

Zoning Board of Appeals
Wednesday, June 1, 2016
6:00 PM Town Hall

Edinburgh Zoning Board of Appeals met on Wednesday, June 1, 2016, 6:00 p.m., Edinburgh Town Hall.

Members Present: Keith Sells
Ron Hamm
Lloyd Flory

Others Present: Wade Watson, Building Commissioner
Dustin Huddleston, Town Attorney

Keith Sells opened the meeting at 6:05 p.m. with roll call. Keith Sells here, Becky Wilhelm not here, Ron Hamm here, Richard Pile not here, Lloyd Flory here.

Keith Sells presented minutes from the May 4, 2016 meeting. Ron Hamm made a motion to approve minutes. Lloyd Flory seconded. Keith Sells asked for all in favor to raise their right hand. All right hands raised. Minutes approved.

Keith Sells informed those in attendance that there is a sign in sheet if anyone would like to get any further information concerning tonight's meeting. He also informed the audience that they would need to be sworn in by the attorney if they wished to speak during tonight's meeting.

Dustin Huddleston swore in audience members who wished to speak either for or against tonight's petitions.

Keith Sells asked Wade Watson to present his report for the next item on the agenda, case #BZA 2016-02, Allen & Donna Russell, 301 N Kyle Street.

Wade Watson gave his power point presentation on the variance request (see attached staff report). The property is located at 301 N Kyle Street, and is in R4 Medium Density Residential Zoning. Front setback requirements for the property is 25 feet.

The property is surrounded by the R4 zoning on the North, South, and East side. Zoning on the West side of the property is Open Industrial.

The request is for a variance from Division 11 Article 156.037 of the Town of Edinburgh Zoning Ordinance to build a 5 x 5 covered porch on the west side of the property. This would place the structure approximately 15 feet from the lot property line and approximately 20 feet from the curb.

The petitioner has satisfied all documentation requirements, legal and public notifications as specified in the Town of Edinburgh Zoning Board of Appeals Application Packet for a Variance.

The purpose for the establishment of the six districts designated for residential use, ("R1", "R2", "R3", "R4", "R5", and "R6") is to create an attractive, stable, and orderly residential environment. The only uses permitted in these districts are those which would not detract from the residential character of the neighborhood. Each district has established density standards, dwelling types and the lot and yard requirements to provide for the various housing needs and desires for citizens.

CASE CONSIDERATIONS:

1. Division 2 Section 156.036 establishes the minimum front yard setback requirement for properties in districts zoned R4 to be a minimum twenty-five (25) feet.
2. The residential structure on this property currently exists approximately twenty-five (25) feet from the east curb of N Kyle Street. However based on a review of the Johnson

County GIS System, it appears that the structure exists less than twenty (20) feet from the actual property line, thus the existing structure may not comply with the minimum front yard setback requirement as specified in §156.036. If this were true, the existing structure would be considered a permitted non-conforming structure.

3. The petitioner is requesting a variance to construct a five (5) foot by five (5) foot covered porch on the west side of the subject property that would place the structure approximately fifteen (15) feet from the lot property line and approximately twenty (20) feet from the curb.
4. Most of the homes in this area were built prior to the current zoning standards thus most are not compliant with the current front yard setback requirement.
5. The structure on the west side of N Kyle Street is an industrial building and exists having an approximate twelve (12) foot set back from the right-of-way.

Staff recommends **APPROVAL** of the petition subject to the following conditions:

1. That prior to the commencement of construction, property owner shall obtain all required improvement permits from the office of the Building Commissioner and subject to the appropriate inspections.
2. The structure shall be compliant with International Residential Building Codes adopted by the State of Indiana, and all other requirements of the Edinburgh Zoning Ordinances.

Keith Sells asked the board if they had any questions.

Ron Hamm asked if there had been any complaints from any of the neighbors. Wade stated that there had not been. Lloyd Flory asked if this was for a rain shelter when coming in and out of the door to the house.

Keith Sells asked the board if they had any further questions. There being no further questions, he then asked for a motion.

Ron Hamm made a motion to approve the request based off of the staff recommendation with the conditions in the staff report, that prior to the commencement of construction, property owner shall obtain all required improvement permits from the office of the Building Commissioner and subject to the appropriate inspections, and that the structure shall be compliant with International Residential Building Codes adopted by the State of Indiana, and all other requirements of the Edinburgh Zoning Ordinances.

Lloyd Flory seconded.

Keith Sells stated that there was a motion to approve the request with restrictions as noted, that it had been properly seconded. He then asked for all in favor to raise their right hand. All right hands were raised. Motion passed.

Keith Sells asked Wade Watson to give his report for the next item on the agenda BZA 2016-03 Marshall Ryan & Brittany Piercefield, 808 E Main Cross Street.

Wade Watson gave his power point presentation on the variance request (see attached staff report). The property is located at 808 E Main Cross Street, and is in R4 Medium Density Residential Zoning.

The property is surrounded by R4 zoning on the North, South, East and West side.

The request is for a variance to allow the conversion of an accessory building into a residential dwelling unit on the second floor of the garage and to permit two residential dwelling units on a single lot.

The petitioner has satisfied all documentation requirements, legal and public notifications as specified in the Town of Edinburgh Zoning Board of Appeals Application Packet for a Variance.

The purpose for the establishment of the six districts designated for residential use, (“R1”, “R2”, “R3”, “R4”, “R5”, and “R6”) is to create an attractive, stable, and orderly residential environment. The only uses permitted in these districts are those which would not detract from the residential character of the neighborhood. Each district has established density standards, dwelling types and the lot and yard requirements to provide for the various housing needs and desires for citizens.

CASE CONSIDERATIONS:

1. Zoning Ordinance for the Town of Edinburgh, Section 156.029 establishes that: “In no case shall there be more than one principal building used for residential purposes and its accessory buildings located on one lot” in any of the six residential districts.
2. Zoning Ordinance for the Town of Edinburgh, Section 156.029 makes no provision to allow Multi-Family Dwelling Units in an area zoned “R4”. Two Family Dwellings are permitted in an area zoned “R4” but it is understood that these units will be duplexes, designed specifically as a two family dwelling unit.
3. The lot size of the property located at 808 E Main Cross Street exceeds the minimum standard requirements established by the Zoning Ordinance for the Town of Edinburgh, Section 156.036 for both single family dwelling units and/or for a two family dwelling units.
4. Zoning Ordinance for the Town of Edinburgh, Section 156.036 establishes that the ground floor area of a one story, single family dwelling unit located within an area zoned “R4” shall be a minimum of 1,100 square feet. The accessory building proposed to be converted to a residential unit located on this lot is a 28’ X 36’ garage having a total of 1008 square feet of floor area on the ground floor. Only the second story floor of this structure is proposed to be converted to living space, this area contains approximately nine hundred fifty (950) square feet.
5. This accessory building currently meets or exceeds the minimum setback standards established in Section 156.036 of an accessory building. However this accessory building fails to meet the setback distances established by this standard for the minimum Side Yard setback, required for a principal building used for residential purposes in an area zoned “R4”.
6. Zoning Ordinance for the Town of Edinburgh, Section 156.175 establishes the requirement of a minimum of two off-street parking spaces for each single-family or two-family dwelling unit. This accessory building meets or exceeds the minimum parking requirements.
7. An Improvement Permit was obtained to remodel the second floor of this structure and inspections will be conducted to ensure compliance with all Indiana Building Codes for a residential dwelling before the issuance of a Certificate of Occupancy.
8. There exists within the municipal boundary of the Town of Edinburgh, several non-conforming properties on which an accessory building has been converted into living quarters, many of which are assumedly rental or income properties. It is not known how many of these actually came before the Zoning Board for approval.
9. It is the intention of the petitioner for this building to be used as rental property as an efficiency apartment.
10. Staff has made a review of five similar variance requests that have been considered by the Town of Edinburgh Zoning Board within the past several years. Following is a brief summary of these reviews:
 - a. On May 8, 2003 the Board considered a variance request to convert an existing garage into living quarters at 501 S Main Street. Motion carried 3-1.

- b. On September 9, 2004 the Board considered a variance request to convert an accessory building into two sleeping rooms at 111 N Walnut Street. The absence of available off-street parking and letters from remonstrators were factors that were discussed at the meeting. The variance request was denied.
- c. On April 20, 2006 the Board considered a variance request to convert a single family dwelling into a two-family dwelling (2 apartments) at 506 S Holland Street. The size of the lot (“too small”) and inaccessibility of off-street parking due to the narrow rear alley were discussed. The variance request was denied.
- d. On February 16, 2007 the Board considered a variance request to convert an accessory building (storage/workshop) into living quarters at 513 S Main Street. (A former owner of this property had made this same request and had been denied by the Zoning Board on June 7, 1989.) The absence of available off-street parking, citizen concerns related to rental property in the area and the previous denial were factors that were discussed at the meeting. The variance request was denied.
- e. On May 2, 2012 the Board considered a variance request to convert an existing garage into living quarters at 516 S Main Street. The variance request was approved with specific conditions.

The garage was approved by variance and built several years ago by the previous property owner to be built larger than the standard 24 X 30 accessory building. The bottom floor of the existing oversized garage will be used by the Piercefields to house equipment, and the second floor will be used as a 950 square foot efficiency apartment. The apartment has a 12 x 13 bedroom, closet, kitchenette, full bath with shower area, and a common area. There is currently not an egress window installed and this will be required before an occupancy permit is issued. The window is purchased, just has not been put in at this time. Code requires smoke alarms to be installed and interconnected throughout the living area, and a fire barrier on the ceiling of the garage to be installed before occupancy permit is issued.

Staff recommends **APPROVAL** of the petition, with the condition of requiring that:

1. The building shall be compliant with International Residential Building Codes adopted by the State of Indiana for residential structures, and all other requirements of the Edinburgh Zoning Ordinances.
2. A separate street address be established to afford maximum safety to the residence for Fire and Rescue.
3. All utilities shall be separated from the existing principal building and established as a new service address.

Keith Sells asked about the type of ceiling required when building a residence above a garage.

Wade Watson stated that code requires type X drywall on the ceiling of a garage having a dwelling space in the room above a garage.

Keith Sells asked if this would have that type of ceiling. Wade Watson stated that it would.

Lloyd Flory stated that the photographs looked like the major part of the work has already been done.

Wade Watson stated that it was and that a permit had been issued to remodel the second floor of the structure.

Ryan Piercefield, petitioner, stated that there was some miscommunication in the beginning when the permit was obtained, and that he has not taken any shortcuts and is wanting to get completed what has already been done. His plan was not to do the work and then ask for the variance, due to the miscommunication, the permit was issued and the work started.

Wade Watson stated that when the property was purchased by the Piercefields, a majority of the work had been completed, and had been done as a workshop with plumbing.

Ryan Piercefield stated that he was just completing the project that had been started by the previous owner.

Lloyd Flory stated that it is a change to the neighborhood, it will add more family, and if there had been any response from the neighbors.

Wade Watson stated that there was one property owner who had indicated that they would be at tonight's meeting, but for some reason they are not.

Ron Hamm asked if the variance is approved tonight, does Wade have the final say in approving the construction.

Wade Watson stated that if variance is approved, to be a residential structure it would need to be in compliance with all state and local codes, there would need to be a lid on the garage ceiling completely sealed for a fire barrier, smoke detectors all interconnected throughout the building, and an egress window would need to be installed before a certificate of occupancy would be issued.

Ryan Piercefield stated that it would be taken care of since it is on the same property as his personal home.

Lloyd Flory stated that in the past a lot of variances have been approved, but once the property gets to the 2nd or 3rd owner after the approval, they may not take as good of care of the property.

Dustin Huddleston stated that as a condition, the variance could be subject to the current property owner, if the property is sold, the variance goes away and the new owner would have to reapply.

After some further discussion, Keith Sells asked the board if they had any further questions. There were no further questions from the board. Keith then asked Ryan if he had any further comments or questions for the board. There being no further questions or comments, Keith asked the board if they would like to make a motion to either approve or deny the variance request.

Ron Hamm made a motion to approve the variance with Wade's three recommendations, the building shall be compliant with International Residential Building Codes adopted by the State of Indiana for residential structures, and all other requirements of the Edinburgh Zoning Ordinances, a separate street address be established to afford maximum safety to the residence for Fire and Rescue, all utilities shall be separated from the existing principal building and established as a new service address, and that it be subject to the current owner that if sold, any new owners would need to reapply.

Lloyd Flory seconded.

Keith Sells asked for all in favor to raise their right hand. All right hands raised. Motion passed.

There being no further business, Keith Sells asked for a motion to adjourn.

Ron Hamm made a motion to adjourn the meeting. Lloyd Flory seconded.

Keith asked for all in favor to say aye. All ayes. Motion passed, meeting adjourned.

Keith Sells, Chairman

Rhonda Barrett, Secretary



TOWN OF Edinburgh

Administrative Offices: 107 South Holland Street, Edinburgh, IN 46124

Wade D. Watson

wwatson@edinburgh.in.us

BZA STAFF REPORT

To: BOARD OF ZONING APPEALS MEMBERS
From: Wade D. Watson
Date: June 1, 2016
Re: CASE BZA 2016 -02, VARIANCE FROM DEVELOPMENTAL STANDARDS

GENERAL INFORMATION:

Applicant: ALLEN & DONNA RUSSELL
301 N KYLE STREET
EDINBURGH, IN 46124

Agent: None

Property Address: 301 N Kyle Street, Edinburgh, IN 46124

Property Owner: Same

Property Number: 41-12-34-021-102.001-002

Legal Description: Lot Number Six (6) in Valentines Addition to the Town of Edinburgh, as recorded in Plat Book 2, Page 68, in the office of the Recorder of Johnson County, Indiana.

Acreage: 0.1846 acre (8,398 Square Ft.)

Lot Size: 60' X 140'

Zoning: R 4 Medium Density Residential

Land Use: Residential Single Family Dwelling Platted Lot

FEMA Flood Plain: Subject Property does not exist in a designated flood area

SURROUNDING ZONING:

North: R 4:
South: R 4:
East: R 4:
West: OI:

SURROUNDING LAND USE:

Medium Density Residential
Medium Density Residential
Medium Density Residential
Open Industrial

REQUEST:

Case BZA 2016-02 Allen & Donna Russell. The petitioner has requested a variance from Developmental Standards of Division 11, Article 156.037 of the Town of Edinburgh Zoning Ordinance to allow the construction of a covered porch to be located within an area less than the minimum Front Yard Setback requirements established in Table 2 Districts Standards.

PUBLIC NOTIFICATIONS:

Petitioner has satisfied all documentation requirements, legal and public notifications specified in the Town of Edinburgh Zoning Board of Appeals Application Packet for Variance/Special Exception.

PURPOSE OF STANDARDS:

The purpose for the establishment of the six districts designated for residential use, ("R1", "R2", "R3", "R4", "R5", and "R6") is to create an attractive, stable, and orderly residential environment. The only uses permitted in these districts are those which would not detract from the residential character of the neighborhood. Each district has established density standards, dwelling types and the lot and yard requirements to provide for the various housing needs and desires for citizens.

CASE CONSIDERATIONS:

1. Division 2 Section 156.036 establishes the minimum front yard setback requirement for properties in districts zoned R4 to be a minimum twenty-five (25) feet.
2. The residential structure on this property currently exists approximately twenty-five (25) feet from the east curb of N Kyle Street. However based on a review of the Johnson County GIS System, it appears that the structure exists less than twenty (20) feet from the actual property line, thus the existing structure may not comply with the minimum front yard setback requirement as specified in §156.036. If this were true, the existing structure would be considered a permitted non-conforming structure.
3. The petitioner is requesting a variance to construct a five (5) foot by five (5) foot covered porch on the west side of the subject property that would place the structure approximately fifteen (15) feet from the lot property line and approximately twenty (20) feet from the curb.
4. Most of the homes in this area were built prior to the current zoning standards thus most are not compliant with the current front yard setback requirement.
5. The structure on the west side of N Kyle Street is an industrial building and exists having an approximate twelve (12) foot set back from the right-of-way.

CRITERIA FOR DECISIONS:

(The petitioner will need to address the Criteria for Decisions in their presentation**)** In taking action on all variance requests, the Board of Zoning Appeals shall use the following decision criteria, consistent with the requirements of the Indiana Code. The Board may grant a variance from development standards and limitations of this Ordinance if, after a public hearing, it makes findings of facts in writing (consistent with IC 36-7-4-918.5) that:

1. **General Welfare:** The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

STAFF FINDINGS:

The approval of this variance will not be injurious to the public health, safety or general welfare.

2. **Adjacent Property:** The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

STAFF FINDINGS:

Adjacent properties to the subject property will not be affected in a substantially adverse manner.

3. **Practical Difficulty:** The strict application of the terms of the ordinance will result in a practical difficulty in the use of the property. (This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.)

STAFF FINDINGS:

The strict application of the ordinance will not result in a practical difficulty in the use of this property. (The petitioner should explain how the strict application of these ordinances results in a practical difficulty in the use of the property.)

STAFF RECOMMENDATION

Based on these investigation findings, staff recommends **APPROVAL** of the petition subject to the following conditions:

1. That prior to the commencement of construction, property owner shall obtain all required improvement permits from the office of the Building Commissioner and subject to the appropriate inspections.
2. The structure shall be compliant with International Residential Building Codes adopted by the State of Indiana, and all other requirements of the Edinburgh Zoning Ordinances.

Respectively Submitted,



Wade D. Watson, Town Manager
Town of Edinburgh, Indiana



TOWN OF Edinburgh

Administrative Offices: 107 South Holland Street, Edinburgh, IN 46124

Wade D. Watson

wwatson@edinburgh.in.us

BZA Staff Report

To: BOARD OF ZONING APPEALS MEMBERS
From: Wade D. Watson
Date: June 1, 2016
Re: Case BZA 2016-3 USE VARIANCE

GENERAL INFORMATION:

Applicant: Marshall Ryan & Brittany Piercefield
808 E Main Cross Street
Edinburgh, IN 46124

Agent: None

Property Address: 808 E Main Cross Street, Edinburgh, IN 46124

Property Owner: Same

Property Number: 41-12-34-014-069.000-002

Legal Description: PT NE S34 T11 R5

Acreage: 1.137 acres (Approximated)

Lot Size: 150' X 330' (Approximated)

Zoning: R 4 Medium Density Residential

Land Use: Residential Single Family Dwelling Platted Lot

FEMA Flood Plain: Subject Property does not exist in a designated flood area

SURROUNDING ZONING:

North: R 4 - Medium Density Residential
South: R 4 - Medium Density Residential
East: R 4 - Medium Density Residential
West: R 4 - Medium Density Residential

SURROUNDING LAND USE:

Eastside Elementary School
Single Family Residential
Eastside Elementary School (vacant)
Single Family Residential

REQUEST:

Case BZA 2016-03 Marshall Ryan & Brittany Piercefield. The petitioner has requested a variance from Developmental Standards of Division 2, Article 156.029 of the Town of Edinburgh Zoning Ordinance to allow the conversion of an accessory building into a residential dwelling unit on the second floor and to permit two residential dwelling units on a single lot.

PUBLIC NOTIFICATIONS:

Petitioner has satisfied all documentation requirements, legal and public notifications specified in the Town of Edinburgh Zoning Board of Appeals Application Packet for Variance/Special Exception.

PURPOSE OF STANDARDS:

The purpose for the establishment of the six districts designated for residential use, ("R1", "R2", "R3", "R4", "R5", and "R6") is to create an attractive, stable, and orderly residential environment. The only uses permitted in these districts are those which would not detract from the residential character of the neighborhood. Each district has established density standards, dwelling types and the lot and yard requirements to provide for the various housing needs and desires for citizens.

CONSIDERATIONS:

1. Zoning Ordinance for the Town of Edinburgh, Section 156.029 establishes that: "In no case shall there be more than one principal building used for residential purposes and its accessory buildings located on one lot" in any of the six residential districts.
2. Zoning Ordinance for the Town of Edinburgh, Section 156.029 makes no provision to allow Multi-Family Dwelling Units in an area zoned "R4". Two Family Dwellings are permitted in an area zoned "R4" but it is understood that these units will be duplexes, designed specifically as a two family dwelling unit.
3. The lot size of the property located at 808 E Main Cross Street exceeds the minimum standard requirements established by the Zoning Ordinance for the Town of Edinburgh, Section 156.036 for both single family dwelling units and/or for a two family dwelling units.
4. Zoning Ordinance for the Town of Edinburgh, Section 156.036 establishes that the ground floor area of a one story, single family dwelling unit located within an area zoned "R4" shall be a minimum of 1,100 square feet. The accessory building proposed to be converted to a residential unit located on this lot is a 28' X 36' garage having a total of 1008 square feet of floor area on the ground floor. Only the second story floor of this structure is proposed to be converted to living space, this area contains approximately nine hundred fifty (950) square feet.
5. This accessory building currently meets or exceeds the minimum setback standards established in Section 156.036 of an accessory building. However this accessory building fails to meet the setback distances established by this standard for the minimum Side Yard setback, required for a principal building used for residential purposes in an area zoned "R4".
6. Zoning Ordinance for the Town of Edinburgh, Section 156.175 establishes the requirement of a minimum of two off-street parking spaces for each single-family or two-family dwelling unit. This accessory building meets or exceeds the minimum parking requirements.
7. An Improvement Permit was obtained to remodel the second floor of this structure and inspections will be conducted to ensure compliance with all Indiana Building Codes for a residential dwelling before the issuance of a Certificate of Occupancy.
8. There exists within the municipal boundary of the Town of Edinburgh, several non-conforming properties on which an accessory building has been converted into living quarters, many of which are assumedly rental or income properties. It is not known how many of these actually came before the Zoning Board for approval.

9. It is the intention of the petitioner for this building to be used as rental property as an efficiency apartment.
10. Staff has made a review of five similar variance requests that have been considered by the Town of Edinburgh Zoning Board within the past several years. Following is a brief summary of these reviews:
 - a. On May 8, 2003 the Board considered a variance request to convert an existing garage into living quarters at 501 S Main Street. Motion carried 3-1.
 - b. On September 9, 2004 the Board considered a variance request to convert an accessory building into two sleeping rooms at 111 N Walnut Street. The absence of available off-street parking and letters from remonstrators were factors that were discussed at the meeting. The variance request was denied.
 - c. On April 20, 2006 the Board considered a variance request to convert a single family dwelling into a two-family dwelling (2 apartments) at 506 S Holland Street. The size of the lot ("too small") and inaccessibility of off-street parking due to the narrow rear alley were discussed. The variance request was denied.
 - d. On February 16, 2007 the Board considered a variance request to convert an accessory building (storage/workshop) into living quarters at 513 S Main Street. (A former owner of this property had made this same request and had been denied by the Zoning Board on June 7, 1989.) The absence of available off-street parking, citizen concerns related to rental property in the area and the previous denial were factors that were discussed at the meeting. The variance request was denied.
 - e. On May 2, 2012 the Board considered a variance request to convert an existing garage into living quarters at 516 S Main Street. The variance request was approved with specific conditions.

CRITERIA FOR DECISIONS:

(The petitioner will need to address the Criteria for Decisions in their presentation**)** In taking action on all variance requests, the Board of Zoning Appeals shall use the following decision criteria, consistent with the requirements of the Indiana Code. The Board may grant a variance from development standards and limitations of this Ordinance if, after a public hearing, it makes findings of facts in writing (consistent with IC 36-7-4-918.5) that:

1. **General Welfare:** The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

STAFF FINDINGS:

The approval of this variance will not be injurious to the public health, safety or general welfare.

2. **Adjacent Property:** The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

STAFF FINDINGS:

Adjacent properties to the subject property will not be affected in a substantially adverse manner.

3. **Practical Difficulty:** The strict application of the terms of the ordinance will result in a practical difficulty in the use of the property. (This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.)

STAFF FINDINGS:

The strict application of the ordinance will not result in a practical difficulty in the use of this property. (The petitioner should explain how the strict application of these ordinances results in a practical difficulty in the use of the property.)

STAFF RECOMMENDATION

Based on these investigation findings, staff recommends **APPROVAL** of the petition, with the condition of requiring that:

1. The building shall be compliant with International Residential Building Codes adopted by the State of Indiana for residential structures, and all other requirements of the Edinburgh Zoning Ordinances.
2. A separate street address be established to afford maximum safety to the residence for Fire and Rescue.
3. All utilities shall be separated from the existing principal building and established as a new service address.

Respectively Submitted,



Wade D. Watson
Town of Edinburgh