



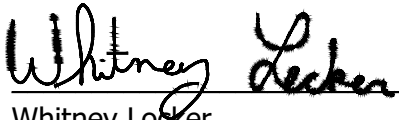
July 28, 2025

Alliance Engineering LLC and FHD Real Estate LLC are requesting a variance for the use of EIFS along the pedestrian level as an exterior finish for the proposed Lee's Famous Recipe Chicken located at 400 Commerce Center Drive. The proposed drawings for the new Lee's Famous Recipe Chicken are derived from a prototype design that corporate had commissioned for their new restaurants. This restaurant design will be built all over the country and we would like to not stray from the prototype design. We have already added a masonry base to the building in keeping with the zoning requirements of the City of Franklin. We are also incorporating the use of different materials to make the building visually appealing in keeping with the zoning requirements. We are worried that not being allowed to use the EIFS would require us to use one of the other materials we are already using on the exterior of the building and thus not providing enough of the visual variation of materials the City of Franklin requires.

- A. There are no special conditions that are peculiar to the land that would prevent conformance with the zoning code. The peculiar circumstance with the building is that it is a prototype building that will be built across the country and we are not wanting to stray from the design of the prototype building.
- B. The special circumstance that exists that is not the result of the actions of the applicant is that the prototype building was designed by another architect and was approved by corporate without the knowledge of the applicant.
- C. This does not apply here. The property can be beneficially used without this variance.
- D. The variance is not substantial and the minimum relief would still allow reasonable use of the land and structure. The variance being requested is only for the exterior façade.
- E. The zoning department does not allow the EIFS at the pedestrian level without a variance which causes the difficulty in resolving this matter in another way.
- F. The essential character of the neighborhood will not be altered with this variance. The neighboring property "Walmart" has EIFS at the pedestrian level and is of a much larger building than the proposed.
- G. The variance is only for the façade and will not affect the water, sewer, and trash pickup.
- H. Granting the variance will still be in harmony with the general purpose of the zoning code as the zoning code does allow EIFS above the pedestrian level, so it is not a material that is not allowed at all we are just requesting to bring it to a lower level.
- I. The variance does not grant us special privilege that would be denied to another applicant on other lands, structures, or buildings in the same district.

Sincerely,

Alliance Engineering, LLC

 7/28/2025
Whitney Locker Date

Cc: Mr. David J. Kessler, Mr. Rod Hines, Alliance Engineering