

Background

Building History

The building located at 28 Crowell St. was built in the 1970's by the Franklin Community School system for maintenance and repair of school buses. It is now classified as Other Commercial Structure. When the structure was built, there was an automotive repair business that's since closed located next door at 296 East Jefferson Street, (Mike's Auto repair in the 80's/90's). Since being built the location has been used for storage as well as a plumbing repair business up to a year ago.

Business History

Paul's Auto Repair is a family owned business with exactly one employee, Paul Chung, an ASE certified mechanic with 20 years of experience. The business simply started by working on friends and family's vehicles. Since nearly all small auto-repair businesses have been closed in downtown Franklin (i.e. Mike's, Newkirk's, Chumley's, Paris, etc...) customers have been forced to find new car-repair locations to meet their needs. Paul's Auto Repair was born from this demand.

Two requests are being made in order to bring the address up to code for its purpose.

1) Per Variance Zoning Ordinance code reference : Article 3, Chapter 2, Land Use Table

Use Variance to allow an auto-oriented use (medium scale) in the RTN: Residential Traditional Neighborhood zoning district.

2) Per Development Standards Variance code reference: Article 7, Chapter 10, Non-residential Parking Standards

A Development Standards Variance related to required parking spaces

Summary

In order not to disrupt the existing neighborhood, we propose the following.

- Work is done by appointment only, no regular "open" business hours
- All automotive customer cars that exceed the 4 outside parking spaces will be parked inside the garage on the property
- No public or city parking will be used for business purposes
- A waste disposal company is used to transport all hazardous waste away from the property regularly