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## MEMORANDUM

**TO:** City of Franklin Board of Zoning Appeals

**FROM:** Darci Pellom, PLA

**DATE:** May 10, 2022

**RE:** Variance of Development Request for Encroachment into a rear yard setback

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The request is a variance of development standard for the existing fire station at 1701 North Main Street in Franklin from Section 3.18.C "Lot Standards" in the MXC (Mixed-use: Community Center) for a building to encroach into the 20-foot minimum rear yard primary structure setback. The property is in the US 31 Gateway Overlay.

The project scope includes an expansion and renovation to the Franklin Fire Station #21. The expansion is just under 1600 SF building to the rear of the existing structure. This expansion is the least amount of square footage necessary to accommodate the needs of the fire department personnel. The building encroaches 0.80' into the NE corner of the rear yard and 1.16' on the southeast corner of the building.

The encroachment into the rear yard will not have any adverse effects on the adjacent property to the rear as it will replace view of overhead garage doors with building façade with windows. The building expansion will not be injurious to the public health, safety, morals and general welfare of the community as it allows the fire station to remain at its current location while serving the growing community of Franklin with additional personnel and quarters to accommodate.