptance of conditions.

Mr. Alsip made a motion for approval with staff's five conditions. Mr. Barrow seconded. Passed unanimously, 4-0.

Other Business

Adjournment:

There being no further business, the meeting was adjourned.

Respectfully submitted this 7th day of October, 2020.

Jim Martin, Chairman

Charlotte Sullivan, Secretary