

**MEETING MINUTES OF THE  
FRANKLIN BOARD OF ZONING APPEALS  
July 6, 2017**

The Franklin Board of Zoning Appeals held a regular meeting on Thursday, July 6, 2017, at 6:00 p.m. in the City Hall Boardroom.

Members present:                 Frank Jones  
  Jonathan Langley  
  Gillian Fischbach

Staff present:                     James Svoboda, Planning & Sustainability  
  Kristen Corn, Law Department  
  Tiffany Pope, Law Department  
  Lori Jarosz, BNS Department

The agenda read as follows:

**Review of Minutes from June 1, 2017 BZA Meeting**

**Variance Request** by Jeff and Linda Fleishour for a 12-foot encroachment into the required 30-foot rear yard setback to construct a covered porch addition to the rear of the existing dwelling located at 3104 Bruce Gardens Circle (F.Z.O §3.3.3, Table 3-6 and §3.3.4, Table 3-8).

Chair Jones called the July 6, 2017, meeting to order at 6 p.m.

**Minutes from June 1, 2017 BZA Meeting**

Mr. Langley moved to approve the June 2017 meeting minutes. Ms. Fischbach seconded the motion and the motion passed unanimously

Chair Jones requested to know if there were any non-agenda items.

Mr. Svoboda stated no.

Chair Jones stated next item is a variance request for 3104 Bruce Gardens Circle.

**1. Variance Request by Jeff and Linda Fleishour for a 12-foot encroachment into the required 30-foot rear yard setback to construct a covered porch addition to the rear of the existing dwelling located at 3104 Bruce Gardens Circle (F.Z.O §3.3.3, Table 3-6 and §3.3.4, Table 3-8).**

Mr. Svoboda stated the applicant is requesting a variance for a 12-foot encroachment into the required 30-foot rear yard setback to construct a covered porch addition to the rear of the existing dwelling located at 3104 Bruce Gardens Circle. Mr. Svoboda stated all information submitted for this request is included the packets. Mr. Svoboda stated in order for the BZA to grant a variance, the applicant must have demonstrated that all three of the standards required to grant a variance have been satisfied. Mr. Svoboda stated based on the analysis presented, staff recommends approval of the variance requested by the applicant because the applicant has met all three of the standards required for granting a variance.

Chair Jones opened the public portion of the meeting.

Mr. Fleishour briefly explained the materials and design of the covered porch.

Chair Jones requested to know if there were any citizen comments and no one wished to speak.

Ms. Fischbach moved to close the public portion of the meeting. Mr. Langley seconded the motion and the motion carried unanimously.

Chair Jones requested to know if this development was in the county originally.

Mr. Svoboda stated yes and it was developed under a prior Zoning Ordinance with the City.

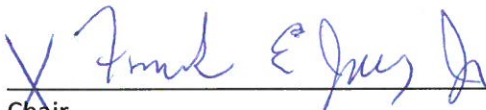
Ms. Fischbach moved to approve the variance request to vary the required 30-foot rear yard setback by 12 feet to construct a deck and covered porch addition to the rear of the existing dwelling because the standards for granting a variance have been satisfied. Mr. Langley seconded the motion and the motion carried 3-0.

**Other Business.**

No other business.

**Adjourn.**

With there being no further business the meeting was adjourned at 6:05 pm.

  
Chair