

Decision Criteria

John & Tracy LLC

Address: 44 North Jackson Street, Franklin, Indiana 46131

Parcel No. 41-08-14-034-088.000-009

Use Variances:

1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
 - a. The use will not present any dangers or impediments to the general public. Conversely, it will add to the downtown area a viable business that will use a building that has remained vacant/inoperable for years.
2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
 - a. No adjacent property will be adversely affected by the use in that the sale of golf carts is a minimal impact on properties in the area.
3. Peculiar Condition: The need for the variance arises from some condition peculiar to the property involved;
 - a. The property is not zoned for automotive sales (golf carts). The applicant is limiting his use to strictly sell golf carts and no other automotive items.
4. 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; and
 - a. The current zoning does not allow for the sale of golf carts. A rezoning to Article 3.16 would allow for a number of uses and sales of items in addition to golf carts. By obtaining the use variance, it limits the use of the property.
5. Comprehensive Plan: The approval does not interfere substantially with the Comprehensive Plan
 - a. The comprehensive plan supports the existence of a variety of commercial operations in the downtown area.