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Findings and Factors in the review of Minor Variances

Date: _____ **Case No.** _____

Property Owner(s): _____

Property Address: _____

Section 15-10.0206C(2) of the City of Franklin Unified Development Ordinance specifically lists Findings and Factors to be reviewed by the Board of Zoning and Building Appeals to grant or deny a Variance or an Appeal.

No minor variances to the provisions of this ordinance or the building code shall be granted by the Board unless it finds by a preponderance of the evidence, considering the interests of the abutting and opposite property owners and the public that there exist conditions under which a literal enforcement of the building codes and zoning regulations of this Ordinance as to the subject structure would result in a substantial burden to the appellant or applicant and no material impact upon the community, so that the spirit and purpose of such regulations be observed and the safety, welfare and health of the public and the abutting property owners be protected. In reviewing the applicant and evidence relating to a minor variance, the Board of Zoning and Building Appeals shall consider the following factors and indicate its findings in the minutes of the proceedings:

1. The change sought by the minor variation shall be consistent with the intent of the zoning regulations for the district in which the property is located.

2. No substantial detriment to or material impairment of adjacent property shall be created by minor variances.

3. The Board of Zoning and Building Appeals may consider such other factors which appear relevant to the grant or denial of the minor variance.
