Johnson County Board of Zoning Appeals August 23, 2022 Meeting Minutes

The Johnson County Board of Zoning Appeals met on Tuesday, August 23, 2022 in the Johnson County Courthouse Annex Auditorium. The meeting was called to order at 7:00 PM by Board Member Chad Bowman.

I. ROLL CALL:

Present: Chad Bowman, Charlie Canary, James Kaylor, Steve Powell, Attorney Jacob Bowman (Legal Counsel - not voting), Michele Hansard (Director - not voting), Rachael Schaefer (Planner – not voting) and Angela Olson (Recording Secretary – not voting).

Absent: Chris Campbell and Paul Clodfelter (Alternate)

II. APPROVAL OF MEETING MINUTES:

Board Member Chad Bowman called for a motion to approve the July 26, 2022 Board of Zoning Appeals meeting minutes with corrections.

Motion: Approval of July 26, 2022 Board of Zoning Appeals meeting minutes with corrections. **Moved** by Charlie Canary. **Seconded** by James Kaylor. **Yes:** Bowman, Canary, Kaylor and Powell. **No:** None. **Motion approved 4-0.**

III. PUBLIC HEARINGS:

V-4-22; Shawn Higdon – Variance of Development Standards Requests. 1112 Rustic Ln.

Staff presented findings and facts to the board and recommended denial of these requests.

Staff provided board members with the site plan from the surveyor's report of the property as an **Exhibit**.

Petitioner Shawn Higdon (1112 Rustic Ln., Whiteland 46184) were present to speak and address concerns.

Board members asked questions and expressed concerns which were addressed by the Petitioner and staff as follows:

- Q. Board member Chad Bowman inquired as to whether or not staff had an amicable recommendation or solution to resolve this matter?
 - A. Staff and Petitioner have discussed possible re-plat of the property after purchasing additional property form their adjoining neighbor in order to meet the setback requirement.

- Q. Board member Charlie Canary asked staff for confirmation that the other small building on the property was the structure that had been previously discussed that had been moved?
 - A. Yes, it had been rotated.
- Q. Board member Charlie Canary asked if that building was four (4) feet from the property line and was it acceptable?
 - A. Yes, it was four (4) feet from the property line. No, it was not acceptable.
- Q. Board member James Kaylor asked the Petitioner why he did not work with his neighbor in the last two (2) months to purchase or work out a purchase agreement for the additional property as resolution to this matter prior to this meeting?
 - A. Petitioner stated that he didn't know that he needed to bring something by this meeting.
- Q. Board member James Kaylor asked the Petitioner if he had obtained a surveyor report and if so, who was the surveyor?
 - A. Yes. The surveyor's name was Scott Bordenet with Bordenet Civil Engineering and Land Surveying, LLC.
- Q. Board member James Kaylor inquired as to how long it would take for the purchase and re-plat of the property?
 - A. Approximately four (4) to six (6) months.
- Q. Board member Chad Bowman inquired as to whether or not the surveyor's report would be acceptable for re-plat?
 - A. No, the re-plat would need to contain both lots.
- Q. Board member Steve Powell gave a brief timeline of events and asked for confirmation that the chain of events was correct and if the structure had been completed?
 - A. Yes, the timeline of events was correct. Unknown, since a permit has not been issued, no inspections have been completed.
- Q. Board member Charlie Canary asked staff how much time had been put into this matter?
 - A. Unknown.
- Q. Board member James Kaylor inquired if the board denies the variance can the Petitioner file for another variance once he purchases the property and completes the replat?
 - A. The Petitioner would have to have a variance regardless due to the rear setback.

Motion: To deny V-4-22 to allow for the construction of a 1,512 square foot accessory structure with an approximately eight (8) foot side setback and staffs' Findings of Fact. **Moved** by James Kaylor. **Seconded** by Charlie Canary. **Yes:** Canary, Kaylor and Powell. **No:** Bowman. **Motion approved 3-1.**

Motion: To approve V-4-22 to allow for the construction of a 1,512 square foot accessory structure with an approximately fourteen (14) foot rear setback and Petitioners' Findings of Fact. **Moved** by James Kaylor. **Seconded** by Chad Bowman. **Yes:** Bowman, Canary, Kaylor and Powell. **No:** None. **Motion approved 4-0.**

V-10-22; Mike Hadley – Variance of Development Standards Request. 5197 Olive Branch Rd.

Staff presented findings and facts to the board and recommended approval of this request.

Staff provided board members with an e-mail of support from Mr. Hadley's neighbors John and Terri Williamson as an **Exhibit**.

Petitioner Mike Hadley (5197 Olive Branch Rd., Greenwood 46143) was present to speak and address concerns.

Board members asked questions and expressed concerns which were addressed by the Petitioner and staff as follows:

- Q. Board member James Kaylor inquired as to whether or not agricultural land in the past required ten (10) acres in order to build a new residence?
 - A. Yes, in the past however the ordinance has changed and now two (2) acres are required.
- Q. Board member Charlie Canary asked staff what the threshold was for the size of an accessory structure?
 - A. Staff looks at overall area and the reasonable deviation.
- Q. Board member James Kaylor inquired as to what was behind the barn?
 - A. Farm field.
- Q. Board member Steve Powell asked how long has the Petitioner lived there and what will be the purpose for the accessory structure?
 - A. Seventeen (17) years and will be for personal use to hold cars and storage.

Motion: To approve V-10-22 to allow for the construction of a 2,560 square foot accessory structure where all accessory structures will total 3,376 square foot in building area and Petitioner's Findings of Fact. **Moved** by Chad Bowman. **Seconded** by James Kaylor. **Yes:** Bowman, Canary, Kaylor and Powell. **No:** None. **Motion approved 4-0.**

V-11-22; Brian Brames - Variance of Development Standards Request. 5530 Camden Ln.

Staff presented findings and facts to the board and recommended denial of this request.

Petitioners Brian and Jill Brames (5530 Camden Ln., Greenwood 46143) were present to speak and address concerns. Mr. Brames presented to the board members sixteen (16) letters of support from his surrounding neighbors as an **Exhibit**.

Board members asked questions and expressed concerns which were addressed by the Petitioners and staff as follows:

- Q. Board member Steve Powell asked staff if they had discussed their denial recommendation with the Petitioner and the option of moving the structure in order to meet the setbacks?
 - A. Yes, the Petitioner does not wish to move the structure.
- Q. Board member Chad Bowman asked for clarification that the unpermitted structure was discovered before or after review of the new additional permit approval?
 - A. Before, it was discovered prior to any permits being approved for the property.
- Q. Board member Steve Powell asked for confirmation that all of the surrounding neighbors have no objection to this structure?
 - A. Yes.
- Q. Board member Steve Powell inquired as to whether or not the back of the property encroached into a legal drain?
 - A. No.
- Q. Board member Chad Bowman asked how this matter was brought to your attention?
 - A. The Petitioner submitted a deck permit application with a site plan that had a spa that had not been permitted and approved.
- Q. Board member James Kaylor inquired as to whether or not you had to have a permit for a hot tub or spa depending on whether or not it sits in or on top of the ground?
 - A. A permit for a hot tub or spa is required regardless of whether or not it sits in or on top of the ground.

Motion: To approve V-11-22 to legally establish a swim spa structure that is thirteen (13) feet from the rear property line and Petitioners' Findings of Fact. Moved by Charlie Canary. Seconded by James Kaylor. Yes: Bowman, Canary, Kaylor and Powell. No: None. Motion approved 4-0.

IV. NEW BUSINESS:

Staff and board members discussed how one may file a re-docketing request.

V. ADJOURNMENT:

Board Member Chad Bowman called for a motion to adjourn the meeting at 8:43 PM.

Motion: Adjourn the meeting. Moved by Charlie Canary. Seconded by James Kaylor. Yes:

Bowman, Canary, Kaylor and Powell. No: None. Motion approved 4-0.

Approved on: September 27, 2022

By:

Chris Campbell, Chairman

Attested By

Steve Powell, Secretary

From Johnson County Instrument No. 2020-029885

Lot 3 in Rustic Acres, a subdivision in Johnson County, Indiana as per plat thereof recorded January 11, 1969 in Plat Book 6. Page 95 as Instrument No. 6876 in the Office of the Recorded of Johnson County, Indiana

SURVEYOR'S CERTIFICATE

To Shawn & Nikki Higon

I, the undersigned, a Registered Land Surveyor in the State of Indiana; hereby certify that the survey was performed wholly under my direction and that to my knowledge and belief was executed according to the survey standards set form in Article I, Rule 12 of the Tible 8/3 Indiana Administrative Code. Horizoniana toleransees are as specified in the Surveyor's Report section (see Survey Limitations and Uncertainty subsection). Any elevations above were accumulated by electronic total station and GPS instrumentation and are accurate to */- 0.10 feet or one half contour interval.

Date Certified August 19th, 2022

D Scott Bordenet.
Reustered Land Surveyor No. 20100044, State of Indiana



GENERAL NOTES

- 1 Field work was completed on August 18th 2022
- 2 This survey was performed to create a boundary survey to Indiana standards and locate existing buildings on the lot
- 3 This survey was performed without the benefit of a current land title insurance commitment which may have disclosed information that affects the surveyed tract.
- 4 The surveyed premises contains a total of 0.9 acres, more or less
- 5 Based upon a scaled interpretation of the Flood Inaurance Rate Map No. 18(81C01281) for Johnson County, Indiana, dued August 2. 2007, the within described real estate DOIS NOT lie within a Zone A. a Special Flood Hazard Area immdated by 100-year flood as established by the Federal Emergency Management Agency for the National Flood Insurance Program.
- 6 Per the National Wetlands Inventory unline GIS map as of August 19th, 2022, no part of this property contains a wetland.
- 7 No warranty, either express or implied, is made as to the accuracy or completeness of information provided by governmental authorities and / or third parties, or as to its fitness for any particular purpose or use including but not limited to information presented on enderground unlines, flood hazard scarces, floodway zones, wellands, recording information, zoning, and regulated drains. In no event will flordenet Civil Engineering and Land Surveying, LLC, its employees, agents, and / or assigns be hable for any damages arising out of the turnishing and / or use of such information.

SURVEYOR'S REPORT

Chent	Shawn & Nikki Higdon	Job Number	2022-256
	1112 W. Rustic Lane	Type of Survey	Boundary Survey
Location of Survey	Whiteland, IN 46184 1112 W. Rustic Lane Whiteland, IN 46184	Class of Survey Work Completed	Urban Survey (865 IAC 1-12-7) August 19th 2022

Theory of Location

Subdivision parimeter corners along the north line of the subdivision, the northwest corner of the subject lot (Lot 3), and the east corners of Lot 30 were found and measured. The subdivision was fit to these corner by two dimensional felicities transformation. The resulting theoretical boundary lines matched the found corners with resultable less than 0.2. The subdivision lines as located by transformation were then used to set the remaining 1.0.3 corners.

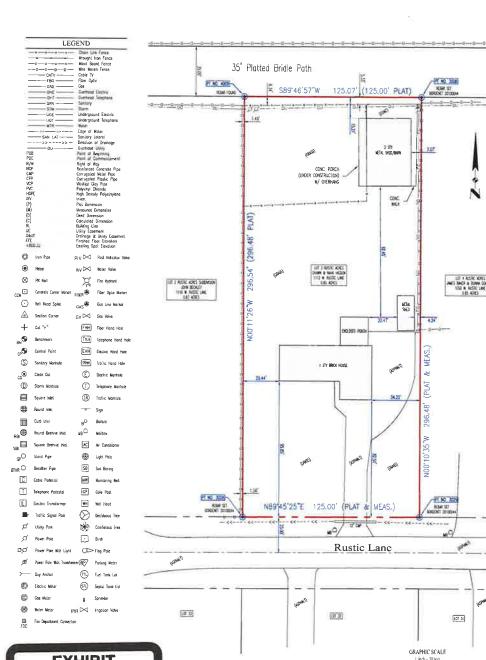
Survey Limitations and Uncertainty

In accordance with Title 865, Article 1, Chapter 12 (Rule 12) of the Indiana, Administrative Code (IAC), the following observations and opinions are submitted regarding the uncertainty in the position of the subject parcel's lines and comers established and/or restablished on this survey.

- A Availability and condition of reference monuments
 - Monuments which control the lines and corners of the surveyed property are as follows
 - 1 Rebar found at the northwest corner of the subdivision. This rebar was found near the surface in good condition. Any error in this point is limited to measurement and estimated to be less than 0.2.
 - 2 Rebar found along the north line of the subdivision 673.25 east of the subdivision nurthwest corner. This rebar was found near the surface in good condition. Any error in this point is limited to measurement and estimated to be less than 0.21.
 - Rebar found at the northwest corner of Lot 3. This rebar was found near the surface in good condition. Any corner in this point is limited in neasurement and estimated to be less than 0.2.
 Rebar found at the northwest corner of Lot 30. This rebar was found near the surface in good condition. Any
 - 4. Rebar found at the northeast corner of Lot 30. This rebar was found near the surface in good condition. Any error in this point is limited to measurement and estimated to be less than 0.2.
 - 5 Robar found at the southeast corner of Lot 30. This robar was found near the surface in good condition. Any error in this point is limited to measurement and estimated to be less than 0.2.
- Occupation or possession lines

At the time the field work was completed, physical evidence of the lines and/or inconsistencies in the lines of occupation of the surveyed tract consisted of the following:

- 1 A wire woven fence was found to lie approximately 1.5' west of the west line of Lot 3.
- 2. A chain line fence was found to lie south of the north line of Lot 3. It varied from 6.5' south on the west end and 5.3' south near the mid-point of the lot.
- 3. A wire weven tence was found to lie on (+/- 0.25') the north part of the east line of Lot 3.
- Clarity and/or ambiguity of the record description(s)
- The subject to and all perimeter lots wise are part of the Rustic Acres Subdivision. The subdivision mathematics checked for closure and boundary dimensions within reasonable tolerances (<0.01°, assumed to be rounding). There is no ambiguity in record descriptions.
-) Measurements (Relative Positional Accuracy)
- The Relative Positional Accuracy of the corners of the subject tract established for this survey is within the specifications for an Urban survey (+4-0.07 foot plus 50 parts per million) ("Relative Positional Accuracy" means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the 95 percent confidence (even)



Retracement Survey for 1112 Rustic Lane Whiteland, Indiana

Lot 3 Rustic Acres Subdivision, Johnson County

Owner Shawn & Nikki Higdon 1112 Rustic Lane

1112 Rustic Lane Whiteland, Indiana

Land Surveyor

Bordenet Civil Engineering & Land Surveying LLC D Scott Bordenet Ph 317-840-6532 8902 Alibeck Ct. Indianapolis IN 46256

BOUNDARY SURVEY

GENERAL NOTES

Public Land Survey System Sections

NE 1/4 Section 19, Township 13 North, Range 4 East

City and State Whiteland, Indiana

wniteland, Indiana

Township and County

Pleasant Township, Johnson County

Datum Information

- Vertical Datum: NAVO 88
- Horizontal Dalum: Indiana State Plane East [1301]
- Grid Survey Coordinates. When project lines reflect boundary lines bosed on deeded or plotted dimensions, line distance dimensions have been projected to ground distances. Line bearings are bosed on state plane and observed to
- Project Combined Scale Factor (CSF)
 CSF = Grid Length/Ground Length
 = 0.99994747

Site Comer List

PN	Northing	Easting	Elevation
	Lotilude	Longilude	Description
3008	199841.2461	1571546.208	793.95
	N39"33'43 90"	W86'07'17,5("	CAPPED REBAR BORDENET 20100044
3028	199717.1604	1571249,199	793.74
	NJ9"33"40.96"	W86°07'19.07"	CAPPED REBAR BORDENET 20100044
3029	199842 1592	1571249,730	793,57
	N39'33'40.97"	W86°07°17.48°	CAPPED REBAR BORDENET 20100044
4009	199716 1747	1571545,733	793,50
	N39'33'43 89"	W8607'19.11"	REBAR FOUND



Bordenet Civil Engineering & Land Surveying, LLC Ph 317-840-6532 8902 Alibeck Ct Indianapolis, JN 46256

Project Number:

2022-256

Sheet No :

1 OF 1

Schaefer, Rachael - Planning & Zoning

From:

John Williamson < johnwmson@sbcglobal.net>

Sent:

Tuesday, August 23, 2022 2:58 PM

To:

hadley427@comcast.net

Cc:

Schaefer, Rachael - Planning & Zoning

Subject:

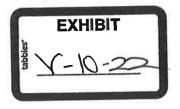
V-10-22

John and Terri Williamson can not attend the meeting this evening due to prior commitments. But we are in TOTAL FAVOR of the building that Mr. Mike Hadley is wanting to build. We are for this project and hopefully he will be allowed to build his building!

Thank You

John Williamson

1723 Skyline Drive Greenwood, IN 46143 317-865-9013 317-506-4824 CELL johnwmson@sbcglobal.net



Petition Number: V-11-22

Johnson County Board of Zoning Appeals,

I am writing in response to a variance filing letter I received postmarked on August 2, 2022 from Brian and Jill Brames at 5530 Camden Lane, Greenwood, IN 46143. I understand the **Public Hearing of the Johnson County Board of Zoning Appeals (BZA)** vote will take place on August 23, 2022.

This letter is to serve as documentation that I have no concerns with the residents proceeding as planned and moving forward with the following Request:

VARIANCE OF DEVELOPMENT STANDARDS to legally establish a swim spa structure that is 13 feet from the rear property line (minimum 20-foot rear setback required).

I am in full support of the project as it is my understanding that it creates no undue burden on any neighboring residence and the proposed style and structure is in step with neighborhood standards (approved by HOA).

Please vote yes to the variance petition for Jill and Brian Brames.

Sincerely,

Kathy and Doug Dzikowski 2999 Coventry Ln

EXHIBIT

Petition Number: V-11-22

Johnson County Board of Zoning Appeals,

I am writing in response to a variance filing letter I received postmarked on August 2, 2022 from Brian and Jill Brames at 5530 Camden Lane, Greenwood, IN 46143. I understand the **Public Hearing of the Johnson County Board of Zoning Appeals (BZA)** vote will take place on August 23, 2022.

This letter is to serve as documentation that I have no concerns with the residents proceeding as planned and moving forward with the following Request:

VARIANCE OF DEVELOPMENT STANDARDS to legally establish a swim spa structure that is 13 feet from the rear property line (minimum 20-foot rear setback required).

I am in full support of the project as it is my understanding that it creates no undue burden on any neighboring residence and the proposed style and structure is in step with neighborhood standards (approved by HOA).

Please vote yes to the variance petition for Jill and Brian Brames.

Smal Waymin

Sarah and Brian Waymire 5095 Nottinghill Ct

Petition Number: V-11-22

Johnson County Board of Zoning Appeals,

I am writing in response to a variance filing letter I received postmarked on August 2, 2022 from Brian and Jill Brames at 5530 Camden Lane, Greenwood, IN 46143. I understand the **Public Hearing of the Johnson County Board of Zoning Appeals (BZA)** vote will take place on August 23, 2022.

This letter is to serve as documentation that I have no concerns with the residents proceeding as planned and moving forward with the following Request:

VARIANCE OF DEVELOPMENT STANDARDS to legally establish a swim spa structure that is 13 feet from the rear property line (minimum 20-foot rear setback required).

I am in full support of the project as it is my understanding that it creates no undue burden on any neighboring residence and the proposed style and structure is in step with neighborhood standards (approved by HOA).

Please vote yes to the variance petition for Jill and Brian Brames.

Sincerely,

Leslie and Brad Ritter 5542 Camden Ln

Heslie Rotter

August 22, 2022 Petition Number: V-11-22

Johnson County Board of Zoning Appeals,

I am writing in response to a variance filing letter I received postmarked on August 2, 2022 from Brian and Jill Brames at 5530 Camden Lane, Greenwood, IN 46143. I understand the **Public Hearing of the Johnson County Board of Zoning Appeals (BZA)** vote will take place on August 23, 2022.

This letter is to serve as documentation that I have no concerns with the residents proceeding as planned and moving forward with the following Request:

VARIANCE OF DEVELOPMENT STANDARDS to legally establish a swim spa structure that is 13 feet from the rear property line (minimum 20-foot rear setback required).

I am in full support of the project as it is my understanding that it creates no undue burden on any neighboring residence and the proposed style and structure is in step with neighborhood standards (approved by HOA).

Please vote yes to the variance petition for Jill and Brian Brames.

Sincerely,

Emily and Daniel Cornpropst

5529 Camden Ln

Petition Number: V-11-22

Johnson County Board of Zoning Appeals,

I am writing in response to a variance filing letter I received postmarked on August 2, 2022 from Brian and Jill Brames at 5530 Camden Lane, Greenwood, IN 46143. I understand the Public Hearing of the Johnson County Board of Zoning Appeals (BZA) vote will take place on August 23, 2022.

This letter is to serve as documentation that I have no concerns with the residents proceeding as planned and moving forward with the following Request:

VARIANCE OF DEVELOPMENT STANDARDS to legally establish a swim spa structure that is 13 feet from the rear property line (minimum 20-foot rear setback required).

I am in full support of the project as it is my understanding that it creates no undue burden on any neighboring residence and the proposed style and structure is in step with neighborhood standards (approved by HOA).

* Juo My

Please vote yes to the variance petition for Jill and Brian Brames.

Sincerely.

Deanna and Tino Marquez

5517 Camden Ln

Petition Number: V-11-22

Johnson County Board of Zoning Appeals,

I am writing in response to a variance filing letter I received postmarked on August 2, 2022 from Brian and Jill Brames at 5530 Camden Lane, Greenwood, IN 46143. I understand the **Public Hearing of the Johnson County Board of Zoning Appeals (BZA)** vote will take place on August 23, 2022.

This letter is to serve as documentation that I have no concerns with the residents proceeding as planned and moving forward with the following Request:

VARIANCE OF DEVELOPMENT STANDARDS to legally establish a swim spa structure that is 13 feet from the rear property line (minimum 20-foot rear setback required).

I am in full support of the project as it is my understanding that it creates no undue burden on any neighboring residence and the proposed style and structure is in step with neighborhood standards (approved by HOA).

Please vote yes to the variance petition for Jill and Brian Brames.

Sincerely,

Susan and Jeff Rayner 5518 Camden Ln

Jeff Rayne

Petition Number: V-11-22

Johnson County Board of Zoning Appeals,

I am writing in response to a variance filing letter I received postmarked on August 2, 2022 from Brian and Jill Brames at 5530 Camden Lane, Greenwood, IN 46143. I understand the **Public Hearing of the Johnson County Board of Zoning Appeals (BZA)** vote will take place on August 23, 2022.

This letter is to serve as documentation that I have no concerns with the residents proceeding as planned and moving forward with the following Request:

VARIANCE OF DEVELOPMENT STANDARDS to legally establish a swim spa structure that is 13 feet from the rear property line (minimum 20-foot rear setback required).

I am in full support of the project as it is my understanding that it creates no undue burden on any neighboring residence and the proposed style and structure is in step with neighborhood standards (approved by HOA).

Please vote yes to the variance petition for Jill and Brian Brames.

Sincerely,

Michelle and Dylan Murphy 5506 Camden Ln

Petition Number: V-11-22

Johnson County Board of Zoning Appeals,

I am writing in response to a variance filing letter I received postmarked on August 2, 2022 from Brian and Jill Brames at 5530 Camden Lane, Greenwood, IN 46143. I understand the **Public Hearing of the Johnson County Board of Zoning Appeals (BZA)** vote will take place on August 23, 2022.

This letter is to serve as documentation that I have no concerns with the residents proceeding as planned and moving forward with the following Request:

VARIANCE OF DEVELOPMENT STANDARDS to legally establish a swim spa structure that is 13 feet from the rear property line (minimum 20-foot rear setback required).

I am in full support of the project as it is my understanding that it creates no undue burden on any neighboring residence and the proposed style and structure is in step with neighborhood standards (approved by HOA).

Please vote yes to the variance petition for Jill and Brian Brames.

Sincerely.

Amy and John Dean 5385 Ashby Ct

Petition Number: V-11-22

Johnson County Board of Zoning Appeals,

I am writing in response to a variance filing letter I received postmarked on August 2, 2022 from Brian and Jill Brames at 5530 Camden Lane, Greenwood, IN 46143. I understand the **Public Hearing of the Johnson County Board of Zoning Appeals (BZA)** vote will take place on August 23, 2022.

This letter is to serve as documentation that I have no concerns with the residents proceeding as planned and moving forward with the following Request:

VARIANCE OF DEVELOPMENT STANDARDS to legally establish a swim spa structure that is 13 feet from the rear property line (minimum 20-foot rear setback required).

I am in full support of the project as it is my understanding that it creates no undue burden on any neighboring residence and the proposed style and structure is in step with neighborhood standards (approved by HOA).

Please vote yes to the variance petition for Jill and Brian Brames.

Sincerely,

Jenn and Corey Stuart

5469 Camden Ln

Petition Number: V-11-22

Johnson County Board of Zoning Appeals,

I am writing in response to a variance filing letter I received postmarked on August 2, 2022 from Brian and Jill Brames at 5530 Camden Lane, Greenwood, IN 46143. I understand the **Public Hearing of the Johnson County Board of Zoning Appeals (BZA)** vote will take place on August 23, 2022.

This letter is to serve as documentation that I have no concerns with the residents proceeding as planned and moving forward with the following Request:

VARIANCE OF DEVELOPMENT STANDARDS to legally establish a swim spa structure that is 13 feet from the rear property line (minimum 20-foot rear setback required).

I am in full support of the project as it is my understanding that it creates no undue burden on any neighboring residence and the proposed style and structure is in step with neighborhood standards (approved by HOA).

Please vote yes to the variance petition for Jill and Brian Brames.

areen Bostick

Sincerely,

Janeen and Brad Bostick 3059 Coventry Ln

Petition Number: V-11-22

Johnson County Board of Zoning Appeals,

I am writing in response to a variance filing letter I received postmarked on August 2, 2022 from Brian and Jill Brames at 5530 Camden Lane, Greenwood, IN 46143. I understand the **Public Hearing of the Johnson County Board of Zoning Appeals (BZA)** vote will take place on August 23, 2022.

This letter is to serve as documentation that I have no concerns with the residents proceeding as planned and moving forward with the following Request:

VARIANCE OF DEVELOPMENT STANDARDS to legally establish a swim spa structure that is 13 feet from the rear property line (minimum 20-foot rear setback required).

I am in full support of the project as it is my understanding that it creates no undue burden on any neighboring residence and the proposed style and structure is in step with neighborhood standards (approved by HOA).

Please vote yes to the variance petition for Jill and Brian Brames.

Sincerely,

Malia and Curt Casper

5117 Nottinghill Ct

Petition Number: V-11-22

Johnson County Board of Zoning Appeals,

I am writing in response to a variance filing letter I received postmarked on August 2, 2022 from Brian and Jill Brames at 5530 Camden Lane, Greenwood, IN 46143. I understand the **Public Hearing of the Johnson County Board of Zoning Appeals (BZA)** vote will take place on August 23, 2022.

This letter is to serve as documentation that I have no concerns with the residents proceeding as planned and moving forward with the following Request:

VARIANCE OF DEVELOPMENT STANDARDS to legally establish a swim spa structure that is 13 feet from the rear property line (minimum 20-foot rear setback required).

I am in full support of the project as it is my understanding that it creates no undue burden on any neighboring residence and the proposed style and structure is in step with neighborhood standards (approved by HOA).

Please vote yes to the variance petition for Jill and Brian Brames.

Sincerely,

Shalynn and Joe Adams 3023 Coventry

Thelip II

Petition Number: V-11-22

Johnson County Board of Zoning Appeals,

I am writing in response to a variance filing letter I received postmarked on August 2, 2022 from Brian and Jill Brames at 5530 Camden Lane, Greenwood, IN 46143. I understand the **Public Hearing of the Johnson County Board of Zoning Appeals (BZA)** vote will take place on August 23, 2022.

This letter is to serve as documentation that I have no concerns with the residents proceeding as planned and moving forward with the following Request:

VARIANCE OF DEVELOPMENT STANDARDS to legally establish a swim spa structure that is 13 feet from the rear property line (minimum 20-foot rear setback required).

I am in full support of the project as it is my understanding that it creates no undue burden on any neighboring residence and the proposed style and structure is in step with neighborhood standards (approved by HOA).

Please vote yes to the variance petition for Jill and Brian Brames.

Sincerely,

Jessica and Kyle Thomas

2791 Coventry Lane

Petition Number: V-11-22

Johnson County Board of Zoning Appeals,

I am writing in response to a variance filing letter I received postmarked on August 2, 2022 from Brian and Jill Brames at 5530 Camden Lane, Greenwood, IN 46143. I understand the **Public Hearing of the Johnson County Board of Zoning Appeals (BZA)** vote will take place on August 23, 2022.

This letter is to serve as documentation that I have no concerns with the residents proceeding as planned and moving forward with the following Request:

VARIANCE OF DEVELOPMENT STANDARDS to legally establish a swim spa structure that is 13 feet from the rear property line (minimum 20-foot rear setback required).

I am in full support of the project as it is my understanding that it creates no undue burden on any neighboring residence and the proposed style and structure is in step with neighborhood standards (approved by HOA).

Please vote yes to the variance petition for Jill and Brian Brames.

Sincerely,

Laura and Justin Sanchez

2780 Coventry Ln

Petition Number: V-11-22

Johnson County Board of Zoning Appeals,

I am writing in response to a variance filing letter I received postmarked on August 2, 2022 from Brian and Jill Brames at 5530 Camden Lane, Greenwood, IN 46143. I understand the **Public Hearing of the Johnson County Board of Zoning Appeals (BZA)** vote will take place on August 23, 2022.

This letter is to serve as documentation that I have no concerns with the residents proceeding as planned and moving forward with the following Request:

VARIANCE OF DEVELOPMENT STANDARDS to legally establish a swim spa structure that is 13 feet from the rear property line (minimum 20-foot rear setback required).

I am in full support of the project as it is my understanding that it creates no undue burden on any neighboring residence and the proposed style and structure is in step with neighborhood standards (approved by HOA).

Please vote yes to the variance petition for Jill and Brian Brames.

Sincerely,

Shannon and John Jansen

2924 Abbotsbury Ct

Petition Number: V-11-22

Johnson County Board of Zoning Appeals,

I am writing in response to a variance filing letter I received postmarked on August 2, 2022 from Brian and Jill Brames at 5530 Camden Lane, Greenwood, IN 46143. I understand the **Public Hearing of the Johnson County Board of Zoning Appeals (BZA)** vote will take place on August 23, 2022.

This letter is to serve as documentation that I have no concerns with the residents proceeding as planned and moving forward with the following Request:

VARIANCE OF DEVELOPMENT STANDARDS to legally establish a swim spa structure that is 13 feet from the rear property line (minimum 20-foot rear setback required).

I am in full support of the project as it is my understanding that it creates no undue burden on any neighboring residence and the proposed style and structure is in step with neighborhood standards (approved by HOA).

Please vote yes to the variance petition for Jill and Brian Brames.

Sincerely,

Jolynda and Brad Wilson 3050 Aldwych Ct