City of Franklin

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

Meeting Agenda

Board of Zoning Appeals

Thursday, April 2, 2026	6:00 PM	Eastern Flank Event Facility

Notice is hereby given that a meeting of the Board of Zoning Appeals will be held on the date, time, and meeting 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 at Eastern Flank Event Facility. Speakers will be asked to fill out a speaker card prior to the meeting starting. Speakers may sit in the Event Facility.

CALL TO ORDER

CITIZEN COMMENTS (Open for citizens to be heard on any issue or concern, including those related to items on the agenda. Please submit a Speaker Card at the beginning of the meeting if you would like to address the Commission. If you would like to speak on an agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, the Commission shall make no decisions or consideration of action of citizen comments for items not on the agenda, except to refer the matter to the Planning Director/Staff for administrative consideration, or to a schedule the matter for consideration at a later date. Those addressing the Commission are requested to come to the microphone and identify themselves by name and address for the official record. The Chair may restrict the period for public comment, including the length of the public comment period, the number of individuals who can speak and the length of time each individual may speak. When time allows, the standard individual public comment time is two minutes.)

Comments on agenda items may be made in person or by emailing PlanningIntake@FranklinTN.gov before noon on the day of the meeting. Emailed comments will be provided to the Commission and included in the minutes, but not read aloud in their entirety during the meeting.

APPROVAL OF MINUTES

1. Consideration Of Approval Of The March 5, 2026, BZA Minutes.

ANNOUNCEMENTS

APPLICATIONS

2. A Variance Request To Allow A Screened-In Porch To Encroach 20 Feet Into The Rear Setback For The Property Located At 514 Cairnview Drive (F.Z.O. 3.10.7).

Sponsors: Amy Diaz-Barriga, Ariella Stanford

OTHER BUSINESS

ADJOURN

Anyone needing accommodations due to disabilities please contact the ADA Coordinator at 615-791-3277 at least 24 hours prior to the meeting.

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

City of Franklin

Meeting Minutes

Board of Zoning Appeals

Thursday, March 5, 2026 | **6:00 PM** | **Eastern Flank Event Facility**

Notice is hereby given that a meeting of the Board of Zoning Appeals will be held on the date, time, and meeting 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 at Eastern Flank Event Facility. Speakers will be asked to fill out a speaker card prior to the meeting starting. Speakers may sit in the Event Facility.

CALL TO ORDER

Chair Langley called the meeting to order at 6:00 PM

Commissioners Present: Jonathan Langley-Chair, William Scales, John Bohms, Jeff Fleishour

Commissioners Absent: Dorinda Smith

Staff Present: Amy Diaz-Barriga, Shanna McCoy, William Squires

CITIZEN COMMENTS (Open for citizens to be heard on any issue or concern, including those related to items on the agenda. Please submit a Speaker Card at the beginning of the meeting if you would like to address the Commission. If you would like to speak on an agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, the Commission shall make no decisions or consideration of action of citizen comments for items not on the agenda, except to refer the matter to the Planning Director/Staff for administrative consideration, or to a schedule the matter for consideration at a later date. Those addressing the Commission are requested to come to the microphone and identify themselves by name and address for the official record. The Chair may restrict the period for public comment, including the length of the public comment period, the number of individuals who can speak and the length of time each individual may speak. When time allows, the standard individual public comment time is two minutes.)

Chair Langley asked for citizen comments. There were none.

Comments on agenda items may be made in person or by emailing PlanningIntake@FranklinTN.gov before noon on the day of the meeting. Emailed comments will be provided to the Commission and included in the minutes, but not read aloud in their entirety during the meeting.

APPROVAL OF MINUTES

1. **Consideration Of Approval Of The January 8, 2026 BZA Minutes.**

Sponsors:

Board Member Fleishour motioned to approve the January 8, 2026, BZA Meeting Minutes, seconded by Commissioner Boehms. The motion carried by a vote of 4-0.

ANNOUNCEMENTS

Ms. Diaz-Barriga stated that training will be held at the Police Department Community room on April 1, 2026, from 8:30 am-2 pm. Please accept the meeting email so that lunch can be ordered for you. Mr. Squires noted that a second email will be sent for you to make your lunch choice selection.

Mr. Scales noted that a separate survey email will be sent so that you can choose your lunch choice.

APPLICATIONS

2. A Variance Request To Reduce The Minimum Parking Requirement From 13 Spaces To 5 Spaces For The Property Located At 228 2Nd Avenue South (F.Z.O. 10.2.)

Sponsors: Amy Diaz-Barriga, Ariella Stanford

Staff Presentation: Amy Diaz-Barriga. Ms. Diaz-Barriga stated that the subject property is located at 228 2nd Avenue S and is zoned OR Office Residential District. The property is also within the Historic Preservation Overlay and the Central Franklin Overlay. The property has an existing principal building and an existing detached garage behind the principal building, which were built in 2013. The current owners started renting the property as office space in 2019 and bought the property in 2020. In the process of coordinating renovations to the principal building and the conversion of the detached garage to additional office space, it was discovered that this property did not issue a change of occupancy from residential to office. While office use is allowed in the zoning district, the property does not have enough parking for office use. Per the zoning determination letter provided in the submitted documents, the principal building requires a minimum of 10 parking spaces, and converting the detached garage into additional office space requires an additional 3 parking spaces. The lot currently has 3 on-site parking spaces, the 3-car garage that the owners are proposing to convert into more office space, and 2 on-street parking spaces in front of the property. Seeing as the property does not meet the minimum parking standards, the applicant is requesting a variance to reduce the minimum parking requirement from 13 spaces to 5 spaces.

Staff Analysis
The BZA may authorize a variance only when the request has met all three criteria in accordance with F.Z.O §20.10.6 and State law. The staff has completed an analysis of the request in light of these criteria:
1. Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the Zoning Ordinance or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such a piece of property is not able to accommodate development as required under this Ordinance.

Seeing as this is a small lot with existing buildings in place, there is not enough room on the site to provide the required amount of parking. Even if the property owners don't convert the detached garage, only 2 of the 3 garage doors can be accessed for parking if the lot is full (the other parking spaces on the lot block the third garage door). So in the scenario that the detached garage is not converted and they are required to provide 10 parking spaces, the lot would still only have 7 parking spaces including the 2 on-street parking spaces. For properties like this that cannot provide the necessary parking on the site, the ordinance allows shared parking and deferred parking alternatives. The applicant has provided information that these alternatives have been explored in attempt to comply with the Zoning Ordinance, but they were unable to find a parking alternative that was feasible. Since the location of the existing buildings is preventing any additional onsite parking, and the applicant was unable to secure a shared parking and deferred parking alternative in attempt to meet the Zoning Ordinance requirements, Staff finds this criteria is met.

2. The strict application of any provision enacted under the Zoning Ordinance would result in peculiar and exceptional practical difficulties for or exceptional or undue hardship for the owner of the property.

In order to meet the minimum parking requirement for this site, the owners would likely need to remove the existing detached garage from the site and even then, the site still might not have enough room to provide the necessary parking spaces. Having to remove the existing detached garage would be an exceptional practical difficulty. In addition, the applicant has exhausted their options for shared parking and deferred parking alternatives, but was not able to secure an agreement with any surrounding property owners. Seeing that the property is left with no options for providing parking within the Zoning Ordinance requirements, Staff finds this criteria is met.

3. Such relief may be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the Zoning Ordinance.

Staff finds this may be a detriment to the public good and would impair the intent of the Zoning Ordinance.

Street parking in downtown is already very limited, and increasing the amount of office space while reducing the number of on-site parking spaces would contribute to the limitation of parking.

The intent of this Zoning Ordinance regulation is to ensure that there is sufficient parking per use within their site limits or within proximity to the site utilizing alternative parking plan options. The applicant has exhausted their options for alternative parking. However, the intent of the zoning ordinance is that any new use provide sufficient parking to accommodate their use, inclusive of the on-street spaces in front of their use, or by utilizing an alternative parking plan strategy. The applicant is proposing to provide less than the required amount of parking spaces needed and increase the square footage of office space (converting the detached garage to office space), thereby reducing the number of already non-compliant parking spaces on the site. In addition, the site currently has enough parking spaces for their employees, but with the proposed detached garage conversion, the site would not provide enough parking spaces for their employees alone. That proposal not only doesn't meet the intent of the ordinance in this case, but it works against it.

The City of Franklin is conducting a downtown parking study for specific recommendations about minimum parking requirements that support downtown businesses with little impact to nearby residential neighborhoods. The study is expected to be conducted this year. It is likely to investigate how the larger parking demands of the downtown can be balanced and managed over the sixteen block area, analyzing the existing pool of spaces and considering the impacts to current businesses and residents. However, this study will take time, and staff nor this board can anticipate the intended outcomes nor intent the study will produce. The intent of today's ordinance is that new uses provide parking to accommodate their demand.

RECOMMENDATION:
RECOMMENDED MOTION: Ms. Diza-Barriga stated that staff recommends the Board of Zoning Appeals move to deny the Variance Request To Reduce The Minimum Parking Requirement From 13 Spaces To 5 Spaces for the property located at 228 2nd Avenue South, because the criteria for granting a variance have not been met.

Applicant Presentation: Chad Karger, Porter's Call and Kate Reynolds, TKC Architecture & Engineering. Mr. Karger thanked the Board for considering the variance request and stated that he would like to highlight the actual usage of the building and show that the intention is to be within the zoning ordinance. Porter's Call provides support to traveling artists and their families. Typically, from 9-noon and from 1 pm-3:30 there may be 2 to 3 clients in the building during those times. Mr. Karger stated that he encourages customers to use the parking garage when parking is difficult to find. Mr. Karger explained that he has spoken to the architects about adding additional space in the back and added that he's happy to do that to remedy the problem.

Ms. Reynolds stated that she has a signed letter from one of the neighbors stating that they do not have any issues with the parking situation. Ms. Reynolds also provided a breakdown of available parking spaces in the parking garage on an hour by hour basis. At the busiest time, 10:00 am, there were 72 available spaces.

Citizen Comments:
Margaret Martin, 3rd Avenue. Ms. Martin stated that she has lived in the area for 60 years and has served on the Board of Zoning Appeals in the past. Ms. Martin stated that she along with her neighbors, believe commercial buildings are overtaking the area. Ms. Martin explained that her understanding of the ordinance is that unless additional square footage is added to the building, because it is zoned OR, additional parking is not necessary. Ms. Martin asked the Board to carefully consider not letting commercial spaces overtake residential areas.

Bob Ravener, 3rd Avenue. Mr. Ravener stated that he is past president of the Downtown Neighborhood Association and a prospective member of the upcoming parking study by the City of Franklin. Mr. Ravener explained that everyone is aware of the parking issues in downtown and considering the upcoming parking study, he would recommend not making any changes. Once the study is completed, there will be a better understanding of the best course of action to take regarding parking issues. Should changes be made now, the door may be opened or a precedent set for other exceptions to the ordinance. Mr. Karger has been very considerate of the neighbors by involving residents in the conversation.

Rudy Jordan, 231 2nd Avenue South. Ms. Jordan stated that Porter's Call has been a wonderful business neighbor. Ms. Jordan explained that she uses a cone to block her driveway when she leaves for the grocery store, otherwise she might not be able to get into her driveway to put groceries away. As the free parking areas in downtown are now paid parking, people are searching for free parking more often, resulting in street parking and blocked driveways. Ms. Jordan finished by thanking the members for their service to the city.

MOTION (Close Citizen Comments)

Board Member Fleishour motioned to close the public comment portion, seconded by Board Member Boehms. The motion carried by a vote of 4-0.

Board Member Scales asked Ms. Reynolds if there is any space where additional parking could be placed on the property.

Ms. Reynolds provided a handout to the Board Members and stated that she was contacted a year ago when they were considering renovations. Considering the 3 bays of the detached garage, there is an overlap in spaces and would only result in one additional parking space.

Board Member Scales asked for confirmation that no additional space would be added and asked about space availability if the structure were removed.

Ms. Reynolds stated that the renovations would not include additional square footage. Renovations would rework the existing space and would give them more space and flexibility. Ms. Reynolds stated that if the structure were removed there may be two additional spaces.

Chair Langley asked if there is any place in the zoning ordinance that would allow public parking garage spaces to be included for the parking space minimum requirements.

Ms. McCoy stated that public parking could not be used to meet the minimum parking space requirements.

MOTION #1 (Approval)
Board Member Scales motioned to approve Variance Request To Reduce The Minimum Parking Requirement from 13 Spaces To 5 Spaces For The Property Located At 228 2Nd Avenue South because the criteria for granting a variance request have been met, seconded by Board Member Boehms.

Board Member Scales stated that based on citizen comments, the nature of the business, comments from the architect, along with the upcoming parking study, the third criteria has been met in his mind. Approval would not be a detriment to the public good and would not impair the nature of the zoning ordinance.

Chair Langley stated that if the variance request is granted, the variance will affect the building now and in the future. With the pending traffic study and the uncertainty of what the future may hold for parking in downtown Franklin. Chair Langley noted that he is sympathetic to the scenario the applicant is in, he has concerns about approving the variance request.

Board Member Fleishour agreed with Chair Langley and asked how many parking spaces are currently available and could a diagonal space be included to add one more space.

Board Member Boehms stated that with the site revision there would be one additional space.

Ms. Diaz-Barriga answered by stating that there are 3 existing on-site spaces, and they are counting two parking spaces on the street and suggested not trying to design because of other considerations such as permeable and non-permeable surfaces along with other considerations.

Mr. Squires stated that the current discussions are legitimate and appropriate but cautioned the Board about considering what they could or could not do in this situation to grant the variance request.

Chair Langley stated that if he understands correctly, the variance, if granted, would follow the property and travel in perpetuity.

There being no further discussion, the motion to approve failed by a vote of 2-2 (Board Members Langley and Fleishour voting against).

MOTION #2 (Disapproval)
Chair Langley motioned to disapprove of a Variance Request To Reduce The Minimum Parking Requirement From 13 Spaces To 5 Spaces For The Property Located At 228 2Nd Avenue South because the criteria for granting a variance request have not been met, seconded by Board Member Fleishour.

Chair Langley stated that considering the pending parking study mentioned by Ms. Martin and others, it is premature to grant a variance request until the results of the parking study are complete. Franklin has a vibrant downtown and Chair Langley stated that the goal is not to quell activity but to make the best decision possible,

once the parking analysis is complete.

Board Member Scales stated that he recognizes the concern about granting a variance request that will run in perpetuity and the effects it could have in the future, but this does not sway his opinion one way or the other.

The motion to disapprove carried by a vote of 3-1 with Board Member Scales voting against.

3. A Variance Request To Waive Cross Access Requirements Between Adjacent Properties For The Property Located At 828 Murfreesboro Road (2023 F.Z.O. 9.5.3.).

Sponsors: Amy Diaz-Barriga, Ariella Stanford

Staff Presentation: Amy Diaz-Barriga. Ms. Diaz-Barriga stated that the subject property is located at 828 Murfreesboro Road and is zoned CI Civic and Institutional District. There is an existing church building on the property, and the church is currently working on an expansion project. The church received approval of their Final Plat in 2024 and their Site Plan in February 2026 for the expansion project. As part of the approvals, the church is required by the Zoning Ordinance to provide cross access from its site to the intersection of Perching Drive and an alley located along the shared property line between the church and the adjacent residential subdivision. In the midst of their expansion project, communication with the neighboring residential subdivision has resulted in legal consultations between the properties regarding the church's 25' private landscape easement along its western property line. The landscape easement originated from a City Zoning requirement from an earlier site plan for the church property. This Zoning standard required that a 25' landscaped incompatible use buffer be placed along the church's western property line abutting the residential subdivision. The easement itself is a private easement, not commonly reviewed by the City. The City allows streets and driveways to perpendicularly cross incompatible use buffers. However, the neighboring subdivision is not in agreement with the church's plans to alter the landscape easement to allow the required cross access connection to Perching Street. For this reason, the applicant is requesting a variance to waive the cross access requirement.

Staff Analysis
The BZA may authorize a variance only when the request has met all three criteria in accordance with F.Z.O §20.10.6 and State law. The staff has completed an analysis of the request in light of these criteria:
1. Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the Zoning Ordinance or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such a piece of property is not able to accommodate development as required under this Ordinance.

There is not a condition of the property that would not allow the cross access connection to Perching Street. The Site Plan and cross access easement on the Final Plat show that the connection can be made at that location. Section 1.1.10 of the Franklin Zoning Ordinance states the following: "this Ordinance is not intended to modify, revoke, or repeal any easement, covenant, or other private agreement; however, where the regulations of this Ordinance are more restrictive, the requirements of this Ordinance shall be controlling. The City does not enforce the provisions of easements, covenants, or agreements between private or third parties." So while the easement may be a hindrance, the City does not enforce provisions of private easements and the requirements of the ordinance are controlling. Staff finds this criteria is not met.

2. The strict application of any provision enacted under the Zoning Ordinance would result in peculiar and exceptional practical difficulties for or exceptional or undue hardship for the owner of the property. The cross access connection is provided on the approved Site Plan and Final Plat and is shown to be feasible. Dissolving or altering the church's private easement document (that contradicts the Zoning Ordinance by not allowing a perpendicular street connection) is a private matter and is expected in order to meet the requirements of the Zoning Ordinance. However, given that the neighboring subdivision appears to be a signatory on the landscape easement and is in disagreement with the cross access requirement, there is a potential hardship or practical difficulty for the church in altering the recorded landscape easement. Staff finds this criteria is met. It should be noted that, currently with approved plans and plats, the City normally reviews landscape easements and buffers with the submittal and recording of final plats, rather than through private documents or agreements, to avoid these conflicts. This item should be a rare case.

3. Such relief may be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the Zoning Ordinance.

Staff finds that granting this variance would not be a detriment to the public good and would not impair the intent of the Zoning Ordinance. One of the benefits to the public in having cross access connection points is for traffic flow. This connection would only connect to the neighboring subdivision, where the property owners have expressed they do not want additional traffic from neighboring properties driving through. There is already a connection to that neighboring subdivision at Welsh Lane, and it has been gated off as an emergency-only connection. The other benefit and one of the primary intentions of this Zoning Ordinance regulation is for emergency access. For emergency vehicles to access a site, especially one this large, it's important to have multiple access points. This site currently has emergency access off Murfreesboro Road (north), Royal Oaks Court (south), and Welsh Lane (west; gated as emergency-only access). Providing this required connection at Perching Street would provide emergency access just south of Welsh Lane where there is already a connection. While every connection is valuable, there are already multiple emergency access points to this site and an additional connection just south of an existing connection would not substantially impair the purpose of this Zoning Ordinance requirement. In addition, the applicant has proposed extending the pavement to the edge of the private easement, which is an effort to meet the intent of the Ordinance and achieve the most minimal deviation possible from this Zoning Ordinance requirement. Staff finds this criteria is met.

RECOMMENDATION:
RECOMMENDED MOTION: Staff recommends the Board of Zoning Appeals move to deny the Variance Request To Waive Cross Access Requirements Between Adjacent Properties for the property located at 828 Murfreesboro Road, because the criteria for granting a variance have not all been met.

Applicant Presentation: Dick Wells, Church of the City. Mr. Wells explained that the cross access connector is essentially a crossover from one parking area to another parking area and not actually a street. The connector, as designed, ends about one foot from Perching and does not actually provide access in its current state between Henley and the Church. The landscape easement was granted to Henley 20 years ago before the ordinance was enacted. The portion of the connector that is on the easement is 24 by 25 feet and the connector will never be used unless the city, at some point, in the future, takes steps to make Perching a public road by extending through the Church of the City parking lot. Mr. Wells further stated that until the city decides to make Pershing a public road, the connector is a planning point and not practical or usable. At the time the site plan was presented and approved by the city, the Henley board was aware and took no exception to the connector until a lawyer reviewed the easement in July of 2025. The lawyer advised the Henley board that the easement granted 20 years ago is exclusively for landscaping and cannot be used for any other purpose and further advised that the Henley HOA cannot authorize use of the easement and if the church proceeds with the plans, Henly would be obligated to file a lawsuit to stop use of the easement as required by the city. Mr. Wells stated that the Church is not requesting anything contrary to the intent of the ordinance or do anything that would preclude future plans of the city. The Church is asking that a small portion of the connector that is on the easement not be paved at this time and would stay on the plat and site plan allowing the city’s rights to be protected satisfying the intent of the ordinance. Mr. Wells stated that the church believes criteria one is satisfied because the connector will still exist but would not be paved at this time. Mr. Wells stated that granting the variance request would be the most common sense solution rather than legal action or a complete resubmittal of the project requiring staff time and attention along with months of public hearings and other meetings. Lastly, Mr. Wells stated that the Church is very proud of the project and is set to be completed in four months. It is intended to expand the ministry to care for foster families and children, single moms, mental health, adoptive and special needs families and provide support for 43 missional partners such as One Generation Away, Brightstone, the Refuge Center, and Grace Works, all serving the Franklin community. Mr. Wells expressed his appreciation to the planning and engineering departments as this is a massive $50 M project with 50,000 square feet of buildings affecting 40 acres. This being only the second time a variance has been requested. Mr. Wells thanked the planning department for their guidance with the new ingress/egress on Highway 96 that is much more efficient and easier to maneuver through and around. Mr. Wells stated that the Church humbly asks for consideration of approval of the variance request.

Citizen Comments:
Tim Engle, Henley HOA President. Mr. Engle stated that Josh Denton, Henley attorney sent a letter to the Board regarding this matter. The Henley neighborhood homeowners appreciate the city’s commitment to thoughtful planning and connectivity. This easement agreement was signed in 2005 between two private property owners predates the current connectivity ordinance. The Church granted the 25 foot easement buffer for the benefit of Henley and restricts the use of that area to landscaping predominantly. Mr. Engle noted that the Henley HOA does not have the legal authority to alter the exclusive easement. Henley fully supports the Church of the City’s request and believe the request stipulates a reasonable path. Mr. Engle finished by stated that the Henley HOA respectfully asks the board to take action that recognizes, respects, and honors the integrity of the recorded easement and the expectations that were created by it.

MOTION (Close Citizen Comment)
Board Member Boehms motioned to close the public comment portion, seconded by Board Member Scales. The motion carried by a vote of 4-0.

Board Member Fleishour noted that currently there is a gated emergency entrance and asked if that was Pershing. Mr. Fleishour also asked for clarification of the area that is proposed not to be paved.

Ms. Diaz-Barriga stated that further down from the emergency entrance at Walsh the city requires a second access road connecting to Pershing. The Church is requesting a variance to waive the connection by not paving a 25 foot section. The current site plan shows the access at Pershing as paved. If the variance request is granted, the site plan would need to be amended showing removal of the paved section. Ms. Diaz-Barriga noted that the final plat has already been recorded with the cross access easement in place, so the only thing left to do is pave the cross access. If this requirement is waived, there is still an easement there for future connections.

Board Member Fleishour asked if the city would be ok with waving the cross access.

Ms. Diaz-Barriga stated that it is not up to the city because construction is happening now. There is not a guarantee the city would decide to do in the future.

Board Member Boehms asked if the cross access would be like the access on Welsh and how it is blocked off with a gate other than for emergencies.

Ms. Diaz-Barriga stated that it would be up to the Henley homeowners, but the ordinance requirement is that a public cross access on the Church of the City property be present because the Henley roads are private. Henley is allowed to put up gates because it is their road and the city cannot force the connection once it gets to Henley. The city asked for cross access connections for long term planning to ensure the connections are made available when streets are extended to property lines, should the request for the streets to become public streets in the future. It is best practices to require for access wherever roads are for connectivity.

Board Member Fleishour asked about access roads on the other side of Henley and how those access roads will be connected.

Ms. Diaz-Barriga stated that the subdivision on the other side of Henley was also required to extend their public streets to the property line where the Henley private streets connect. In this situation, as Mr. Engle explained that Henley has agreed to gate their side of the property line. Even though the streets connect, the only access would be for emergency services.

Board Member Fleishour stated that Henley would be able to gate the connection from Church of the City.

Ms. Diaz-Barriga stated that if the variance request is approved, the connection would not be paved, but the cross access connection would still exist. If the request is denied, the connection would be paved, but could be gated but is for Henley HOA to decide.

MOTION
Board Member Scales motioned to approve A Variance Request To Waive Cross Access Requirements Between Adjacent Properties For The Property Located At 828 Murfreesboro Road, seconded by Board Member Boehms.

Board Member Scales addressed criteria #1 by stating that this is a unique circumstance and condition where the city is requiring a cross access connection to Henley and the attorney for Henley is advising the HOA not to allow the connection because of the existing easement. The most reasonable course of action is the grant the variance request because all criteria for granting a variance have been met, allowing both parties to move forward in agreement.

Chair Langley agreed with Board Member Scales and stated that criteria number one is met because of the exceptional condition and situation. The three criteria have been met while staying within the bounds of the criteria the Board is looking at when granting a variance request.

Board Member Boehms stated that he reread the letter from a citizen, and it mentioned accessing the connection once a day. Which brings up the question as to whether it would be gated or not.

Board Member Fleishour stated that only emergency services would be able to access the road.

With no further discussion, the motion carried by a vote of 4-0.

4. **A Variance Request To Allow Parking In Front Of A Proposed Principal Building With Urban Frontage For The Property Located At 553 And 557 Franklin Road (2022 F.Z.O. 7.6.).**

Sponsors: Amy Diaz-Barriga, Ariella Stanford

Staff Presentation: Amy Diaz-Barriga. Ms. Diaz-Barriga stated that the subject property is located at 553 and 557 Franklin Road and is zoned PD Planned District and within the 500' Buffer of Hillside Overlay. This request is associated with the 555 Franklin Road PUD Subdivision, Development Plan. In 2022, the project received approval of a variance request for parking to either side of the building, and the Site Plan was then approved with parking to the sides. A revision of the Site Plan associated with this development is currently under review, with the main building being changed as shown in the submitted documents. The Site Plan revision that is currently under review does not include additional parking in front of the building, except for parallel parking which is allowed, thereby complying with the requirements of Urban Frontage. However, the applicant is requesting to allow parking in front of the proposed principal building that is not parallel along the internal drive. If the variance is approved, the applicant will need to submit a Site Plan amendment to add the parking in front of the building.

Staff Analysis
The BZA may authorize a variance only when the request has met all three criteria in accordance with F.Z.O §20.10.6 and State law. The staff has completed an analysis of the request in light of these criteria:
Criteria #1. While the property is sloped, there is plenty of resident parking to the sides of the building and parallel parking close to the entrance in front. The previously approved Site Plan had more units and less parallel parking spaces in front of the building and no rows of parking in the front, which shows that the building can be designed in a way that keeps parking to the sides of the building, and provides parallel parking spaces for visitors and potential residents in front. In addition, the Site Plan revision that is currently being reviewed meets the Zoning Ordinance parking standards, showing that this property is able to accommodate development as required under this Ordinance. Staff finds this criteria is not met.

Criteria #2. The previously approved Site Plan had more units and less parallel parking spaces in front of the building and no rows of parking in the front. This indicates that the site can be designed in a way that keeps parking to the sides of the building, and provides parallel parking spaces for visitors and potential residents in front. Whether the units were relocated or the entrances provided were moved, it seems that the redesign of the building has caused this hardship. The way the site has been redesigned is causing a self-imposed hardship. Staff finds this criteria is not met.

Criteria #3. The design of this site would not be a detriment to the public good, but it would impair the intent of the Zoning Ordinance. The Zoning Ordinance introduced the requirements for Frontage starting with the 2019 Zoning Ordinance update, as a direct response to the adoption of Envision Franklin in 2017. Two of the core Guiding Principles are Exceptional Design and Vibrant Neighborhoods. One characteristic of Exceptional Design as outlined in Envision Franklin is that parking should be secondary to the building and its relationship to the street, and that views from the street should not be of parking lots. One characteristic of Vibrant Neighborhoods as outlined in Envision Franklin includes pedestrian-friendly neighborhoods that make walking and biking more enjoyable along streets. The intent of the Zoning Ordinance is to reinforce the principles of Envision Franklin, and in this case it's by keeping parking to the side or behind principal buildings for specified districts. Proposing a row of parking in front of the main entrance with no screening does not meet the intent of this Zoning Ordinance requirement. Staff finds this criteria is not met.

RECOMMENDATION:
RECOMMENDED MOTION: Staff recommends the Board of Zoning Appeals move to deny the Variance Request To Allow Parking In Front Of A Proposed Principal Building With Urban Frontage For The Property Located At 553 And 557 Franklin Road, because the criteria for granting a variance have not been met.

Applicant Presentation: Jeff Rosiak, Gamble Design Collaborative. Mr. Rosiak explained that the project is being designed for a new owner with a revised building plan for the senior living memory care facility. Essentially the request is for parking relief for the same reasons as in 2022. The reasons are directly related to the safety and mobility of the primary users of the facility which are senior residents and their guests. The category of use remains a multifamily designation which requires the urban frontage which pushes parking behind the building.

Landscape frontage was granted in 2022 specifically to allow parking to the side of the building providing a much distance and more convenient parking to the front door. The approval recognized the reality of the property as the property sits at the base of a protected hillside with significant grade changes from back to front with strict limitations on disturbance. The topography elevation still drops toward Franklin Road the same as it did in 2022. Mr. Rosiak further stated that the development envelope remains constrained by the hilltop hillside overlay. Like the previous development plan, the building is designed to step down with the land to minimize disturbance and avoid excessive retaining walls. For this population, the debate on where entrance area parking is placed is not merely a design preference or an aesthetic debate, it is a safety and accessibility need. Using the map, Mr. Rosiak stated that the request is to allow six perpendicular spaces to the opposite side of the building consistent with the previously approved variance request. To provide viewshed relief from Franklin Road, the building façade has been designed to minimize visibility from Franklin Road. If the variance request is granted, a safer and more convenient entrance will be available for mobility impaired users and provide better emergency access and staging. Mr. Rosiak stated that they are basically asking for the same variance request as before as the team is not introducing a new concept or asking for a new justification. The ask is to apply the same logic to the site plan revision to allow safety and convenience to the senior living residents.

Chair Langley stated and asked for confirmation that the request is for the 6 spaces previously mentioned and the 2 parallel parking slots.

Mr. Rosiak confirmed that Mr. Langley was correct. Mr. Rosiak pointed to the map and stated that the previous variance request was for parking on the north side of the wing and the request with the new site plan is for parking south of the wing.

Board Member Boehms stated that looking at the proposed site plan revision and then looking at the diagram labeled proposed entrance, they don't match as it appears the parallel parking should also be on the right as it is shown on the left. Also, Mr. Boehms asked if the variance request pertains to the number of parking spaces.

Mr. Rosiak stated that the variance request comes from the standpoint of safety needs and convenience to the front door.

Board Member Boehms asked if the proposed site plan revision on page one consistent with page two.

Mr. Rosiak stated that the proposed site plan revision on page one is an approved site plan revision and the one on page two would be a future site plan amendment should the variance be granted.

Chair Langley stated that he also noticed that too and whether it is a distance requirement of the lane width making it appear narrower on the south end where the parallel spaces are.

Board Member Boehms asked the applicant if there were only two parking spaces on the right side, would the parking meet the minimum requirements.

Mr. Rosiak answered yes.

Citizen Comments:
Amy Smith, 548 Franklin Road. Ms. Smith urged the Board to vote against the variance request to allow parking on the sides of the assisted living facility. There is significant flooding in the area, especially the water flowing from the hillside. A church in the same area installed a retaining wall to ease the water flow during a weather event. Ms. Smith stated that she has experience going in and out of assisted living facilities personally and as a nurse. The most important safety feature needed is emergency services accessibility. Other than ADA parking, Ms. Smith stated that parking on the side of the building is not necessary for an assisted living facility. Ms. Smith asked the Board to carefully consider this approval as a precedent could be set for parking in this area of Franklin. Ms. Smith stated that she emailed photos of the flooding and would be happy to share those with the BZA.

Chair Langley asked the applicant to speak to the engineering component of the development plan.

Mr. Rosiak stated that the storm water management part of the application has been reviewed and approved by the city engineering department.

MOTION (Close Citizen Comment)
Board Member Scales motioned to close the public comment portion, seconded by Board Member Boehms. The motion carried by a vote of 4-0.

MOTION
Board Member Scales motioned to disapprove A Variance Request To Allow Parking In Front Of A Proposed Principal Building With Urban Frontage For The Property Located At 553 And 557 Franklin Road, seconded by Board member Boehms.

Board Member Scales stated that staff made it clear there was a path forward under the existing site plan that does not necessitate revisions as well as the criteria for granting a variance request have not been met.

The motion to disapprove carried by a vote of 4-0.

OTHER BUSINESS

Chair Langley asked if there was any further business. There was none.

ADJOURN

Board Member Fleishour motioned to adjourn the March 5, 2026, BZA meeting, seconded by Board Member Scales. The motion carried 4-0. The meeting adjourned at 7:31 PM.

_____ _____

Chair Date

File #: 26-0376

DATE: 4/2/2026

TO: Board of Zoning Appeals

FROM: Amy Diaz-Barriga, Asst Director of Planning Development
Ariella Stanford, Planner

SUBJECT:

A Variance Request To Allow A Screened-In Porch To Encroach 20 Feet Into The Rear Setback For The Property Located At 514 Cairnview Drive (F.Z.O. 3.10.7).

PURPOSE:

PROJECT INFORMATION
COF Project Number: 9063
Applicant: Kathryn Wiles
Owner: Kathryn Wiles and Robert Wiles

BACKGROUND/STAFF COMMENTS:
Vicinity Zoning/Land Use
Site: PD Planned District / Single Family Residential
North: PD Planned District / Single Family Residential
South: PD Planned District / Open Space
East: PD Planned District / Single Family Residential
West: PD Planned District / Single Family Residential

Applicable Zoning Ordinance Provisions
20.10 Variance
A. The purpose of a variance is to:
1. Provide limited relief from the requirements of this Ordinance in cases where strict application of a particular requirement would create an unnecessary hardship prohibiting the use of land in a manner otherwise allowed under this Ordinance; and
2. Address extraordinary, exceptional, or unique situations that were not caused by the applicant's act or omission.
B. Variances are not intended merely to remove inconveniences or financial burdens that the requirements of this Ordinance may impose on property owners in general.

3.10.7 - PD Planned District, Dimensional Standards

Appurtenance Encroachments into Setbacks

Rear Yard	15 feet max, but no closer than 15 feet from lot line

Background

The subject property is located at 514 Cairnview Drive and is zoned PD Planned District. The applicant is proposing a screened-in porch extending from the rear of the existing house on the property. Screened-in porches are considered appurtenances, and appurtenances are permitted to encroach up to 15 feet into the rear setback, but no closer than 15 feet from the lot line. Since the existing house is 25 feet from the rear property line at the proposed location for the screened-in porch, it would be allowed to encroach up to 10 feet into the rear setback at that location. The proposed porch encroaches 20 feet into the rear setback, and would be 5 feet from the rear property line. For this reason, the applicant is requesting a variance to allow the screened-in porch to encroach 20 feet into the rear setback.

Staff Analysis

The BZA may authorize a variance only when the request has met all three criteria in accordance with F.Z.O §20.10.6 and State law. The staff has completed an analysis of the request in light of these criteria:

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

Staff does not find an exceptional situation that prevents development as required under this ordinance. While the existing house extends up to the rear setback line, a screened-in porch is allowed to encroach into the rear setback. With the distance of the existing house from the rear lot line, an appurtenance could encroach 10 feet into the rear setback at the proposed location, in order to be at least 15 feet from the rear lot line. If the porch were designed to be more wide and less deep, the porch could possibly be the same square footage and meet the requirements of the Zoning Ordinance. Staff does not find a condition of the lot preventing a screened-in porch from complying with the Zoning Ordinance requirements in this case. Staff finds this criteria is not met.

2. The strict application of any provision enacted under the Zoning Ordinance would result in peculiar and exceptional practical difficulties for or exceptional or undue hardship for the owner of the property.

Staff does not find that an undue hardship would be caused by the strict application of the Zoning Ordinance. If the porch were designed to be more wide and less deep, it could meet the requirements of the Zoning Ordinance. Staff finds this criteria is not met.

3. Such relief may be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the Zoning Ordinance.

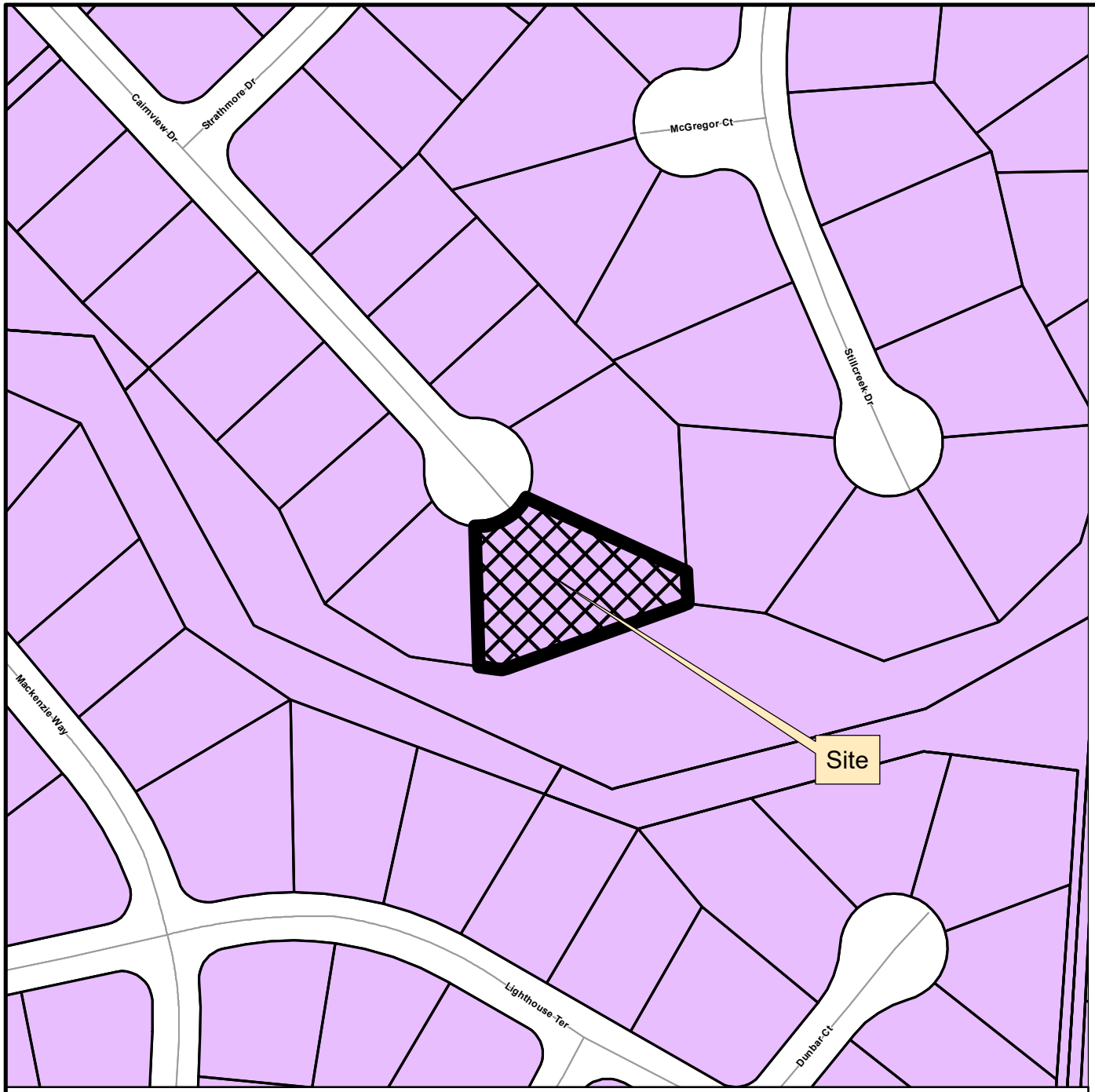
Staff does not find that this request would be a substantial detriment to the public good or substantially impair the intent of the Zoning Ordinance. The intent of this ordinance is to ensure there is a buffer between appurtenances and neighboring properties and buildings. This property abuts wooded open space to the rear. Seeing as the appurtenance would not be encroaching significantly close to a neighboring residential property, Staff finds that this would not be a detriment to the public good or impair the intent of the Zoning Ordinance. Staff finds this criteria is met.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

RECOMMENDED MOTION: Staff recommends the Board of Zoning Appeals move to **deny** the Variance Request To Allow A Screened-In Porch To Encroach 20 Feet Into The Rear Setback For The Property Located At 514 Cairnview Drive, because the criteria for granting a variance have not all been met.



514 CAIRNVIEW DRIVE
TAX MAP 090, GROUP K, PARCEL 00500
BOARD OF ZONING APPEALS
APRIL 2, 2026

Legend

- 514 Cairnview Drive
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2026. All rights reserved.

N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

Dear Members of the Board of Zoning Appeals,

We respectfully submit this Justification Letter in support of our request for a hearing and for the grant of a variance from the applicable provisions of the Zoning Ordinance for our property at 514 Cairnview Drive (the subject property). This letter sets forth the grounds for the request and the facts upon which we have relied.

Nature of the Request

We are requesting approval to construct a screened-in porch at the rear of our home. The proposed structure would replace the existing deck footprint and would encroach 20 feet into the setback (see Exhibit 1: Proposed Expansion). Due to the strict application of the rear setback requirements under the Zoning Ordinance, we will not be permitted to construct the screened-in porch in that location without variance relief.

Exceptional Physical Characteristics of the Property

The subject property is exceptional due to its shallowness and irregular shape, which materially distinguish it from many other properties within the neighborhood (see Exhibit 2: 514 Cairnview Survey). Unlike neighboring parcels that are more uniformly rectangular and deeper in dimension, our lot configuration significantly limits the usable rear yard area. Our home is situated so that the rear wall of the building sits directly on the minimum setback line. As a result, the buildable area behind the home is substantially constrained when compared to similarly zoned properties throughout the City.

In addition to its shape, the property is subject to extraordinary and exceptional conditions arising from its unique topographic and environmental context. The rear of the property backs directly onto a large wooded common space controlled and maintained by the neighborhood association (see Exhibit 3: Google Map Aerial Images). This wooded area contains old-growth trees and a creek and spans a substantial distance. During the spring and summer months, the trees are dense and fully leafed, completely obscuring any view between the back of our property and the residential properties beyond the wooded area.

Specifically, the wooded common space extends approximately 170 feet from our rear property line to the rear property line of the residence directly behind us located at 303 Dunbar Court. This substantial natural buffer creates a degree of separation and privacy that is atypical and far greater than that found between most residential properties in the neighborhood.

Practical Difficulties and Undue Hardship

The strict application of the Zoning Ordinance to this property results in practical difficulties and unique hardships that are not generally applicable to other properties throughout the City. Due to the lot's shallow depth and irregular configuration, the strict application of the Ordinance creates a unique hardship. The positioning of our home places the rear wall of the building directly on the minimum setback line, and compliance with the standard setback requirements effectively prevents additional development of the property, including the reasonable construction of

customary accessory improvements typically enjoyed by other homeowners in the neighborhood and throughout the City.

Many surrounding properties, because of their more regular shape and greater depth, have constructed improvements such as screened-in porches, covered patios, decks, pools, and similar structures while still maintaining compliant setbacks. In contrast, our property's physical constraints severely restrict our ability to continue developing our property by making comparable improvements, despite being subject to the same zoning classification.

These difficulties arise from the unique physical characteristics of the land itself. The hardship is inherent in the property's configuration and topographic context.

No Substantial Detriment to the Public Good

Granting the requested relief would not result in substantial detriment to the public good nor would it substantially impair the intent and purpose of the Zoning Ordinance. The extensive wooded common space behind the property (approximately 170 feet in depth to the nearest residential property line) provides a significant natural buffer that preserves privacy, minimizes visual impact, and maintains the character of the surrounding area.

Because of this substantial separation and dense vegetation, any approved structure would not adversely affect light or privacy for neighboring properties. The requested relief would therefore remain consistent with the overall goals of the Zoning Ordinance, including the preservation of neighborhood character and the prevention of overcrowding.

For the foregoing reasons, I respectfully request that the Board schedule a hearing on this matter and grant the requested variance. The unique physical characteristics of the property, the practical difficulties imposed by strict application of the Ordinance, and the absence of any substantial detriment to the public good fully justify the requested relief.

Thank you for your consideration.

Respectfully submitted,

Rob and Katie Wiles
514 Cairnview Drive
Franklin, TN 37074

Rob Mobile: 931-703-9955
Rob.p.wiles@gmail.com

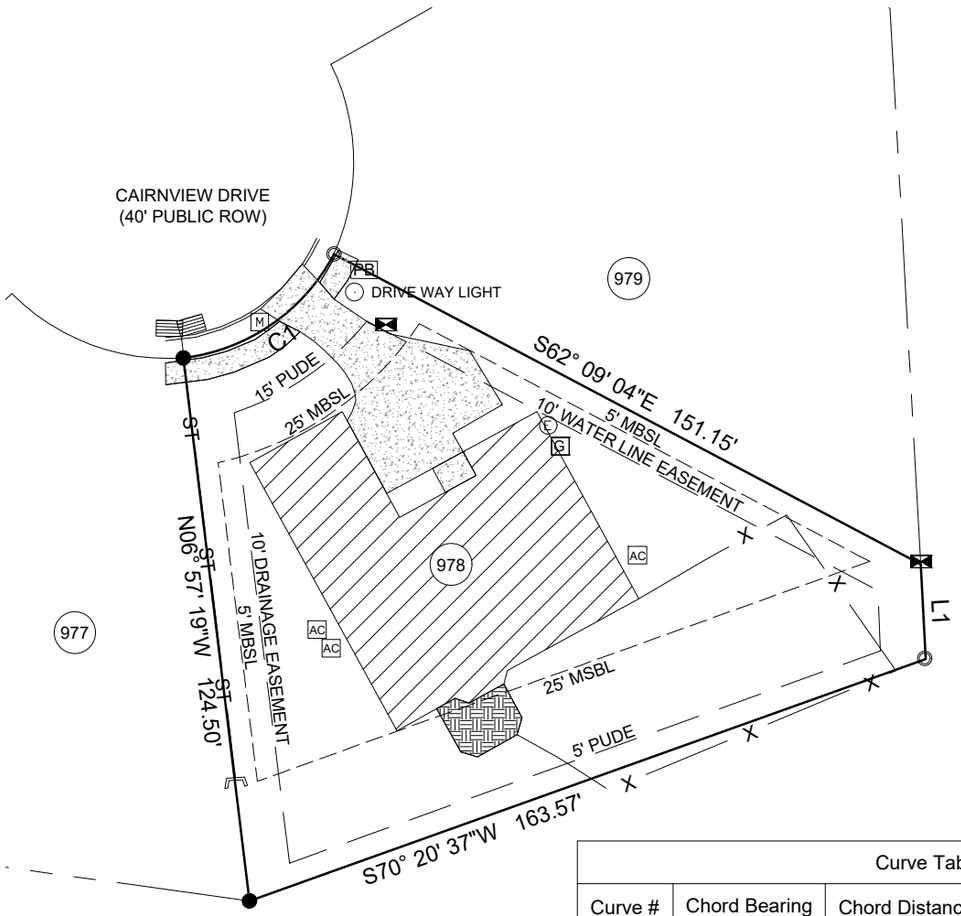
Katie Mobile: 901-634-3786
katie.mirseyedi@gmail.com

POOL SURVEY

RE-SUBDIVISION OF LOT 974
SULLIVAN FARMS P.U.D.
SUBDIVISION
LOT 978
FOR: ROBERT P. WILES
ETUX KATHRYN M.
AREA= 14,366 SQ. FT. OR 0.33
ACRES, MORE OR LESS

N
W E
S

NORTH BASED ON
TENNESSEE STATE PLANE COORDINATES
NAD 83/GRID NORTH



Line Table		
Line #	Direction	Length
L1	S03°07'59"E	21.63'

Curve Table					
Curve #	Chord Bearing	Chord Distance	Length	Radius	Delta
C1	N55° 24' 42"E	41.65'	43.30'	45.00'	055°07'57"

SITE LEGEND

- BOUNDARY LINE
- ADJOINER LINE
- EASEMENT LINE
- SETBACK LINE
- CENTERLINE
- FENCE
- BUILDING
- CONCRETE
- UTILITY AND DRAINAGE EASEMENT
- DECK
- MONUMENT FOUND (½" REBAR, UNLESS NOTED OTHERWISE)
- POINT

PG=PAGE
PB=PLAT BOOK
ROW=RIGHT OF WAY
POB=POINT OF BEGINNING
ORV=OFFCIAL RECORD VOLUME
MBSL=MINIMUM BUILDING SETBACK LINE
PUDE=PUBLIC UTILITY & DRAINAGE EASEMENT
ROWCT=REGISTER'S OFFICE OF WILLIAMSON COUNTY, TN

Meeks
LAND SURVEYING
JOSHUA A. MEEKS
336 PETERSON LANE
CLARKSVILLE TN 37040
MOBILE: 931-320-3178
EMAIL: JMEEKS14@GMAIL.COM
TN RLS# 2790 & KY RLS # 4062

The perimeter shown here is per a survey performed on the ground.
There are no encroachments other than those shown, and the survey is correct to the best of my knowledge, belief and professional opinion.
This lot 978 does NOT lay within a Special Flood Hazard Area of the Federal Emergency Management Agency. Flood Insurance Rate Map #47187C 0213 H, zone X of the City of Franklin, Williamson County, Tennessee. Dated : December 20, 2024, unless otherwise noted on survey.

NOTES:
1) Bearing and distance shown take precedence over scale.
2) Per Plat: Yard Fronting Local Street: 25' MBSL
Side Yard 5' MBSL (12' Total Between Dwellings)
Rear Yard 25' MBSL
3) Front 15' PUDE is also reserved as a Pedestrian access easement.

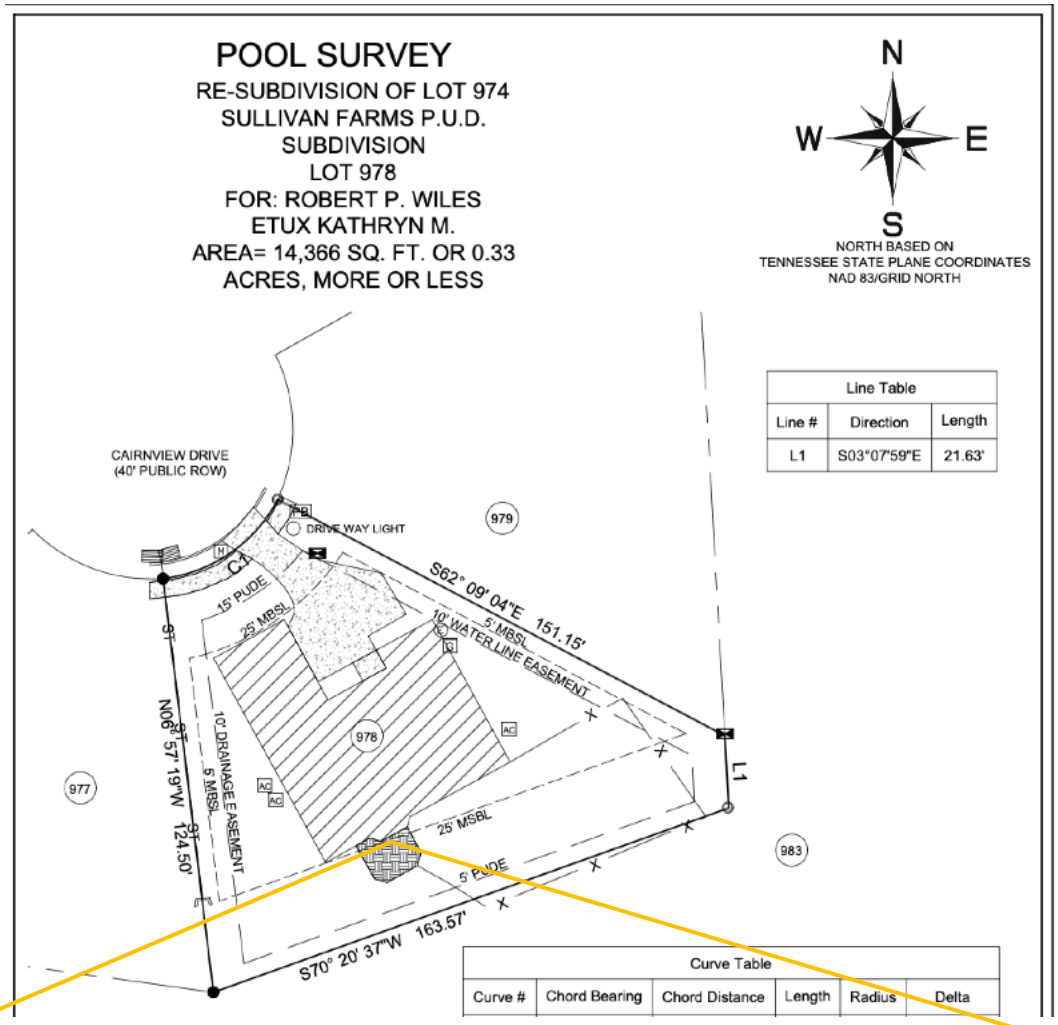
PRELIMINARY

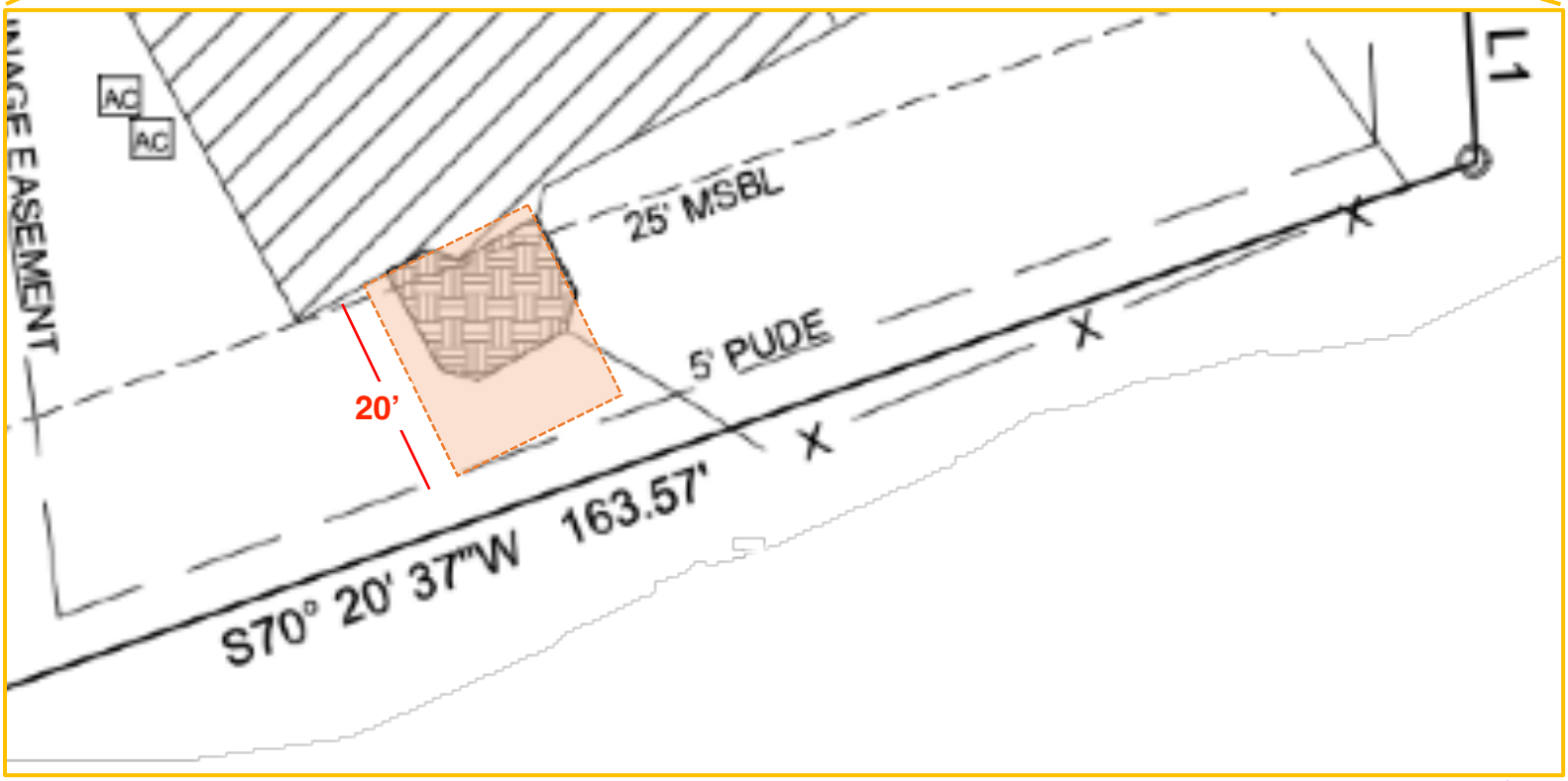
PLAT BOOK 30
PAGE 57A DISTRICT 10
STATE TENNESSEE
COUNTY WILLIAMSON
CITY FRANKLIN
ADDRESS 514 CAIRNVIEW
SCALE : 1"=40'
DATE : 1/17/26
DRAWN BY: JR
CHECKED BY: JAM

GRAPHIC SCALE 1"=40'

0 40 80 120

G:\SHARED DRIVES\SURVEY JOBS\SURVEY JOBS (TEAM)\514 CAIRNVIEW DRIVE\SURVEY INFO\514 CAIRNVIEW JR.DWG
PLOTTED: 1/27/2026 3:04 PM


POOL SURVEY
RE-SUBDIVISION OF LOT 974
SULLIVAN FARMS P.U.D.
SUBDIVISION
LOT 978
FOR: ROBERT P. WILES
ETUX KATHRYN M.
AREA= 14,366 SQ. FT. OR 0.33
ACRES, MORE OR LESS
N
W
E
S
NORTH BASED ON
TENNESSEE STATE PLANE COORDINATES
NAD 83/GRID NORTH
CAIRNVIEW DRIVE
(40' PUBLIC ROW)
DRIVE WAY LIGHT
979
977
978
983
C4
15' PUDE
25' MBSL
5' MBSL
10' WATER LINE EASEMENT
10' DRAINAGE EASEMENT
S62° 09' 04"E 151.15'
N06° 57' 19"W 124.50'
S70° 20' 37"W 163.57'
L1
Line Table
Line # | Direction | Length
L1 | S03°07'59"E | 21.63'
Curve Table
Curve # | Chord Bearing | Chord Distance | Length | Radius | Delta


AC
AC
25' MSBL
5' PUDE
20'
S70° 20' 37"W 163.57'
L1

Additional square footage beyond existing structure

Footprint of Proposed Structure

Back right corner of proposed structure


View from back right corner of proposed structure towards neighboring homes on Dunbar Ct.
Wooded area is fully vegetated from spring until the leaves drop in the fall.

Additional view from back right corner of proposed structure towards neighboring homes on Dunbar Ct


View from back right corner of
proposed structure towards
neighboring homes on Dunbar Ct

Property line marker installed during proffesional property survey

View from proposed structure towards neighboring property @ 515 Cairnview Dr.

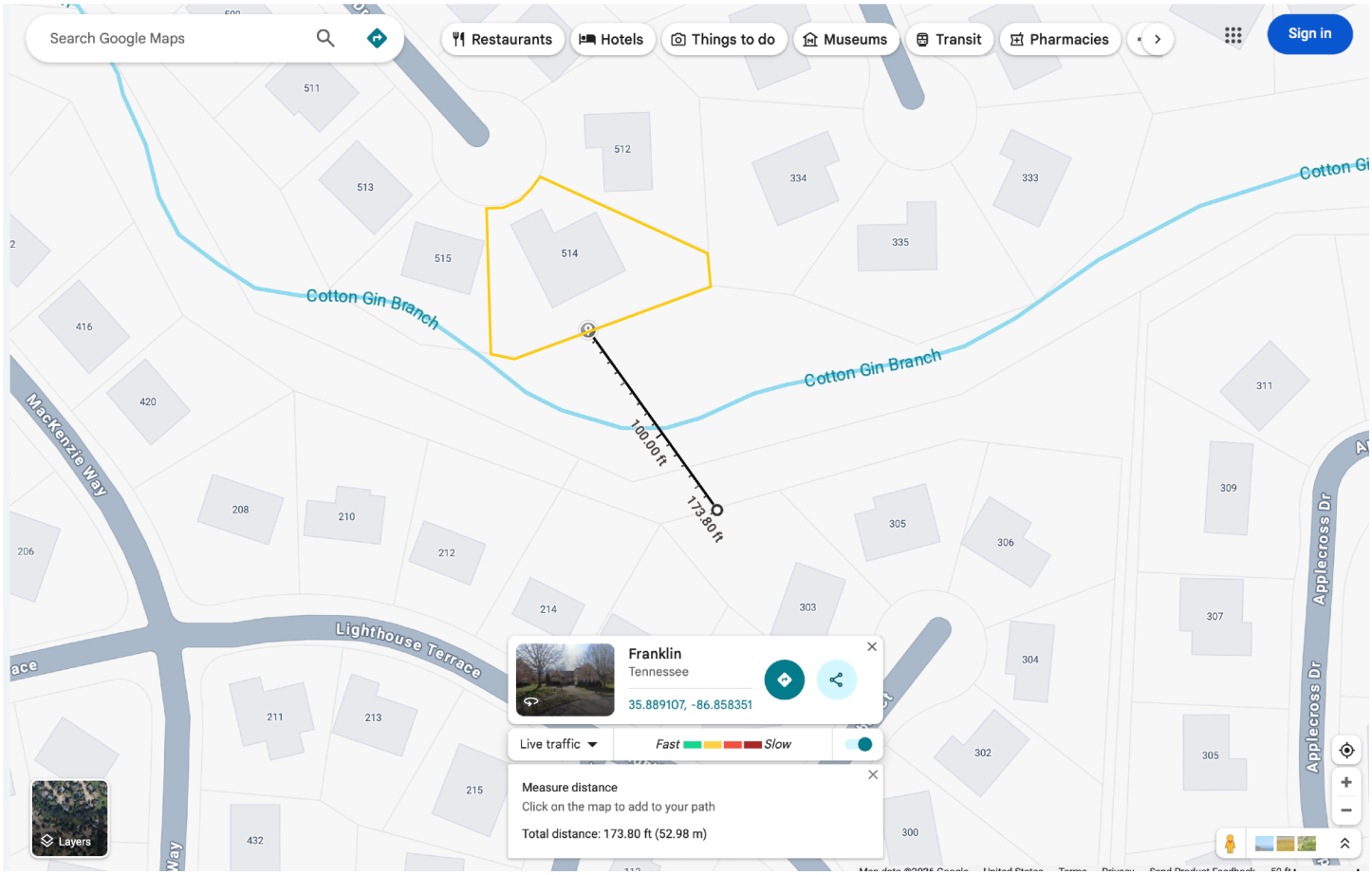
View from back property line marker installed during professional property survey.

View from yard between 514 and 515 Cairnview Drive

View from the sidewalk in front of 515 Cairnview Dr. The proposed structure will be barely visible, if at all.

View from the sidewalk in between 514 and 515 Cairnview Dr. The proposed structure will be barely visible, if at all.

Exhibit 3: Google Map Aerial Images



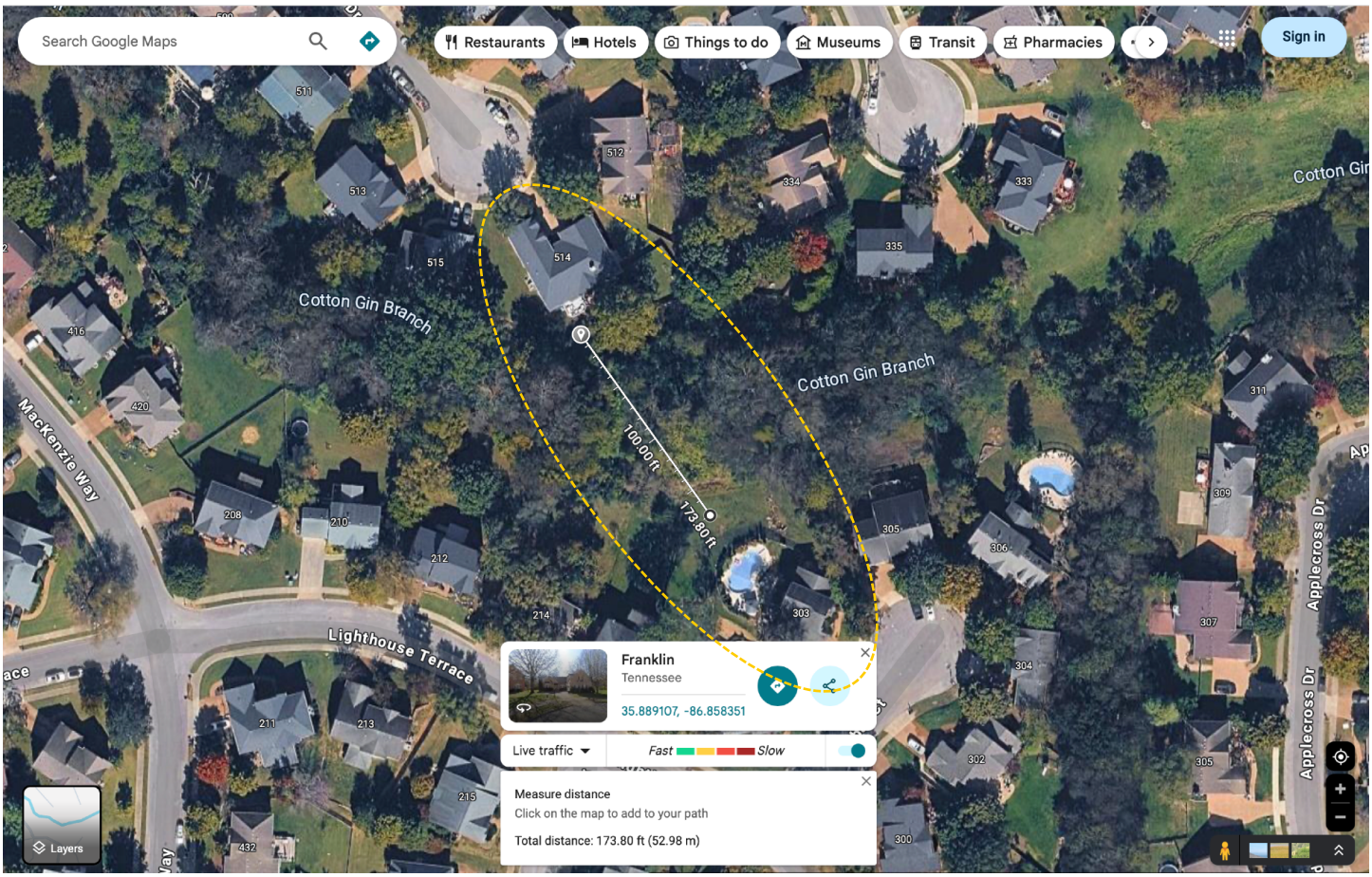


Exhibit 3: Google Map Aerial Images



From: Jennie Knob
To: Planning Intake
Subject: Variance request comments
Date: Tuesday, March 24, 2026 11:39:13 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

To whom it may concern,

I am responding to the Variance Request for property 514 Cairnview Drive, Sullivan Farms PUD Subdivision, PD Planned District.

I live next door to this home, 515 Cairnview Drive. We are in full support of Kathryn and Robert Wiles being allowed to build a screened in porch to encroach 20 feet into the rear setback of their property. It will not block views or privacy of any neighbors due to the way their property sites on the cult de sac and has the trees and creek behind them.

Please let me know if I could be of any help getting their request approved.

Thank you,
Jennie and Nathan Marshall
720-261-3300
515 Cairnview Drive
Franklin, TN 37064
jenknob@gmail.com