

PUBLIC NOTICE
FRANKLIN BOARD OF ZONING APPEALS
FEBRUARY 7, 2019

AGENDA

Notice is hereby given that the Franklin Board of Zoning Appeals will hold a regularly scheduled meeting on Thursday, February 7, 2019, at 6:00 p.m. in the City Hall Board Room, 109 Third Avenue South, Franklin, Tennessee. Additional information can be found at www.franklintn.gov/planning. The purpose of the meeting will be to consider matters brought to the attention of the Board and will include the following:

Call to Order

Review and approval of Minutes from January 3, 2019, BZA Meeting

Announcements

Items to be heard by the Board

1. **Variance Request** by Charles Gravat, for a 8-foot encroachment into the required 40-foot rear yard setback to construct a roof over an existing deck located at the rear of the dwelling located at 104 Richards Glen Drive (F.Z.O §3.3.3, Table 3-6 and §3.3.4, Table 3-8).

Other Business

Adjourn

Anyone requesting accommodations due to disabilities should contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting.

**MEETING MINUTES OF THE
FRANKLIN BOARD OF ZONING APPEALS
JANUARY 3, 2019**

The Franklin Board of Zoning Appeals held a regular meeting on Thursday, January 3, 2019 at 6:00 p.m. in the City Hall Boardroom.

Members present: Jonathan Langley
 Joel Tomlin
 Gillian Fischbach
 Frank Jones

Staff present: James Svoboda, Planning & Sustainability
 Joey Bryan, Planning & Sustainability
 Tiffani Pope, Law Department
 Matthew Muenzen, Law Department

The agenda read as follows:

Review and approval of Minutes from December 6, 2018, BZA Meeting

Announcements

Variance Request by James Kennon, for a 20-foot encroachment into the required 40-foot rear yard setback to construct a commercial building at 1228 Lakeview Drive (F.Z.O §3.3.3, Table 3-7 and §3.3.4, Table 3-8).

Variance Request by James Kennon, for a 20-foot encroachment into the required 40-foot street buffer along Interstate 65 to construct a commercial building at 1228 Lakeview Drive (F.Z.O §5.4.7(d)(ii)).

Chair Jones called the meeting to order at 6:00 pm.

Announcements

Chair Jones stated the first item of business was the election of Chair and Vice-Chair for 2019 and the Chair would entertain a motion.

Mr. Tomlin moved to elect Mr. Jones as Chair for 2019. Mr. Langley seconded the motion and the motion carried 4-0.

Ms. Fischbach moved to elect Mr. Caesar as Vice-Chair for 2019. Mr. Tomlin seconded the motion and the motion carried 4-0.

Minutes from December 6, 2018, BZA Meeting

Mr. Tomlin moved to approve the December 6, 2018, meeting minutes. Mr. Langley seconded the motion and the motion carried 4-0.

Variance Request by James Kennon, for a 20-foot encroachment into the required 40-foot rear yard setback to construct a commercial building at 1228 Lakeview Drive (F.Z.O §3.3.3, Table 3-7 and §3.3.4, Table 3-8).

Mr. Bryan stated the applicant is requesting a 20-foot encroachment into the required 40-foot rear yard setback to construct a new commercial building located at 1228 Lakeview Drive. Mr. Bryan stated the subject property is lot 44 in the Lakeview Commercial Park Subdivision, and is a lot of record that was created prior to the effective date of the current Zoning Ordinance. Mr. Bryan stated the property was originally platted with a 40-foot rear yard setback in May 2008. Mr. Bryan stated the property is currently zoned GC – General Commercial District, McEwen Character Area Overlay District - Special Area 9 (MECO-9), and designated as suitable for either Traditional or Conventional Development Standards. Mr. Bryan stated the applicant is proposing to demolish the existing building and build a new commercial building. Mr. Bryan stated the applicant has provided a concept plan showing the general area of the proposed new building. Mr. Bryan stated the unique shape of the lot and the location of existing PUDEs and connective access easement. Mr. Bryan stated the Variance process is intended to provide limited relief from the requirements of the Zoning Ordinance in those cases where the strict application of a particular requirement will create an unnecessary hardship prohibiting the use of land in a manner otherwise allowed under the Ordinance. Mr. Bryan stated it is not intended that Variances be granted merely to remove inconveniences or financial burdens that the requirements of the Zoning Ordinance may impose of property owners in general. Mr. Bryan stated Variances are intended to address extraordinary, exceptional, or unique situations that were not caused by the applicant's act or omission and in order to grant the Variance Request, the BZA must determine that the applicant has demonstrated that all three standards required to grant the variance have been satisfied.

Mr. Bryan stated the following is an analysis of the requested variances as they relate to the variance standards and approval criteria described above:

1. Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of this ordinance, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property is not able to accommodate development as required under this ordinance.
 - The subject property is an existing lot of record that was created prior to the effective date of the current Zoning Ordinance. The property was originally platted as part of the Lakeview Commercial Park Subdivision in 2008. The property has a unique lot in terms of size, shape, dimensions and setbacks as compared to other lots in the Subdivision. The existing building was constructed prior to the lot being resubdivided. The proposed commercial building and the applicant is requesting a 20-foot encroachment into the required 40-foot rear yard setback. The lot backs up to Interstate 65.
 - The current Zoning Ordinance would permit a 0-foot rear yard setback if Traditional Standards were applied. However, since the subject property is a lot of record, the platted setbacks supersede the existing standards. However, while a 0-foot rear yard setback might be permitted if Traditional Standards could be applied to the property, the applicant would still be required to provide the required 40-foot street buffer.

- The unique shape of the property restricts where buildings can be constructed on the property to meet the ingress/egress and parking requirements.
 - Staff finds that the topographic conditions on the lot as described by the applicant, create a unique, exceptional, or extraordinary situations about the subject property that would prevent the applicant from complying with the requirements of the Zoning Ordinance if Conventional Development Standards were applied. If the applicant were permitted to develop under Traditional Development Standards, the proposed addition would be in compliance with the Zoning Ordinance.
2. The strict application of any provision enacted under this ordinance would result in peculiar and exceptional practical difficulties to or exception or undue hardship upon the owner of such property.
 - The unique shape of the lot limits where new development can be constructed. The only place where the proposed building can be located and still meet additional regulations is towards the rear of the existing lot. The strict application of the Zoning Ordinance provisions requiring conformance with the platted setback instead of the Traditional Development Standards would result in an exceptional hardship on the owner of the property. Ultimately, the Board must determine whether the inability to construct the proposed commercial building encroaching into the required rear yard is a hardship or practical difficulty.
 3. Relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning map and this ordinance.
 - The final standard the Board must consider is whether the requested relief granted would be a detriment to the public good or impair the intent and purpose of the Zoning Ordinance. Based on similar variance requests granted by the BZA, the proposed location of the rear addition in relation to the PUDE and landscape easements on the property, and that a 0-foot rear yard setback would be permitted if traditional standards were able to be applied, staff believes that granting the proposed variance would not be detrimental to the public good and would not impair the intent or purpose of the Zoning Ordinance.

Mr. Bryan stated the 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 and based on the analysis presented above, 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.

Mr. Kennon stated they were trying to put a small church on the property and feels Mr. Bryan explained everything.

Mr. Alex Chan stated he had a message from Ms. Beverly Burger speaking in favor of this project.

Chair Jones requested to know if there were any citizens who wished to speak on this item and no one requested to speak.

Ms. Fischbach moved to close the public portion. Mr. Langley seconded the motion and the motion carried 4-0.

Mr. Tomlin moved to approve the variance request to vary the required 40-foot rear yard setback by 20 feet to construct a commercial building located at 1228 Lakeview Drive because the applicant has demonstrated that the standards for granting a variance have been satisfied as described in the staff report. Mr. Langley seconded the motion and the motion carried 4-0.

Variance Request by James Kennon, for a 20-foot encroachment into the required 40-foot street buffer along Interstate 65 to construct a commercial building at 1228 Lakeview Drive (F.Z.O §5.4.7(d)(ii)).

Mr. Bryan stated the applicant is requesting a 20-foot encroachment into the required 40-foot street buffer to construct a new commercial building located at 1228 Lakeview Drive. Mr. Bryan stated the subject property is lot 44 in the Lakeview Commercial Park Subdivision and is a lot of record that was created prior to the effective date of the current Zoning Ordinance. Mr. Bryan stated the property was originally platted as part of the Lakeview Commercial Park Subdivision in 1978. Mr. Bryan stated the lot was previously re-platted with a required 40-foot street buffer along I-65 in 2003, and then resubdivided again to create the subject lot in 2008. Mr. Bryan stated the property is currently zoned GC – General Commercial District, McEwen Character Area Overlay District - Special Area 9 (MECO-9). Mr. Bryan stated the applicant is proposing to demolish the existing building and construct a new commercial building. Mr. Bryan stated the existing building currently encroaches 18.26 feet into the required street buffer. Mr. Bryan stated the applicant has provided a concept plan showing the general area of the new building. Mr. Bryan stated the unique shape of the lot and the location of existing PUDEs and access easement restrict the areas where new buildings can be constructed on the property. Mr. Bryan stated the applicant was asked to provide a detailed landscape plan to show how the intent of the Zoning Ordinance would be achieved. Mr. Bryan stated the applicant also requested a variance from the required 40-foot rear yard setback as part of Item 1 on this agenda. Mr. Bryan stated while the requests for variances correspond in terms of the size of the relief requested, this item also includes landscaping and buffering requirements and therefore have a different standard that must be met in addition to just the reduction in size. Staff had requested a landscaping plan be provided with the application to show how they intend to meet the requirement. Mr. Bryan stated the applicant provided a description but not the landscape plan. Mr. Bryan stated the Variance process is intended to provide limited relief from the requirements of the Zoning Ordinance in those cases where the strict application of a particular requirement will create an unnecessary hardship prohibiting the use of land in a manner otherwise allowed under the Ordinance. Mr. Bryan stated it is not intended that Variances be granted merely to remove inconveniences or financial burdens that the requirements of the Zoning Ordinance may impose of property owners in general. Mr. Bryan stated the Variances are intended to address extraordinary, exceptional, or unique situations that were not caused by the applicant's act or omission. Mr. Bryan stated in order to grant the Variance Request, the BZA must determine that the applicant has demonstrated that all three standards required to grant the variance have been satisfied. Mr. Bryan stated the following is an analysis of the requested variances as they relate to the variance standards and approval criteria described above:

1. Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of this ordinance, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property is not able to accommodate development as required under this ordinance.

- The subject property is an existing lot of record that was created in 2008 prior to the effective date of the current Zoning Ordinance. The lot backs up to Interstate 65. The property was originally platted as part of the Lakeview Commercial Park Subdivision in 1978. The lot was previously re-platted with a required 40-foot street buffer along I-65 in 2003, and then resubdivided again to create the subject lot in 2008. The property is a unique lot in terms of size, shape, dimensions and setbacks as compared to other lots in the Subdivision. The existing building was constructed ca. 1980 prior to the resubdivision of the lot. The applicant is proposing to construct a new commercial building on the lot and is requesting a 20-foot encroachment into the required 40-foot street buffer.
 - The unique shape of the property restricts where buildings can be constructed on the property to meet the ingress/egress and parking requirements.
 - Staff finds that the topographic conditions on the lot as described by the applicant, create a unique, exceptional, or extraordinary situations about the subject property that would prevent the applicant from complying with the requirements of the Zoning Ordinance.
2. The strict application of any provision enacted under this ordinance would result in peculiar and exceptional practical difficulties to or exception or undue hardship upon the owner of such property.
 - The unique shape of the lot limits where new development can be constructed. The only location on the lot where the proposed building can be constructed and still meet additional regulations is towards the rear of the existing lot. The strict application of the Zoning Ordinance provisions requiring conformance with the platted setback instead of the Traditional Development Standards would result in an exceptional hardship on the owner of the property. Ultimately, the Board must determine whether the inability to construct the proposed commercial building encroaching into the required street buffer is a hardship or practical difficulty.
 3. Relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning map and this ordinance.
 - The final standard the Board must consider is whether the requested relief granted would be a detriment to the public good or impair the intent and purpose of the Zoning Ordinance. The applicant has not submitted a sufficient landscape plan that shows how the intent of the Zoning Ordinance would be accomplished. Without a detailed landscape plan, it is not possible to determine if approving a variance into the required street buffer would be detrimental to the public good or how it would impair the intent or purpose of the Zoning Ordinance.

Mr. Bryan 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 and based on the analysis presented above, staff recommends disapproval of the variance requested by the applicant because the applicant has not met all three of the standards required for granting a variance. Mr. Bryan stated Staff would support a motion to defer the variance request to the next meeting in order for the applicant to provide a more detailed landscaping and buffering plan to show how they propose to meet the intent of the required 40-foot Street Buffer as described in the staff report. Mr. Bryan stated if the BZA wishes to approve the variance to vary the required 40-foot street buffer by 20 feet, Staff would recommend that the BZA clearly state that a condition of the approval of the variance is that the applicant shall be required to comply with

the planting requirements and standards specified in Section 5.4.7(3), including removing the unpermitted off-street parking spaces from within the required street buffer.

Mr. Svoboda stated in the additional information handed out and they also included a notice of violation that was issued by Engineering and to see the area in violation on page 9. Mr. Svoboda stated the applicant is asking for a reduction in the width of the street buffer from 40 to 20. Mr. Svoboda stated their preference would be to see a detailed landscape plan as part of this application to make sure the plans are in compliance with the relevant regulations of the Zoning Ordinance.

Mr. Kennon stated it was always their intent to remove all the impervious area. Mr. Kennon stated they met with staff to discuss the landscaping and fully intend to comply with the 20ft. street buffer.

Mr. Chan stated they would landscape according to what the requirements are. Mr. Chan stated he has been working with Engineering on the stormwater violation and it was discussed if we made the 20ft buffer pervious it would help with the stormwater condition. Mr. Chan stated after this they would discuss further with Engineering what they needed to do.

Chair Jones requested to know if there were any citizens who wished to speak on this item and no one requested to speak.

Mr. Langley moved to close the public portion. Mr. Tomlin seconded the motion and the motion carried 4-0.

Mr. Tomlin requested to know if approved that they would still have to meet all the site plan requirements.

Mr. Svoboda stated that should be made clear in the motion.

Mr. Langley stated staff as recommend disapproval and what are staff's main concerns.

Mr. Bryan stated at the time of the submittal there was not enough information submitted in regards to landscaping to ensure the intent of the Zoning Ordinance criteria had been met.

Mr. Svoboda stated they had a meeting this afternoon to work out details of the intent of the landscaping. Mr. Svoboda stated that with a strict interpretation of the Zoning Ordinance we would disapprove, but Staff would be okay with approval if the Board approved the reduction of the width with the condition the applicant meets the planting requirements.

Chair Jones requested to know if the meeting they this afternoon had cleared up the issues.

Mr. Svoboda stated yes and explained.

Mr. Langley moved to defer the item to the next BZA meeting, in order for the applicant to submit a more detailed landscape buffering plan. Mr. Tomlin seconded the motion for discussion.

Mr. Tomlin stated if deferred this would cause them to lose a month and basically put together a landscape plan that follows all the criteria anyway.

Mr. Langley stated his concern is if they can't meet it or staff can't approve the landscape plan it would be one less review cycle.

Mr. Tomlin stated he thinks they would meet the conditions since they have to meet the standards anyway to get approved.

Mr. Svoboda explained the standards for landscaping and there is no off-street parking. Mr. Svoboda stated it could go through the normal site plan review process and something could change, but if this Board approves just the reduction and the width with the requirement they met the planting and if they can't meet the requirement then they would have to come back later to this Board.

Mr. Langley retracted his previous motion to defer and made a motion to approve the variance to vary the street buffer by 20-ft. with the stipulation that the applicant comply with the planting requirements in standard 5.4.7 subsection 3 of the Zoning Ordinance including removing parking spaces and due to the lot being a unique shape, special situations and the existing lots in the area justifies approval. Mr. Tomlin seconded the motion and the motion carried 4-0.

Other Business.

No other business

Adjourn.

With there being no further business, the meeting was adjourned at 6:29.

Chair

Item 3
Variance Request
BZA 2/7/19
COF #6895

Variance Request by Charles Gravat, for an 8-foot encroachment into the required 40-foot rear yard setback to construct a roof over an existing deck located at the rear of the dwelling located at 104 Richards Glen Drive (F.Z.O §3.3.3, Table 3-6 and §3.3.4, Table 3-8).

Summary of Action Taken (To be completed after item is heard)	
The Board of Zoning Appeals has reviewed and discussed this item, and has taken the following action:	
_____	Granted the variance because the statutory standards to be granted a variance were established.
_____	Denied the variance because one or more of the statutory standards required to be granted a variance were not established.
_____	Upheld staff's decision in the administrative review process.
_____	Overtured staff's decision in the administrative review process.
_____	Deferred the item.
_____	Conditions of approval: _____ _____
_____	_____
BZA Chair	BZA Recording Secretary
_____	_____
Applicant Acknowledgement	Date

Exhibits

1. Staff Report and Analysis
2. BZA Application Materials and Supporting documentation
3. Location Map

Vicinity Zoning

Site: R-2 – Detached Residential 2 District
North: R-2 – Detached Residential 2 District
South: R-2 – Detached Residential 2 District
East: SD-R – Specific Development-Residential District
West: R-2 – Detached Residential 2 District

Vicinity Land Use

Site: Detached Residential
North: Detached Residential
South: Detached Residential
East: Multifamily
West: Detached Residential

Applicable Zoning Ordinance Regulations

CHAPTER 2.2.4
BOARD OF ZONING APPEALS (BZA)

* * *

(1) **Powers and Duties**

The BZA shall have the following powers and duties under this ordinance:

(a) Appeal of Administrative Decisions

To hear and decide appeals of administrative decisions where it is alleged by the appellant that there is error in any order, requirement, permit, decision, or refusal made by the Codes Department or other administrative official in carrying out or enforcing any provision of this ordinance, and for interpretation of the zoning map pursuant to Subsection 2.4.6, Appeal of Administrative Decisions.

(b) Variances

To hear and decide applications for variance from the terms of this ordinance where:

- (i) By reason of exceptional narrowness, shallowness, or shape of a specific piece of property which, at the time of adoption of this ordinance, was a lot of record, or where, by reason of exceptional topographic conditions or other extraordinary or exceptional situation or condition of a piece of property; and
- (ii) The strict application of the provisions of this ordinance would result in practical difficulties to, or undue hardship upon, the owner of a piece of property; and
- (iii) Relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this ordinance.

In granting a Variance, the BZA may attach conditions regarding the location, character, and other features of the proposed building, structure, or use as it may deem advisable in furtherance of the purposes of this ordinance pursuant to Subsection 2.4.5, Variances.

**CHAPTER 2.4.5
VARIANCES**

(1) Purpose and Scope

The Variance process is intended to provide limited relief from the requirements of this ordinance in those cases where strict application of a particular requirement will create an unnecessary hardship prohibiting the use of land in a manner otherwise allowed under this ordinance. It is not intended that Variances be granted merely to remove inconveniences or financial burdens that the requirements of this ordinance may impose of property owners in general. Variances are intended to address extraordinary, exceptional, or unique situations that were not caused by the applicant's act or omission.

* * *

(4) Approval Criteria

The BZA may authorize, upon an appeal relating to the property, a Variance from such strict application so as to relieve such difficulties or hardship only in accordance with the following criteria:

- (a) Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of this ordinance, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property is not able to accommodate development as required under this ordinance; and
- (b) The strict application of any provision enacted under this ordinance would result in peculiar and exceptional practical difficulties to or exception or undue hardship upon the owner of such property; and
- (c) Such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning map and this ordinance.
- (d) In granting Variances, the BZA shall have no power to take action that has the effect of allowing a use in contravention of the applicable base or overlay district or which in any other way changes the applicable district. Any action that has in effect changed the district shall be deemed to be a violation of powers of this subsection and shall be of no force and effect.
- (e) The fact that a site or development does not conform to this ordinance prior to the consideration of a Variance application may not be used as a basis for the granting of a Variance.

(5) Effect of a Variance

- (a) The issuance of a Variance shall authorize only the particular variation that is approved in the Variance.
- (b) A Variance, including any conditions, shall run with the land and shall not be affected by a change in ownership.

(6) Subsequent Development

Development authorized by the Variance shall not be carried out until the applicant has secured all other approvals required by this ordinance or any other applicable ordinances or regulations. A Variance shall not ensure that the development feature approved as a Variance shall receive subsequent approval for other applications for

development approval unless the relevant and applicable portions of this ordinance or other applicable provisions are met.

(7) Time Limit

- (a) Unless otherwise specified in the Variance, an application for a Building Permit shall be applied for and approved within one year of the date of the Variance approval; otherwise the Variance shall become invalid. Permitted timeframes do not change with successive owners.
- (b) Upon written request, one extension of six months may be granted by the Codes Department if the applicant can show good cause.
- (c) The decision of the Codes Department as to what constitutes substantial compliance with the time limit or applicable conditions for a Variance shall be final.

(8) Amendment

A Variance may be amended, extended, or modified only in accordance with the procedures and standards established for its original approval. A request for a change in the conditions of approval of a Variance shall be considered an amendment and subject to the full review procedure set forth in this subsection.

**CHAPTER 3.3
SITE DEVELOPMENT STANDARDS**

3.3.1 Measurements, Computations, and Exceptions

(1) Distance Measurements

Unless otherwise expressly stated, distances specified in this ordinance are to be measured as the length of an imaginary straight line joining those points.

(2) Lot-Area Measurements

(a) Lot-Area Measurements

The area of a lot includes the total horizontal surface area within the lot's boundaries.

(b) Reductions in Lot Area Prohibited

No lot shall be reduced in area so that lot area per dwelling unit, lot width, required yards, building area, setbacks, or other requirements of this ordinance are not maintained. Actions by governmental agencies, such as road widening, shall not be considered as reductions.

(3) Lot Measurements

(a) Lot Width

Lot width is the distance between the side lot lines measured at the point of the Front Yard Setback line.

(b) Lot Frontage

Lot frontage is the length of the front lot line measured at the street.

(4) Setbacks, Yards, and Height

(a) Measurements

Setbacks refer to the unobstructed, unoccupied open area between the furthestmost projection of a structure and the property line of the lot on which the structure is located. Setbacks shall be unobstructed from the ground to the sky except as otherwise expressly allowed in Subsection 3.3.1(4)(b), Permitted Encroachments into Required Setbacks.

(b) Permitted Encroachments into Required Setbacks

(i) The following features may be located within required setbacks to the extent indicated:

- A.) Sidewalks and landscape;
- B.) Accessory uses and structures as allowed in Section 4.1, Accessory Uses and Structures;
- C.) Fences and walls as allowed in Section 5.6, Fences and Walls; and
- D.) Off-Street Parking, as allowed in Section 5.9, Off-Street Parking and Loading.

(ii) Appurtenances are permitted to encroach into a required front or rear yard setback up to six feet and within side yards up to five feet from the property line provided a minimum of ten feet between buildings is maintained.

(c) Yards Required for Buildings

A yard or other open area required about a building shall not be included as part of a yard or other open space for another building.

(d) Front Yard Setback

(i) Front Yard Setback and Streets

The yard fronting a street shall be considered to be a front yard and shall meet the minimum front yard setback.

(ii) Measurement

The front yard setback shall extend the full width of the lot and shall be measured from the street right-of-way line.

(iii) Double Frontage Lot

A double frontage lot shall provide a front yard setback on both streets. The remaining yards shall meet the side yard setback requirements.

(iv) Corner Lot

A corner lot shall provide a front yard setback on all streets. The remaining yards shall meet the side yard setback requirements.

(v) Cul-de-Sac or Curved-Street Lot

For a cul-de-sac lot or a lot abutting a curved street, the front yard setback shall follow the curve of the front property line.

(e) Side Yard Setback

The side yard setback shall extend from the required front yard setback line to the required rear yard setback line and shall be measured from the side lot line. If no street or rear yard setback is required, the setback shall extend the full depth of the lot.

(f) Rear Yard Setback

The rear yard setback shall extend the full width of the lot and shall be measured from the rear lot line.

3.3.3 Site Development Standards for Conventional Areas

- (1) Tables 3-6 and 3-7 establish the site development standards, by building type, for development within conventional areas established pursuant to Section 5.1, Traditional and Conventional Area Standards Distinguished.
- (2) All applicable development shall comply with the standards established within this subsection unless otherwise expressly stated, or unless a different standard is required by an applicable overlay district.

TABLE 3-6: SITE DEVELOPMENT STANDARDS FOR RESIDENTIAL BUILDING TYPES IN CONVENTIONAL AREAS [1], [2], [3], [10]

Standard		AG	ER	R-1	R-2	R-3	R-6	SD-R	SD-X	RM-10	RM-15	RM-20	
Residential Detached (Street Loaded)	Front Yard and Side Street Setback (feet) [4] [5]	Local	100	75	60	40	25	25	30[9]	30[9]			
		Collector	150	100	90	75	60	35	40[9]	40[9]			
		Arterial/ Mack Hatcher	225	150	125	100	80	45	50[9]	50[9]			
	Side Yard Setback (feet) [6] [11]		50	35	25	[7]	[8]	[8]	[8][9]	[8][9]			
	Rear Yard Setback (feet)[6]		100	65	50	40	30	25	30[9]	30[9]			
	Minimum Lot Size (square feet)		1 per 15 acres	45,000	30,000	15,000	9,000	5,000	5,000[9]	5,000[9]			
	Minimum Lot Width (feet)		200	150	100	75	60	50	50[9]	50[9]			
	Minimum Lot Frontage (feet) [12]		160	120	80	60	48	40	40[9]	40[9]			

NOTES:

- [1] For lots in recorded subdivisions or approved PUDs, the setbacks, lot sizes, and maximum densities shown in this table shall not apply, and the requirements shown on the Final Plat or approved PUD shall govern.
- [2] Unified developments may establish interior lot lines as necessary, provided that the bulk requirements along the outer boundaries of the development shall be retained as specified in this table.
- [3] Shaded cells indicate that no requirement exists.
- [4] Where the average front yard for existing buildings on the same block face is more than or less than the minimum required front yard, the minimum front yard shall instead be within 25 percent of the average front yard for existing buildings on the same block face.
- [5] In cases where a transitional feature is required, the minimum setback shall be in accordance with Subsection 5.3.4, Transitional Features.
- [6] Where an immediately adjacent existing building is set back less than the minimum required side or rear yard, the minimum side or rear yard requirement shall instead be the same as the immediately adjacent developed building, but not less than five feet. Buildings shall maintain a minimum spacing of ten feet.
- [7] Minimum of eight feet each side, minimum of 20 feet between dwellings.
- [8] Minimum of five feet each side, minimum 12 feet between dwellings.
- [9] Larger or smaller setbacks, lot widths, lot frontages and lot sizes, beyond the range presented in this table, are permitted in cases where topographical or natural constraints exist, or where a particular design approach warrants a different setback subject to Subsection 2.4.2, Planned Unit Developments.
- [10] Appurtenances may encroach into a side-yard provided they maintain a minimum setback of five feet from the property line and ten feet from principal structures on adjacent lots.
- [11] For unified developments, internal side setback shall be determined by the applicable Building and Fire Codes as adopted by the City of Franklin.
- [12] The minimum lot frontage width shall be required to be maintained to the front yard setback line, at which point the minimum lot width shall apply. However, the minimum lot frontage requirement shall not apply to lots located on the turning radius of a cul-de-sac.

3.3.4 Site Development Standards for Traditional Areas

- (1) Table 3-8 establishes the site developments standards, by building type, for development within traditional areas established pursuant to Section 5.1, Traditional and Conventional Area Standards Distinguished, and for development within the R-6, OR, and CC Districts.
- (2) All applicable development shall comply with the standards established within this subsection unless otherwise expressly stated, or unless a different standard is required by an applicable overlay district.

TABLE 3-8 SITE DEVELOPMENT STANDARDS FOR TRADITIONAL AREAS [1], [2], [3]

Standard	Residential Detached (Street Loaded)	Residential Detached (Alley Loaded)	Residential Attached	Mixed-Use	Nonresidential
Front Yard and Side Street Setback [4] [5] [6] [7]	10-30 feet	10-30 feet	0 or 5-25 feet	0–15 feet	0-20 feet
Side Yard Setback [8] [12]	5 feet	5 feet	[9] [13]	0-5 feet	0 feet
Rear Yard Setback [8]	5 feet	5 feet	5 feet	0 feet	0 feet
Main Body/Primary Facade Width (Maximum) [10]	50 feet	50 feet			
Minimum Lot Size	4,000 square feet	2,100 square feet			
Minimum Lot Width [5] [6] [11]	40-85 feet	30-70 feet			
Minimum Lot Frontage [5] [14]	40 feet	30 feet			

NOTES:

- [1] For lots in recorded subdivisions or approved PUDs, the setbacks and lot sizes, maximum densities, and primary façade widths shown in this table shall not apply, and the requirements shown on the final plat, the approved PUD, or conditions on existing lots shall govern.
- [2] Numbers shown as a range indicate a minimum and maximum (Example: 10-30). Shaded cells indicate that no requirement exists.
- [3] Unified developments may establish interior lot lines as necessary, provided that the bulk requirements of the outer boundaries of the development shall be retained as specified in this table.
- [4] For mixed-use and single-use nonresidential building types developed according to the traditional standards, the front building setback shall be measured from the back edge of the sidewalk, not the right-of-way line.
- [5] Larger or smaller setbacks, lot widths, lot frontages and lot sizes, beyond the range presented in this table, are permitted in cases where topographical or natural constraints exist, or where a particular design approach warrants a different setback, subject to Subsection 2.4.2, Planned Unit Developments.
- [6] In cases where a transitional feature is required, the minimum setback and lot width shall be in accordance with Subsection 5.3.4, Transitional Features.
- [7] The minimum setback from Mack Hatcher Parkway shall be 80 feet, and the minimum setback from Interstate 65 shall be 100 feet.
- [8] Where an immediately adjacent existing building is set back less than the minimum required side or rear yard, the minimum side or rear yard requirement shall instead be the same as the immediately adjacent developed building, but not less than five feet. Buildings shall maintain a minimum spacing of ten feet.
- [9] Minimum of zero feet each side, minimum ten feet between buildings.
- [10] Side or rear wings designed in accordance with Subsection 5.3.9 are exempt from the maximum width.
- [11] Corner lots may be up to 15 feet wider to accommodate porches or other architectural feature facing the street, and the maximum lot size shall not apply.
- [12] Appurtenances are permitted to encroach into a required front or rear yard setback up to six feet and within side yards up to five feet from the property line provided a minimum of ten feet between buildings is maintained.
- [13] Internal side setbacks shall be determined by the City of Franklin Building Code and or the City of Franklin Fire Code.
- [14] The minimum lot frontage width shall be required to be maintained to the front yard setback line, at which point the minimum lot width shall apply. However, the minimum lot frontage requirement shall not apply to lots located on the turning radius of a cul-de-sac.

CHAPTER 8.3
DEFINITIONS AND USE CLASSIFICATIONS

Addition (to an existing building)

Any walled and roofed expansion to the perimeter of a building that is connected by a common load-bearing wall other than a firewall. Any walled and roofed addition that is connected by a firewall or is separated by an independent perimeter load-bearing wall shall be considered “new construction”.

Appurtenance

The visible, functional, or ornamental objects accessory to, and part of a building, such as chimneys, decks, stoops, steps, porches, bay windows, roof overhangs, awnings, and similar features.

Porch

A projection from an outside wall of a dwelling that is covered by a roof and/or sidewalls (other than the sides of the building to which the porch is attached) for the purpose of providing shade or shelter from the elements.

Yard

An open space that lies between the principal or accessory structure and the nearest property line and which is unoccupied and unobstructed from the ground upward except as permitted in this ordinance.

Yard, Rear

An open, unoccupied space on a lot, except for accessory structures as herein permitted, extending across the rear of the lot from one side lot line to the other side lot line.

Yard, Required

The space between a lot line and the principal building within which no structure shall be permitted, except as authorized in this ordinance.

Background Information/Description of Variance Request

The applicant is requesting an 8-foot encroachment into the required 40-foot rear yard setback to construct a roof over the existing deck located at the rear of the existing dwelling located at 104 Richards Glen Drive. The subject property is lot 3 in the Richards Glen Subdivision, Section 1, and is a lot of record that was created prior to the adoption of the current Zoning Ordinance. The property was originally platted with a 40-foot rear yard setback in 2001. The property is currently zoned R-2 – Detached Residential 2 District, McEwen Character Area Overlay District - Special Area 4 (MECO-4), and designated as suitable for either Traditional or Conventional Development Standards.

Table 3-6 establishes the Site Development Standards for Conventional Areas and Table 3-8 establishes the Site Development Standards for Traditional Areas. Both Tables have a footnote that stipulates that “for lots in recorded subdivisions or approved PUDs, the setbacks and lot sizes, maximum densities, and primary façade widths shown in this table shall not apply, and the requirements shown on the final plat, the approved PUD, or conditions on existing lots shall govern.” The required 40-foot rear yard setback requirements established on the recorded plat supersedes the setback requirements stipulated in Tables 3-6 and 3-8. However, if the property could be resubdivided according to the traditional development standards stipulated in Table 3-8 in the current Zoning Ordinance, a 5-foot rear yard setback would be permitted.

Approval Criteria for Variances

The Variance process is intended to provide limited relief from the requirements of the Zoning Ordinance in those cases where the strict application of a particular requirement will create an unnecessary hardship prohibiting the use of land in a manner otherwise allowed under the Ordinance. It is not intended that Variances be granted merely to remove inconveniences or financial burdens that the requirements of the Zoning Ordinance may impose of property owners in general. Variances are intended to address extraordinary, exceptional, or unique situations that were not caused by the applicant’s act or omission.

The BZA may authorize, upon an appeal relating to the property, a Variance from such strict application of the Zoning Ordinance so as to relieve such difficulties or hardship only in accordance with the following three standards (FZA §§ 2.2.4 (b) and 2.4.5):

1. Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of this ordinance, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property is not able to accommodate development as required under this ordinance; and
2. The strict application of any provision enacted under this ordinance would result in peculiar and exceptional practical difficulties to or exception or undue hardship upon the owner of such property; and
3. Relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning map and this ordinance.

In order to grant the Variance Request, the BZA must determine that the applicant has demonstrated that all three standards required to grant the variance have been satisfied.

Analysis of Approval Criteria for Variances

The following is an analysis of the requested variances as they relate to the variance standards and approval criteria described above:

1. Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of this ordinance, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property is not able to accommodate development as required under this ordinance.
 - The subject property is an existing lot of record that was created prior to the adoption of the Zoning Ordinance. The property was originally platted as part of Section 1 of the Richards Glen Subdivision in 2001. The property is a standard lot in terms of size, shape, dimensions and setbacks as compared to other lots in the Subdivision. The existing home was constructed within the required rear yard setback per the information submitted by the applicant. The proposed porch addition will be constructed over the existing rear deck and the applicant is requesting an 8-foot encroachment into the required 40-foot rear yard setback.
 - The rear deck is an existing encroachment into the rear setback and the applicant is not proposing to increase footprint of the rear porch. Additionally, the lot backs up to the Grant Park multifamily development with approximately 30-feet of additional open space between the applicant's rear property line and the parking area for the apartments.
 - Existing drainage easements restricts the areas where additions and/or accessory structures can be constructed on the property.
 - The current Zoning Ordinance would permit a 5-foot rear yard setback if Traditional Standards were applied. However, since the subject property is a lot of record, the platted setbacks supersede the existing standards.
 - Staff finds that the conditions on the lot as described by the applicant, create a unique, exceptional, or extraordinary situations about the subject property that would prevent the applicant from complying with the requirements of the Zoning Ordinance if Conventional Development Standards were applied. If the applicant were permitted to develop under Traditional Development Standards, the proposed addition would be in compliance with the Zoning Ordinance.
2. The strict application of any provision enacted under this ordinance would result in peculiar and exceptional practical difficulties to or exception or undue hardship upon the owner of such property.
 - The only place where a covered deck can be located is to the rear of the existing dwelling and the applicant is not requesting to increase the size of the footprint of the porch. The strict application of the Zoning Ordinance provisions requiring conformance with the platted setback instead of the Traditional Development Standards would result in an exceptional hardship on the owner of the property. Ultimately,

the Board must determine whether the request to construct a roof addition is a hardship or practical difficulty.

3. Relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning map and this ordinance.
 - The final standard the Board must consider is whether the requested relief granted would be a detriment to the public good or impair the intent and purpose of the Zoning Ordinance. Based on similar variance requests granted by the BZA, the proposed location of the roof addition in relation to the drainage easements on the property, and that a 5-foot rear yard setback would be permitted if traditional standards were able to be applied, staff believes that granting the proposed variance would not be detrimental to the public good and would not impair the intent or purpose of the Zoning Ordinance.

Staff Recommendation

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. Based on the analysis presented above, 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.

Motion for Variance Requests

Move to approve the variance request to vary the required 40-foot rear yard setback by 8 feet to construct a porch addition over the existing deck located at the rear of the dwelling located at 104 Richards Glen Drive because the applicant has demonstrated that the standards for granting a variance have been satisfied as described in the staff report.

Dear Franklin Board of Zoning Appeals,

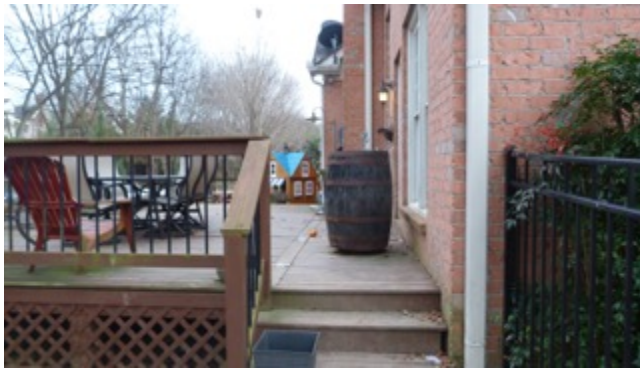
Charles and Melissa Gravat who live at 104 Richards Glen Drive, in Franklin, Tennessee 37067 are making the following request of the board add a roof to a current deck on our property:

Standard (1) Charles and Melissa Gravat are requesting an 8 foot encroachment in the 40 foot rear yard setback required for construction of a covered porch attached to the North East Corner of our residence located at 104 Richards Glen Drive, Franklin, Tennessee 37067 located in the Richards Glen Subdivision.

This request is for a structure that is very similar to the structure requested and approved by this board for a screened porch from my neighbor across the street at 105 Richards Glen Drive in January of 2018.



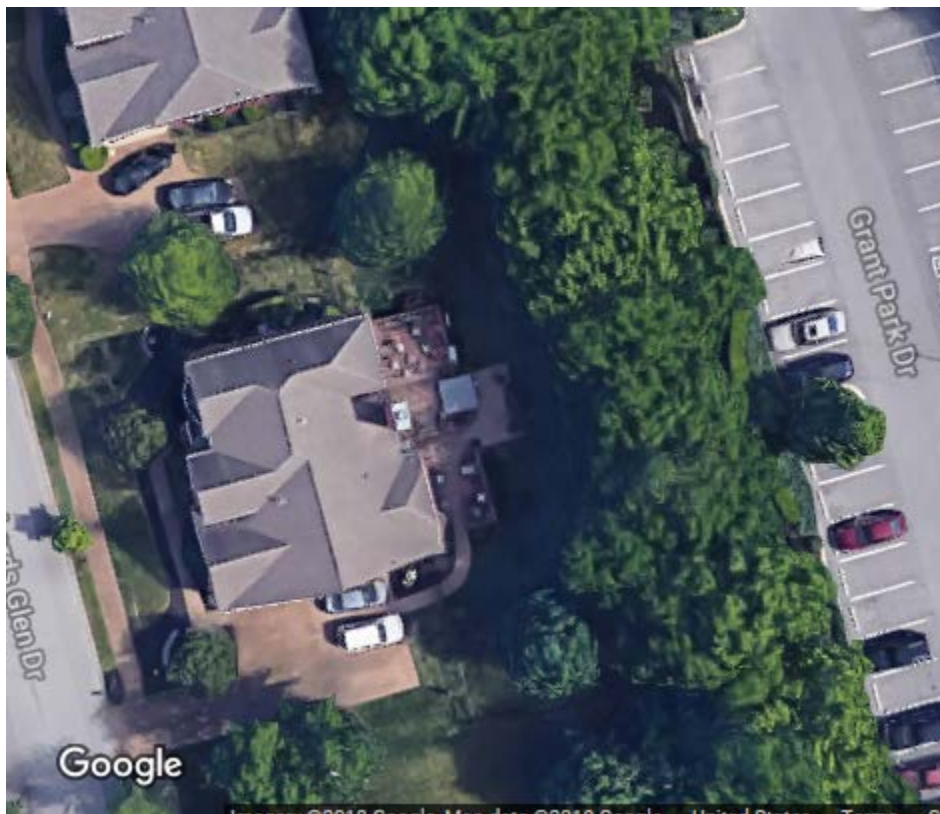
The covered porch will extend from the Northeast corner of our residence 18 feet and will cover an existing deck. By the letter of the law we will have 32 feet past the end of our property line when this structure is constructed but in reality we have 60 feet to the rear. Our residence back's up to the Grant Park Condo's and their property retaining wall was build 20-25 feet behind the property line so there is over 55 feet between the rear of our requested structure and any property line. This request is to install a roof cover on an existing deck. Our current residence has an 18 foot deck that runs the entire rear of our residence. This roof would cover an 18 foot by 18 foot area on the northeast side of our residence. See below photographs of the existing deck and the rear of my residence.



Standard (2): The strict application of the Zoning Ordinance would make this project impracticable. We currently have a deck that runs along the rear of our house and extends 18 feet from the residence along the entire rear of our residence. In order for us to adhere to the zoning, we would have to remove 8 feet of deck. What we would have left would make for a small room that would prohibit the outside activities we anticipate having with the new covered patio. After reviewing many new homes built in Franklin since 2003, we have observed many with covered porches that have far less than the 40 feet setback. We further reviewed zoning standards in our R2 designation and found that in our area the rear set back requirements range from 5 feet to 40 feet. The current set up of the condos parking lot behind our house allows that anytime a vehicle parks in the spots directly behind our house, their headlights shine into our residence. This roof cover would limit that and allow us the additional privacy that our other neighbors enjoy.



Standard (3): the 8 foot relief on the 40 foot rear set back ordinance would not be a detriment to the public good, nor to my neighbors because our house does not back up to any other yard or residence. It backs up to a retaining wall along my entire rear yard that was built by the Grant Park Condo development. The condos along the rear have both a line of shrubs, parking and a driveway between my residence and their buildings. There is also a tree line in the rear of my residence. It is over 150 feet from the rear of my residence to any of the residences behind our residence. The covered porch would have very little impact on either of my side neighbors as most of the year; the tree foliage in my yard makes the entire structure very hard to see. During the winter months when you can see my house, the new roof would not be any more visible than our current deck.



Shyler

MINIMUM BLDG. SETBACKS

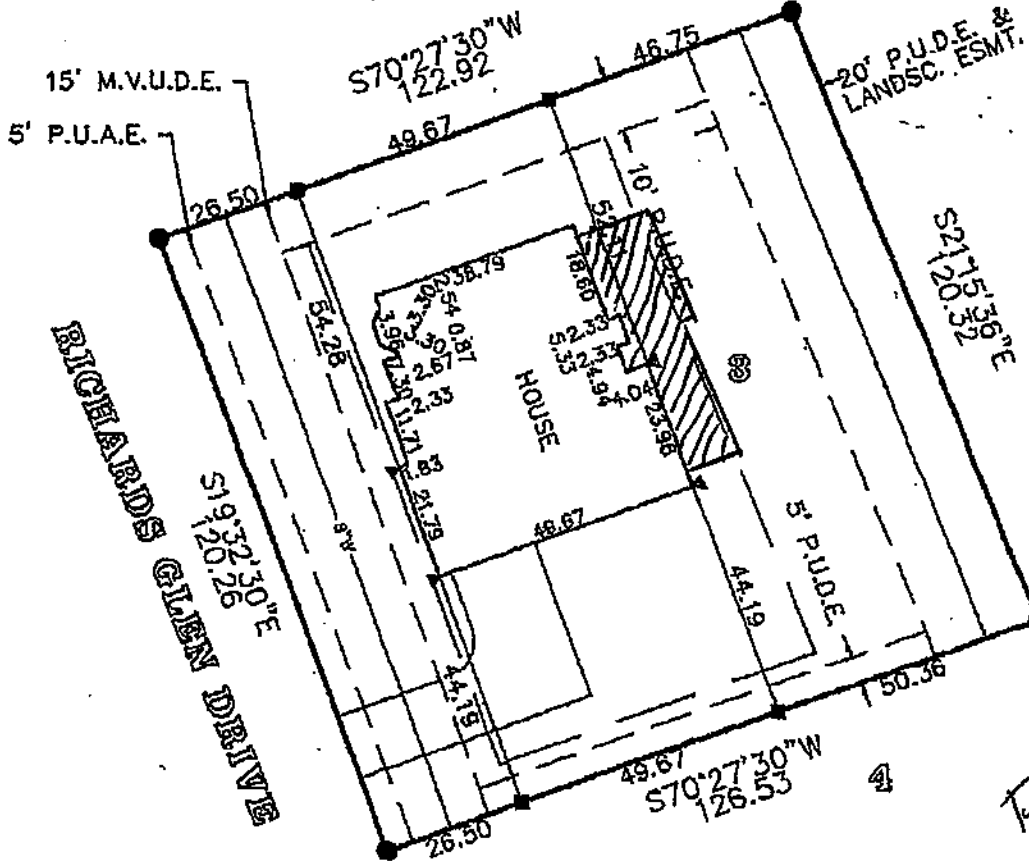
FRONT YARD.....25'
SIDE YARD.....8'
REAR YARD.....40'

☑ STAKE ON P.
*MIN. 20' BETWEEN BLDGS.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



*F 25
21
41
46*

HOUSE- BIRKDALE/C/RHSE
LOT AREA: 15,000 SQ. FT.
OR- .34 ACRES

PLOT PLAN

Owner: TURNBERRY HOMES
Property Address: 104 RICHARDS GLEN DRIVE
Property Location: RICHARDS GLEN LOT #03
Property: WILLIAMSON CO., TN
Recorded: PLAT BK:31 PG:108 R.O.W.C., TN
Scale: 1"=30' Date: 05/07/01 Cadfile: RGLND3P

E. ROBERTS
**Alley &
Associates**
INCORPORATED
Consulting Engineers

BRENTWOOD P.O. BOX 2283 TENNESSEE
PHONE (615) 373-1567 FAX (615) 373-3857

Current Deck

Shyler

MINIMUM BLDG. SETBACKS

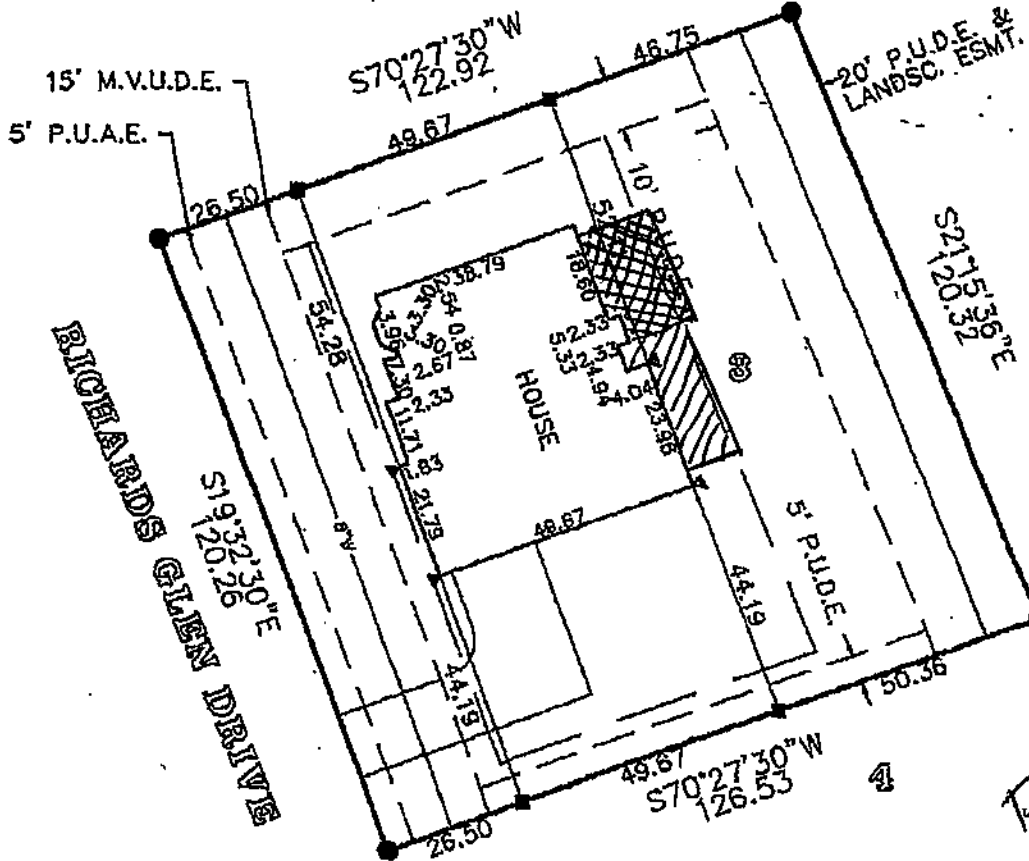
FRONT YARD.....25'
SIDE YARD.....8'
REAR YARD.....40'

☐ STAKE ON P
*MIN. 20' BETWEEN BLDGS.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



*F 25
21
41
46*

HOUSE-- BIRKDALE/C/RHSE
LOT AREA: 15,000 SQ. FT.
OR- .34 ACRES

PLOT PLAN

Owner: TURNBERRY HOMES
Property Address: 104 RICHARDS GLEN DRIVE
Property Location: RICHARDS GLEN LOT #03
Property: WILLIAMSON CO., TN
Recorded: PLAT BK:31 PG:108 R.O.W.C., TN
Scale: 1"=30' Date: 05/07/01 Cadfile: RGLND3P

E. ROBERTS
**Alley &
Associates**
INCORPORATED
Consulting Engineers

BRENTWOOD P.O. BOX 2205 TENNESSEE
PHONE (615) 373-1567 FAX (615) 373-3657

*Current Deck I want to
Cover 18' by 18' on North
side of House.*

NOTES:
 1. Existing Zoning: MEDIUM RESIDENTIAL (MR)
 2. Minimum Required Setback Lines:
 Front yard: 25'
 Side yard: 8'
 Rear yard: 40'
 Building to building distance: 20'

3. Owner/Subdivider: D.R. HORTON, INC. (DBA TORREY HOMES)
 Address: 5115 MARYLAND WAY
 City, State: BRENTWOOD, TN, 37027
 Tel. No.: 615-376-0997
 4. Surveyor: WALTER DAVIDSON & ASSOCIATES
 Address: 5127 MARC COURT
 City, State: NASHVILLE, TN, 37211
 Tel. No.: 615-331-2156

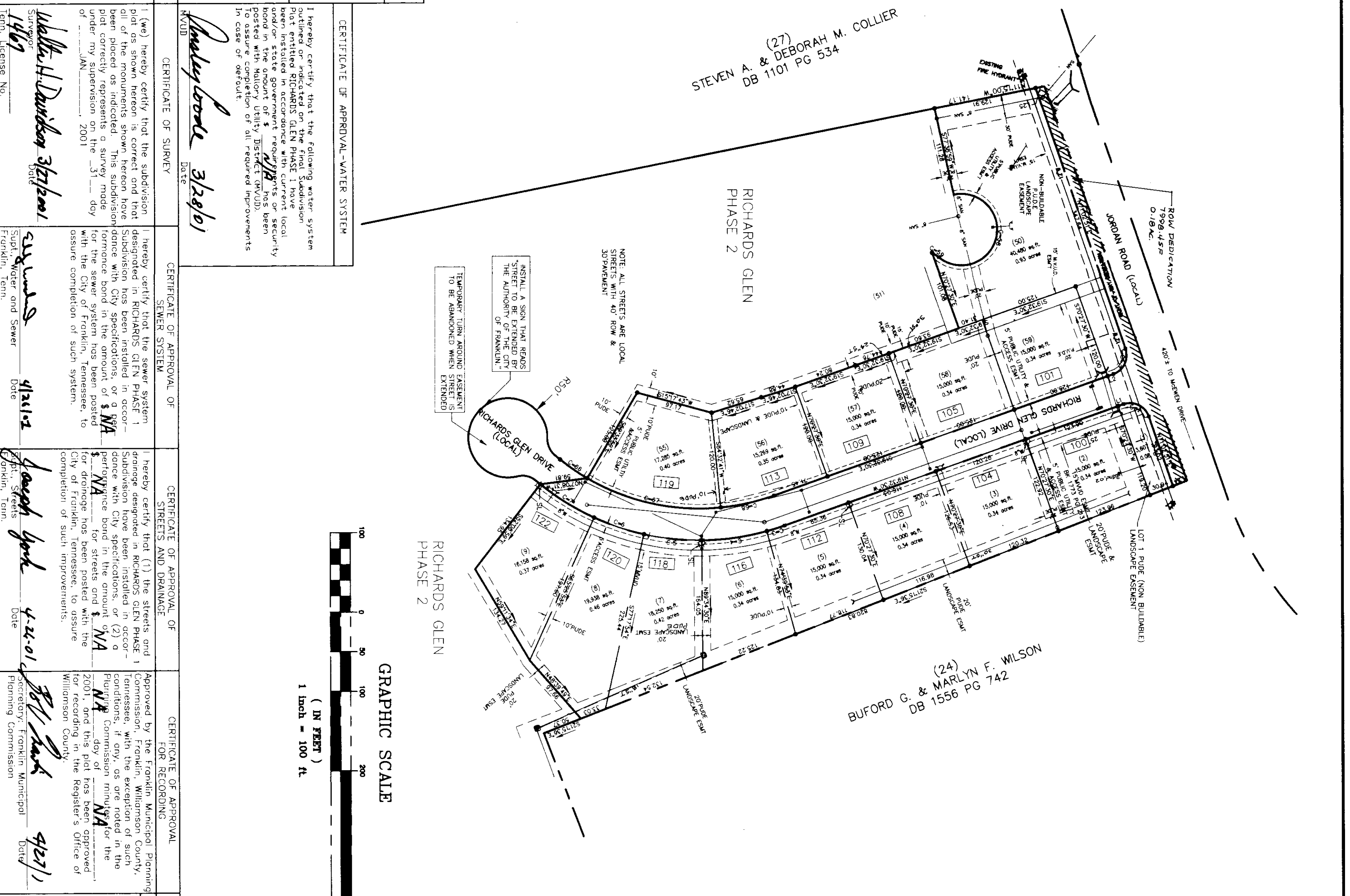
LEGEND:
 CONCRETE MONUMENT
 IRON ROD
 STREET ADDRESS [100]
 STREET LIGHT

NOTES:
 1. THIS PLAT IS FOR THE PURPOSE OF ADJUSTING BUILDING SETBACKS, CHANGING SUBDIVISION NAME AND STREET NAME.
 2. NO PORTION OF THIS PROPERTY IS IN A FLOOD WAY (F-W) OR FLOODWAY FRINGE (F-F) BOUNDARY AS SHOWN ON FEMA MAP COMMUNITY PANEL # 470206-0005D REVISED JULY 15, 1988.
 3. THE CITY OF FRANKLIN RETAINS THE RIGHTS TO ACCESS ALL LANDSCAPING EASEMENTS.
 4. BEARINGS ARE BASED ON PLAT OF D FOR ROCKFORD HILLS DATED 6/02/99 AS OF RECORD IN BOOK 28 PAGE 140 ROWCT. 5. THE RECORDING OF THIS PLAT VOIDS VACATES AND SUPERSEDES THE RECORDING OF ROCKFORD HILLS, SECTION 1 AS OF RECORD IN BOOK 28 PAGE 140 ROWCT.
 5. MAP 62J GROUP B PARCELS 1-14.

CERTIFICATE OF APPROVAL
 SUBDIVISION NAME AND STREET NAMES
 I DO HEREBY CERTIFY THAT THE SUBDIVISION NAME AND STREET NAMES DENOTED ON THIS FINAL PLAT HAVE BEEN APPROVED BY THE WILLIAMSON COUNTY DEPT. OF EMERGENCY COMMUNICATIONS.
 DATE: 3-27-01
 WILLIAMSON COUNTY DEPT. OF EMERGENCY COMMUNICATIONS

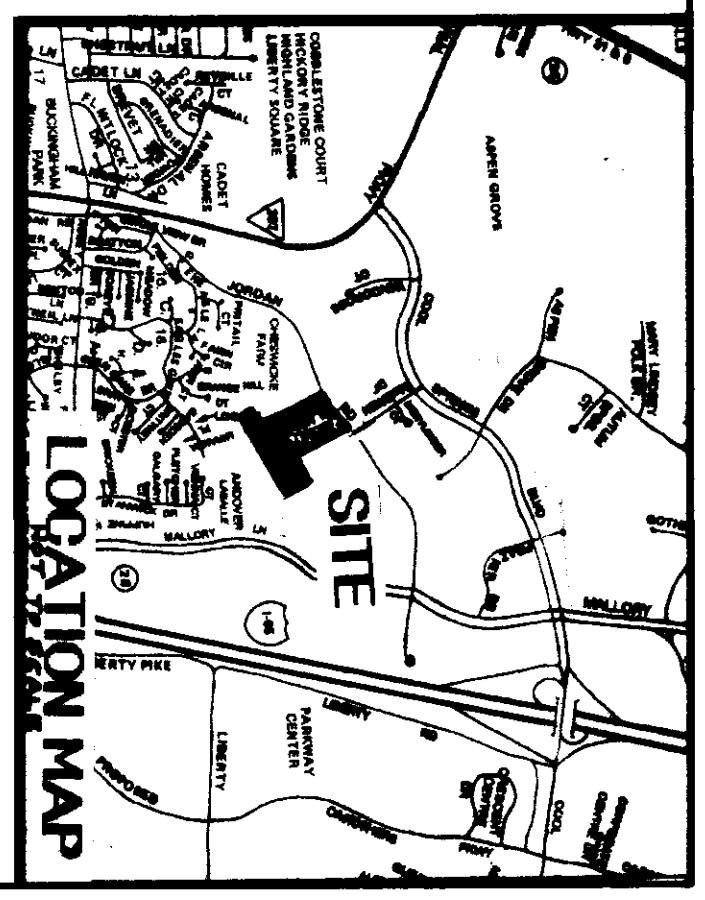
CERTIFICATE OF OWNERSHIP
 I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 1773, Page 219, R.O.W.C., Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered, or changed so as to produce less acreage than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall any portion of the property be sold or transferred to any person or persons without the approval of the Commission. I (We) certify that there are no liens on this property, except as follows:
 Received for record the 2nd day of May 2001 at 10:10 o'clock A.M. Noted in Note Book 108, Fee \$1200.00
 WITNESS MY HAND: SALLY C. HAYS
 REGISTER: C. HAYS
 REGISTER'S OFFICE: WILLIAMSON COUNTY (STATE OF TENNESSEE)

CERTIFICATE OF APPROVAL-WATER SYSTEM
 I hereby certify that the following water system outlined or indicated on the final subdivision plat entitled RICHARDS GLEN PHASE 1 has been approved by the local and/or state government requirements or security bond in the amount of \$ 278,000.00 has been posted with Mallory Utility District (MUD). To assure completion of all required improvements in case of default.
 I (We) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents the subdivision of order my supervision, the 31st day of March 2001.
 Supervisor: Walter H. Davidson 3/27/01
 Term, License No. 1469



STEVEN A. & DEBORAH M. COLLIER
 DB 1101 PG 534

BUFORD G. & MARLYN F. WILSON
 DB 1556 PG 742



CURVE TABLE

LINE	LENGTH	MIDPOINT	CHORD BEARING
C-1	37.01	25.00	251.7
C-2	23.49	23.49	107.58-194°W
C-3	64.82	32.00	64.16
C-4	64.82	32.00	64.16
C-5	64.82	32.00	64.16
C-6	64.82	32.00	64.16
C-7	64.82	32.00	64.16
C-8	64.82	32.00	64.16
C-9	64.82	32.00	64.16
C-10	64.82	32.00	64.16
C-11	64.82	32.00	64.16
C-12	64.82	32.00	64.16
C-13	64.82	32.00	64.16
C-14	64.82	32.00	64.16
C-15	64.82	32.00	64.16
C-16	64.82	32.00	64.16
C-17	64.82	32.00	64.16
C-18	64.82	32.00	64.16
C-19	64.82	32.00	64.16
C-20	64.82	32.00	64.16
C-21	64.82	32.00	64.16
C-22	64.82	32.00	64.16
C-23	64.82	32.00	64.16

CERTIFICATE OF APPROVAL OF SEWER SYSTEM
 I hereby certify that the sewer system designed in Richards Glen Phase 1 has been installed in accordance with City specifications, or a performance bond in the amount of \$ NA has been posted with the City of Franklin, Tennessee, to assure completion of such system.
 Supervisor: Sally C. Hays 4/21/01
 Date: 4/21/01

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE
 I hereby certify that (1) the streets and drainage designed in Richards Glen Phase 1 Subdivision have been installed in accordance with City specifications; or (2) a performance bond in the amount of \$ NA for streets and \$ NA for drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.
 Supervisor: Sally C. Hays 4/21/01
 Date: 4/21/01

CERTIFICATE OF APPROVAL FOR RECORDING
 Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Plat. Commission minutes for the 31st day of March 2001, and this plat has been approved for recording in the Register's Office of Williamson County.
 Secretary: Franklin Municipal Planning Commission 4/27/01
 Date: 4/27/01

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
 TOTAL ACRES: 6.68 AC. TOTAL LOTS: 15
 ACRES NEW STREETS: 0.89 AC FEET NEW STREETS: 802'
 CIVIL DIST: 9TH CLOSURE ERROR: 1/10000
 SCALE: 1" = 100' DATE: 2/7/2001

CERTIFICATE OF APPROVAL-WATER SYSTEM
 I hereby certify that the following water system outlined or indicated on the final subdivision plat entitled RICHARDS GLEN PHASE 1 has been approved by the local and/or state government requirements or security bond in the amount of \$ 278,000.00 has been posted with Mallory Utility District (MUD). To assure completion of all required improvements in case of default.
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 Term, License No. 1469

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 DATE: 3-27-01
 WILLIAMSON COUNTY DEPT. OF EMERGENCY COMMUNICATIONS

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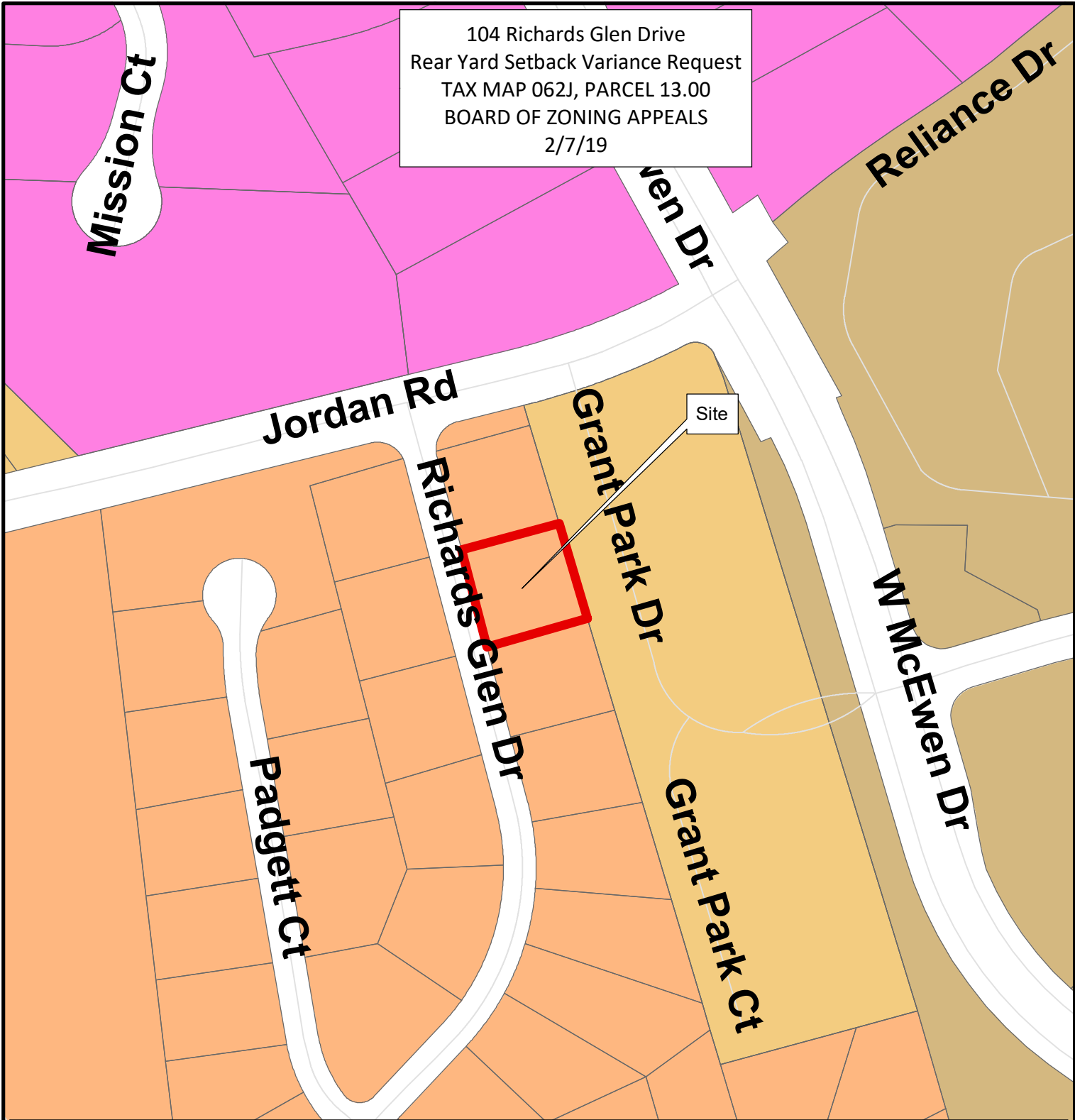
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 Supervisor: Sally C. Hays 4/21/01
 Date: 4/21/01

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE
 I hereby certify that (1) the streets and drainage designed in Richards Glen Phase 1 Subdivision have been installed in accordance with City specifications; or (2) a performance bond in the amount of \$ NA for streets and \$ NA for drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.
 Supervisor: Sally C. Hays 4/21/01
 Date: 4/21/01





















CERTIFICATE OF APPROVAL FOR RECORDING
 Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Plat. Commission minutes for the 31st day of March 2001, and this plat has been approved for recording in the Register's Office of Williamson County.
 Secretary: Franklin Municipal Planning Commission 4/27/01
 Date: 4/27/01

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
 TOTAL ACRES: 6.68 AC. TOTAL LOTS: 15
 ACRES NEW STREETS: 0.89 AC FEET NEW STREETS: 802'
 CIVIL DIST: 9TH CLOSURE ERROR: 1/10000
 SCALE: 1" = 100' DATE: 2/7/2001

104 Richards Glen Drive
 Rear Yard Setback Variance Request
 TAX MAP 062J, PARCEL 13.00
 BOARD OF ZONING APPEALS
 2/7/19



104 Richards Glen Drive Rear Yard Setback Variance Request

- | | |
|---|---|
|  104 Richards Glen Dr. |  SD-R Specific Development-Residential |
|  AG Agricultural District |  SD-X Specific Development-Variety |
|  ER Estate Residential |  OR Office Residential District |
|  R-1 Residential District |  GO General Office District |
|  R-2 Residential District |  CC Central Commercial District |
|  R-3 Residential District |  NC Neighborhood Commercial District |
|  R-6 Residential District |  GC General Commercial District |
|  RM-10 Attached 10 Residential District |  LI Light Industrial District |
|  RM-15 Attached 15 Residential District |  HI Heavy Industrial District |
|  RM-20 Attached 20 Residential District |  CI Civic and Institutional District |



0 110 220 440 Feet

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