



**Shale Creek Brewing**  
178 West Jefferson Street  
Franklin, IN 46131

November 8, 2022

To: City of Franklin Board of Zoning Appeals  
From: Mike & Jenni Baker, Owners of Shale Creek Brewing  
RE: Request for Use Variance

Members of the Board,

We are writing this letter to request a Use Variance for the property located at 350 E. Monroe Street, Franklin. This property is located on the alley between Jefferson and Monroe Streets. The property is currently listed as Residential. We are requesting a Use Variance to change the zoning from RTN/Residential Traditional Neighborhood to MXD/Mixed Use.

As our business continues to grow, we are beginning to consider our options for growth and future brewing production. One consideration is to move and/or expand production to 350 E. Monroe Street. In beginning our research, we found that the property, while being classified by the Assessor as a Commercial Warehouse, and housing multiple small businesses over the years, is currently zoned RTN/Residential. For this reason, we respectfully request a Use Variance/Variance of Use from Article 3, Chapter 2, Land Uses, to allow a Recreational Use (Small Scale) – Microbrewery in the RTN: Residential Traditional Neighborhood Zoning District.

Based on the state requirements for requesting a variance, we note the following facts.

- a. General Welfare: Change in variance will not be injurious to the public health, safety, morals, and general welfare of the community.
  - i. **A change from RTN/Residential Traditional Neighborhood to Business MXD will not be injurious to the community because it will continue to be used in such a manner as allowed by the zoning variance.**
- b. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially diverse manner.
  - i. **The building at 350 E. Monroe Street was built in the 1930's as a business structure; not as a single-family/residential structure. One of the original uses included housing one of the first city wells. It has been in our family for approximately 30 years. At the time it was purchased, it housed a small painting business and other small businesses since. For the past 7 years, it has provided overflow**

storage for our local business, Shale Creek Brewing, and storage for our family. We have utilized the building for projects such as building cabinetry and building our beer trailer for use at the downtown amphitheater. The area surrounding the building includes both residential and non-residential properties. Non-residential properties adjoining the property at 350 E. Monroe Street are a mix of commercial business types. The proposed use of 350 E. Monroe Street will have far less traffic than most other businesses nearby which include a liquor store to the north, a bar & restaurants 250 feet to the east, a BBQ restaurant 225 feet to the northwest, and other small businesses. Brewery production at the property would predominantly be 1 day a week with the owner and 1 part-time employee. Brewing would be inside the building. Deliveries and foot traffic would be minimal. The building would be used for production purposes. It would not be used for a pub or bar. In regards to adjoining residents, we have met and talked with neighbors over the past several years. We feel we have been a good neighbor.

- c. Peculiar Condition: The need for the variance arises from some condition peculiar to the property involved.
  - i. **Even though this building has always been a commercial building, it is peculiar that it is currently zoned for RTN/Residential Traditional Neighborhood. The structure, itself, is a business structure. It was not built as a residence/single-family structure. Therefore, the Zoning Variance is needed to operate a business vs. remodeling and changing the structure to a residence/single-family structure.**
- d. Unnecessary Hardship: The strict application of the terms of the Zoning Ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought.
  - i. **A financial hardship would occur if the building at 350 E. Monroe Street needed to be converted/remodeled to a residence/single-family structure. It would be a hardship to our business, Shale Creek Brewing, if we were unable to use the property at 350 E. Monroe to support our business.**
- e. *Comprehensive Plan: The approval does not interfere substantially with the Comprehensive Plan.*
  - i. **The Comprehensive Plan supports small business growth in the downtown Franklin area. A variance of this property would not interfere with this objective.**

Over the past 7 years, we have enjoyed being a small business in downtown Franklin. We look forward to the next phase of our business and respectfully seek the Use Variance from RTN to MXD for 350 E. Monroe Street

Sincerely,

Mike & Jenni Baker, Owners  
Shale Creek Brewing