



109 3rd Ave S
Franklin, TN 37064
(615) 791-3217

City of Franklin Meeting Agenda Board of Zoning Appeals

July 7, 2022

6:00 p.m.

Boardroom

City Hall

109 3rd Ave S

Franklin, TN 37064

Notice is hereby given that a meeting of the Board of Zoning Appeals will be held on the date, time, and location listed above. Additional information can be found at www.franklintn.gov/planning.

For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting.

Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Email comments to planningintake@franklintn.gov to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments are accepted until 12:00 PM (noon) on the day before the meeting. • Comment in-person in the Boardroom. Speakers will be asked to fill out a speaker card prior to the meeting starting. Speakers may sit in the Boardroom or wait in the lobby.

CALL TO ORDER

APPROVAL OF MINUTES

Consideration of Approval of the **May 5, 2022** Meeting Minutes.

ANNOUNCEMENTS

APPLICATIONS

1. **Variance Request** To Waive The Substantial Improvement Requirement To Raise The First Floor Elevation Of A Historic Structure Above The Base Flood Elevation (To Remain In Place) Located Within The Historic Preservation Overlay And The Floodway Fringe Overlay At 724 Fair St. (F.Z.O. 17.6.4.B).

- [21-067-EC-2022-03-12.pdf](#)
- [724 Fair Street - submittal 001.pdf](#)
- [724 Fair Street FFE Raised 1ft Above Base Flood Elevation.pdf](#)
- [724 Fair Street FFE Raised 3ft Above Base Flood Elevation.pdf](#)

- [724 Fair Street Letter to BZA.pdf](#)
- [Images of House with Lines Showing FFE Raised.pdf](#)
- [Owner Affidavit - 724 Fair St.pdf](#)
- [Rietveld-724 Fair Street-Franklin\(2\).pdf](#)
- [Variance Checklist.pdf](#)
- [724 Fair St Map.pdf](#)
- [724 Fair St Staff Recommendation.pdf](#)
- [Franklin Public Notice Affidavit - 724 Fair St.pdf](#)
- [Plan Review Application.pdf](#)

2. **Variance Request** To Increase the Maximum Height of a Rear Retaining Wall From 6 Feet to 10-12 Feet (F.Z.O. 13.2.4) and **Variance Request** To Allow a Rear Retaining Wall To Be a Limestone Bedrock Material (F.Z.O. 13.2.6), All At Westhaven PUD Subdivision Section 54.

- [1019101-LPK-2022-BZA VARIANCE REQUEST.pdf](#)
- [1019101-LPK-2022-OWNER AFFIDAVIT.pdf](#)
- [Variance Checklist.pdf](#)
- [Plan Review Application.pdf](#)
- [Public Notice Affidavit.pdf](#)
- [Westhaven PUD Subdivision 54 Map.pdf](#)
- [Westhaven PUD Subdivision Section 54 Staff Recommendation.pdf](#)
- [Westhaven Section 54 Rock Wall - May 2022.pdf](#)

3. **Variance Request** To Waive The Substantial Improvement Requirement To Raise The First Floor Elevation Of A Historic Structure Above The Base Flood Elevation (To Remain In Place) Located Within The Historic Preservation Overlay And The Floodway Fringe Overlay At 252 5th Avenue N. (F.Z.O. 17.6.4.B).

- [252 5th Ave N - Variance Exhibits - SJ - 04.08.2022.pdf](#)
- [Johnson 252 5th Ave N affidavit.pdf](#)
- [Variance Request Narrative - 06.06.2022 - SJJP.pdf](#)
- [Variance Checklist.pdf](#)
- [252 5th Ave N Staff Recommendation.pdf](#)
- [252 5th Avenue N - Variance Request Narrative and Confirmation Email.pdf](#)
- [MAP 7877 252 5th Avenue N.pdf](#)
- [Plan Review Application.pdf](#)

4. **Variance Request** To Allow More Than The Maximum Number Of Retaining Walls On A Site and **Variance Request** To Allow For A Taller Than Allowable Retaining Wall Within A Front Yard and **Variance Request** To Allow For A Taller Than Allowable Retaining Wall Within A Side/Rear Yard, and **Variance Request** To Allow For Encroachments Into Areas With Slopes Of 20% Or Greater For The Property Located At 1229 Road of the Round Table. (FZO §13.2.4, §6.3, and §4.4.6.B).

- [22-019-01 1229 Road of the Round Table BZA Cover Letter.pdf](#)

- [22-019-01 1229 Road of the Round Table Owner Affidavit - Signed.pdf](#)
- [Avalon PUD Subdivision - 1229 Road of the Round Table - submittal 001.pdf](#)
- [Variance Checklist.pdf](#)
- [1229 Road of the Round Table Staff Recommendation.pdf](#)
- [2022-06-16 22-019-01 Hingtgen Residence BZA Submittal Sheet Updates.pdf](#)
- [22-019-01 - 1229 Road of the Round Table - BZA Public Notice Affidavit - Signed.pdf](#)
- [MAP 7878 1229 Road of the Round Table.pdf](#)
- [Plan Review Application.pd](#)

OTHER BUSINESS

5. ADJOURN