



CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ENGINEERING
DEPARTMENT OF COMMUNITY DEVELOPMENT

MINUTES

City of Franklin, Indiana BOARD OF ZONING APPEALS

September 1, 2021

Members Present

Jim Martin	Chairman
Phil Barrow	Vice Chairman
Charlotte Sullivan	Secretary
Ashley Zarse	Member

Members Absent

Brian Alsip	Member
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Others Present

Alex Getchell	Senior Planner I
Lynn Gray	Legal Counsel

Call to Order

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

Roll Call & Determination of Quorum

Approval of Minutes

Ashley Zarse made a motion to table the approval of the minutes of July 7, 2021 pending a needed correction as noted by Lynn Gray. Charlotte Sullivan seconded. The motion passed unanimously, 4-0.

Swearing In

Ms. Gray swore en masse anyone planning to speak.

Old Business

None.

New Business

ZB 2021-15 (V) – 420 W Jefferson St – Alex Getchell introduced this developmental standards variance request. The property is zoned RTN (Residential: Traditional Neighborhood). The request is to allow a reduced setback on two sides to permit for a detached garage. The petitioner's property is particularly narrow. The proposed garage would encroach approximately three and a half feet on both sides. There is a parking pad there currently.

Elizabeth Pennington presented their request. They need more storage space and a place to park their new car for protection. She went over the decision criteria.

1. General Welfare: Mrs. Pennington stated they believe it will benefit the surrounding community and neighbors. It will not be injurious. They will follow building codes. It will be beneficial to their welfare as owners.
2. Adjacent Property: She stated their property is very narrow. Their house sits on the actual property lines without setbacks, so they don't believe the addition of a garage will impact negatively. Their neighbor to the east has a garage also. The neighbor to the west has open yard area, so in neither case do they believe the addition of a garage will negatively impact either of their adjacent neighbors. What they have done with their property along with the refurbishing that is going on across and down the street they believe will only increase the property values.
3. Practical Difficulty: She stated there is not space for them to build a garage if they adhere strictly to the current standards.

Chairman Martin opened the public hearing. There were no respondents. The public hearing was closed.

Ms. Gray asked if the garage color and shingle scheme consistent with the existing home. Ms. Pennington confirmed that it will be along with matching hardy plank as in on the house as well.

Phil Barrow asked if there was any intention to run utilities. Ms. Pennington stated they will run only electric and have no intentions of using it as a living quarters.

There being no further questions, Chairman Martin requested staff's recommendation.

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

1. Approval is for a detached garage a maximum of 24'-0" width (side-to-side; east-west), as shown on the building plans submitted with this request.
2. All applicable permit/approvals are required; including, but not limited to, compliance with all building, fire, and health codes.

Mr. Barrow made a motion for approval with the conditions recommended by staff. Ms. Sullivan seconded. Motion passed unanimously by roll call vote, 4-0.

Other Business

None.

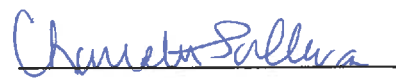
Adjournment:

There being no further business, the meeting was adjourned.

Respectfully submitted this 6th day of October, 2021.



Jim Martin, Chairman



Charlotte Sullivan, Secretary