



To: BZA/PRC
From: Jason Foster, Community Development Administrator
Date: March 15, 2022
Subject: Staff Report for 46 E. Franklin St.

Summary of the Request

The applicant is requesting variance of Zoning Code section 18.05A to allow the construction of a 2,400 square foot accessory building at 46 E. Franklin St. Section 18.05A states, "Detached accessory buildings (including garages) constructed on a one-family lot shall not exceed, in the aggregate, six hundred (600) square feet." This request is in conjunction with a large re-development project at 26 E. Franklin St., which the applicant also owns. If this variance request is approved, the applicant is under contract to sell the building at 26 E. Franklin St. for a new and exciting use.

Applicant Information

Dwight Bartlett, Owner

Current Zoning District

B-4 Central Business District

Parcel Identification

L35000100060012000

Additional Actions or Next Steps to be taken by the City

If this request for variance is approved, the applicant will apply for zoning permits.

Applicant's Reason for the Request

The applicant is requesting this variance to allow the construction of a 2,400 square foot accessory building to hold the current contents of 26 E. Franklin St. in order to sell the property for re-development purposes.

Surrounding Land Use within 1,000 Feet

Commercial, single-family residential, and multi-family residential

Previous Related Development Decisions in the Immediate Area (3-5 Years)

The Village Review Board recommended approval for this variance at its March 1, 2022, meeting.

Comprehensive Plan Applied to the Geographical Area

The Comprehensive Plan strongly encourages the re-development of the Old Village District. This variance will allow for the sale of 26 E. Franklin St. and the subsequent re-development of the site.

Existing Public Utilities

Water, Electric, Gas, Sanitary Sewer

Soil Survey Data

N/A

Classification of Streets, Traffic Volumes & Direction, Planned Improvements

N/A

Flood Plain Information

N/A

Comments from City and County Agencies

The City Engineer reviewed this project and had no issues.

Supporting Maps & Graphics

See Attached

Staff Recommendation

Following the recommendation by the Village Review Board, Staff recommends the approval of the variance request to allow the construction of a 2,400 square foot accessory building.

