

**FRANKLIN ZONING BOARD
REGULAR MEETING AND PUBLIC HEARING
Wednesday, January 5, 2022 at 6:30 p.m.
City Council Chambers**

Agenda

Call to Order

- ☐ Salute to the Flag
- ☐ Approval of Minutes of the December 1, 2021 Public Meeting of the Board.

Old Business:

New Business:

Kirkwood Weyant, owner, is seeking approval for the following variances at 357 River Street. The property is located at Map/Lot 121-405-00 in the Conservation Zoning District.

Z 21-16:

requesting a Variance from Zoning Ordinance 305-3, Definitions, specifically the definition of Frontage. The definition of "Frontage" reads, "the distance along a lot line on an accepted street which provides access to a lot." The applicant is requesting a variance from this because River Street is not a "city accepted street" instead is a Class VI road.

Z 21-17:

requesting a Variance from Zoning Ordinance 305-3, Definitions, specifically the definition of "Lot, Minimum Area of", which reads "the horizontally projected area of the lot computed exclusive of any portion of the right of way of any public thoroughfare and any utility easements or other legal encumbrances prohibiting building construction." The applicant is requesting a variance from this because the proposed unencumbered area of the proposed lot is 144,457 sq. ft., where 225,000 sq. ft. is required. The proposed lot's total land area is 226,472 sq. ft, but 81,892.8 sq. ft. of that is encumbered (conservation land).

Planner's Update:

Other Business:

Public Comment:

Adjournment:

The next scheduled meeting of the Zoning Board of Adjustments is Wednesday, February 2, 2022, at 6:30 p.m. The deadline date for submission of applications for this meeting is Wednesday, January 12, 2022.