



JOHNSON COUNTY

Department of Planning and Zoning
86 West Court Street
Courthouse Annex
Franklin, Indiana 46131

Phone: (317) 346-4350
Fax: (317) 736-4722
www.co.johnson.in.us

MEETING AGENDA

Johnson County Board of Zoning Appeals
February 22nd 2022, 7:00 PM
Public Auditorium, West Annex Building
86 West Court Street, Franklin, Indiana

CALL TO ORDER

ROLL CALL

APPROVAL of MINUTES

Approval of minutes from the January 25th, 2022 meeting.

PUBLIC HEARINGS

-CONTINUED PETITIONS

V-1-22. JBJ Industries LLC. 3477 S 200 E, Franklin. Page 3

VARIANCE OF USE of the Johnson County Zoning Ordinance to provide for an automobile service shop and fabrication shop (not permitted on agriculturally zoned property).

-NEW PETITIONS

V-2-22. Anthony Di Pilla, 2658 Hurricane Road, Franklin. Page 21

VARIANCE OF DEVELOPMENT STANDARDS of the Johnson County Zoning Ordinance to allow for the construction of a 2,608 square-foot accessory structure. (The zoning ordinance allows aggregate accessory structure area to be no more than 50% of the building area of the primary dwelling, or, in this case, 1,825 square feet).

OLD BUSINESS

None.

NEW BUSINESS

None.

REPORTS AND RECOMMENDATIONS

None.

ADJOURNMENT

The next regular meeting of the Johnson County Board of Zoning Appeals is scheduled for Tuesday, March 29th, 2022 at 7:00 PM.

- - -

Staff Report

CASE NUMBER: V-01-22
ADDRESS: 3477 200 East, Franklin
Parcel # 41-11-02-024-001.000-020
Section 2, Township 11, Range 4
PETITIONER: JBJ Industries LLC/Fathouse Fabrications

The petitioner submitted a timely automatic continuance, and provided notice of that automatic continuance to all entitled parties as required by the Board of Zoning Appeals Rules of Procedure. Therefore, this case was continued from the January 25, 2022 hearing of the Board of Zoning Appeals to the February 22, 2022 hearing.

REQUEST

VARIANCE OF USE of the Johnson County Zoning Ordinance to provide for an automobile service shop and fabrication shop (not permitted on agriculturally zoned property).

VARIANCES OF DEVELOPMENT STANDARDS of the Johnson County Zoning Ordinance to:

1. Waive commercial parking requirements (paved surface, curbs, and stall striping),
2. Waiver commercial landscaping requirements, and
3. Provide for a free-standing sign not to exceed 6 feet in height and 32 square feet in area.

PROPERTY DESCRIPTION

This approximately 24.15-acre site is zoned A-1 (Agricultural). Since the early 1940s, the property has been utilized as the Franklin Flying Field. It is currently improved with three large pole barns, five utility sheds/barns, 4 airplane hangars, and a paved runway. There is also a fueling station on site. There is a pond on the south side of the parcel.

The property is surrounded by large agricultural fields in all directions as well as smaller parcels used residentially. To the south and west there are several single family homes that utilized the same private driveway as the subject property. The property north of the airstrip was granted a Variance in 2013 to permit agricultural chemical warehousing and distribution operation. The parcel immediately to the west of the barns the applicant proposes to use is improved with two structures and is owned by George Adams and Hunter Gary, the owners of the subject property.

VARIANCE OF USE

According to the property owners, the subject property has previously and currently been used for a flight school, airplane license maintenance and upgrades, fuel sales, maintenance facility, paragliding training, parachute training, and private flying. Parachuting training has recently been discontinued, but would previously bring 30-40 customers per week. Fuel sales, paragliding training, and airplane storage will continue on the property. The airfield uses itself are estimated to bring 20 customers per week without the parachuting training. The airfield

currently has 6 contracted employees for the office, grounds maintenance, airplane maintenance, and flight instruction.

This Variance of Use request, if approved, would allow Fathouse Fabrications to operate their business which would fabricate automotive parts, service performance automobiles, store automobiles, and test automobiles on the airstrip. They intend to occupy 3 existing barns/hangars. The first for an office, inventory, and storage. The second for servicing vehicles, installation, and dynamometer testing. The third for fabrication and product development. The petitioner application indicates that they will continue airport operations, serving airplanes, storing airplanes, and allowing them to utilize the airstrip.

The petitioner has submitted a Plan of Operation, included in this report, which details the nature of the business. The submitted Plan of Operation, included in this staff report, indicates that the business will be open Monday-Friday from 8:00 am to 7:00 pm. The applicant currently has 9 employees, but anticipates growing to 15 within 2-3 years. The business is not open to retail sales and the only customers would be by appointment only. There was no indication of increased customer traffic, but no estimate of how many appointments may occur each week. There will be UPS and FedEx deliveries and pickup daily with an expected semi truck a few times per week. Trash will be picked up weekly and metals will be recycled. Used oil, coolant, and solvents will be picked up by Safety Clean. Gasoline will be stored in sealed drums until used.

The petitioner also intends to utilize the existing airstrip to test vehicles. The runway will be closed during testing and the Greenwood Airport will be notified regarding the status of the airstrip. Testing is anticipated to take less than an hour and will occur a few times per week. Details regarding use of the runway for automotive testing can be found in this staff report under the exhibit, "Franklin Flying Field - Runway Shutdown Procedure."

The site and surrounding area is currently zoned A-1 and the Johnson County Comprehensive Plan recommends Agricultural use for this site, and for the general area. Per the Zoning Ordinance, the purpose of the A-1 District is to accommodate agricultural operations and practices. The A-1 District preserves and protects agricultural land, the rural character of Johnson County, and the agricultural tradition of the county. Uses permitted in the A-1 District include agriculture, single-family residences, parks and playgrounds, cemeteries, essential services, child care services for 5 or fewer children, schools, religious institutions, and government buildings.

In agricultural, rural, and low-density residential areas, it may be reasonable, under certain circumstances, to consider certain lower-intensity commercial or industrial uses, which are not otherwise allowed by-right, to represent a reasonable deviation from the requirements of the zoning ordinance and the recommendations of the comprehensive plan. Here, however, automotive fabrication, machining, and testing represent an exceptionally higher level of intensity than the norm for the area, and so represent too far a deviation from any reasonable notion of acceptable land use expectations. Noise generated by vehicles, deliveries, machine work, testing and other business activities, has the potential to greatly impact the enjoyment of nearby residential properties.

Additionally, such higher-intensity uses tend to expand over time. Potential future expansions could further exacerbate the inappropriateness of the use, and compromises neighbors' use and enjoyment of property, as well as surrounding property values.

For these reasons, staff recommends denial of this request.

VARIANCE OF DEVELOPMENT STANDARDS – COMMERCIAL PARKING & LANDSCAPING

This Variance of Development Standards request, if approved, would allow for commercial use at this location without providing the paved maneuvering and parking areas required of commercial properties. The area behind the existing barns is currently paved, but not striped or landscaped. The lack of curbs, striping, and completely paved surfaces does not meet the required off-street parking standards of the Zoning Ordinance and thus requires the variance. The site would be accessed from the existing private driveway off of 200 E/Airport Rd. The applicant states in the findings of facts the intention to resurface the runway and private entry driveway. The parking lot will also be in deficient of the perimeter landscaping requirement.

The proposed development does not meet the Findings of Fact for a Use Variance. Therefore, Staff recommends that the Board dismiss the development standards variances due to irrelevancy.

VARIANCE OF DEVELOPMENT STANDARDS – FREE STANDING SIGN

**The petitioner has requested to withdraw this variance request, they no longer seek a second free-standing sign near the public road. They have indicated a building sign but that will need to be a future variance request.

This request, if approved, would provide for the future placement of a non-lit free standing sign at the intersection of the 200 E/Airport Rd and the private driveway. The sign shall not exceed 32 square feet in area or 6 feet in height. The Zoning Ordinance prohibits business/commercial signage on agriculturally-zoned parcels.

The proposed development does not meet the Findings of Fact for a Use Variance. Therefore, Staff recommends that the Board dismiss the development standards variances due to irrelevancy.

FINDINGS OF FACT: VARIANCE OF USE

1. The approval will be injurious to the public health, safety, morals, and general welfare of the community.

The proposed use would be inconsistent with the predominantly residential and agricultural uses in the area.

2. The use and value of the area adjacent to the property included in the variance will be affected in a substantially adverse manner.

The proposed use necessarily involves outdoor storage and movement of large equipment, testing of automobiles, and noise associated with fabricating and machining. The proposed use would represent an inappropriate intrusion of heavy commercial activity

3. The need for the variance arises from some condition peculiar to the property involved.

The property is zoned and developed for use as a private airstrip and may continue to be used that way.

4. The strict application of the terms of the Zoning Ordinance will constitute an unnecessary hardship if applied to the property for which variance is sought.

The property is zoned and developed for use as a private airport and may continue to be used that way.

5. The approval does not interfere substantially with the Comprehensive Plan.

The request would be inconsistent with the land use recommendations of the Johnson County Comprehensive Plan, which recommends Agricultural use and development of the site.

GENERAL INFORMATION

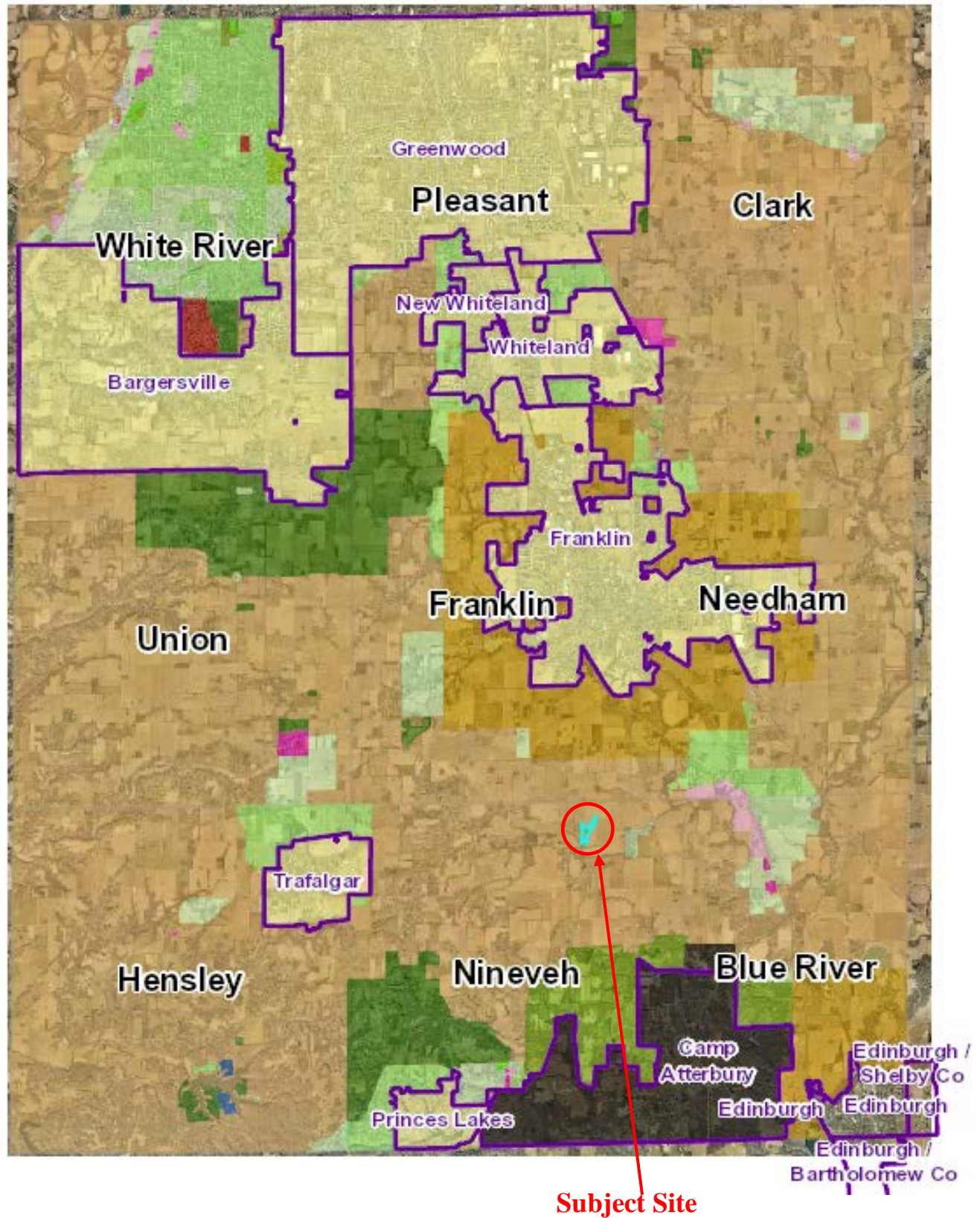
Applicant: Benjamin Stoner
9685 Old State Road 31 N
Martinsville, IN 46151

Owner: George Adams &
Hunter Gary
3477 S 200 E
Franklin, IN 46131

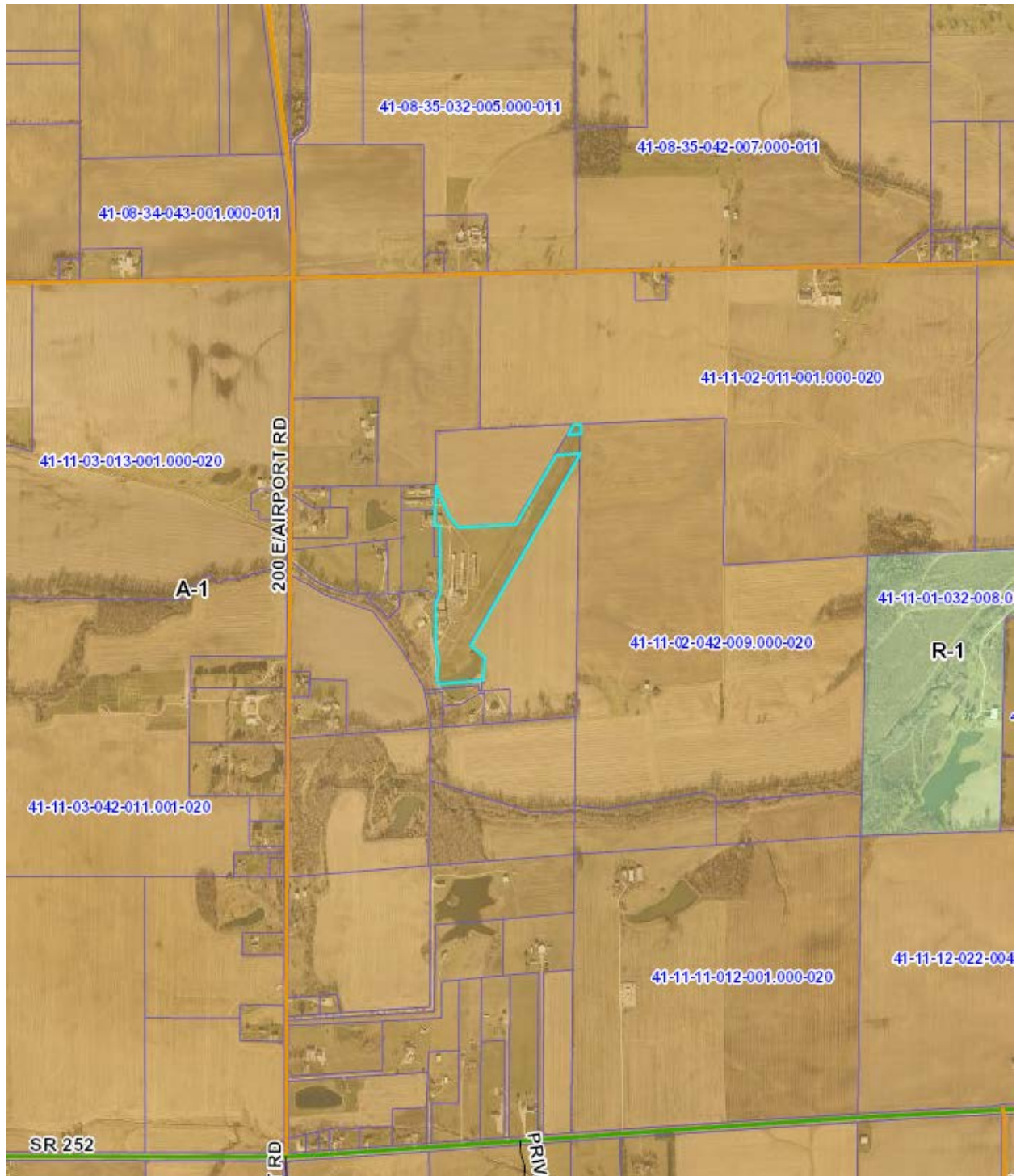
Zoning: A-1
(Agricultural)
Land Use: Private Airfield
Future Land Use: Agricultural

-RLS

V-01-22 BASE MAP



V-01-22 BASE MAP II

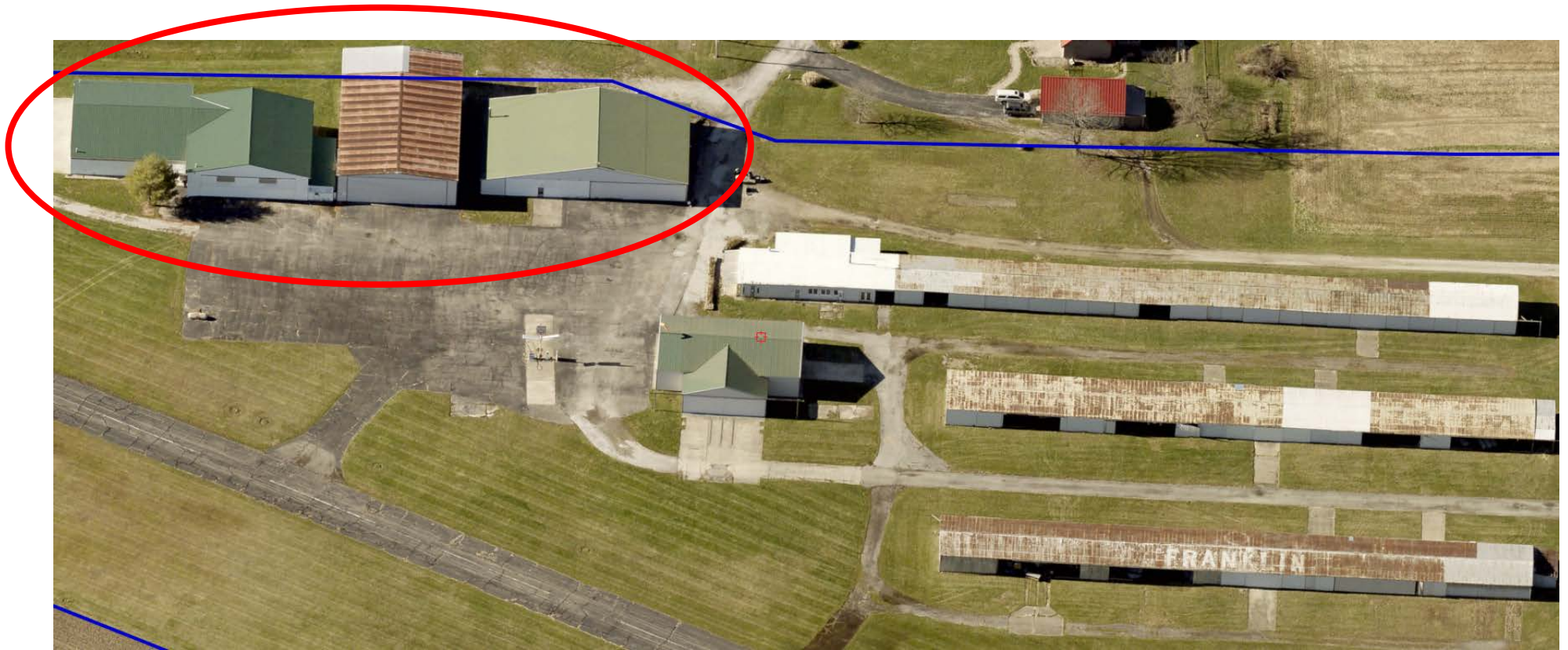


V-01-22 AERIAL

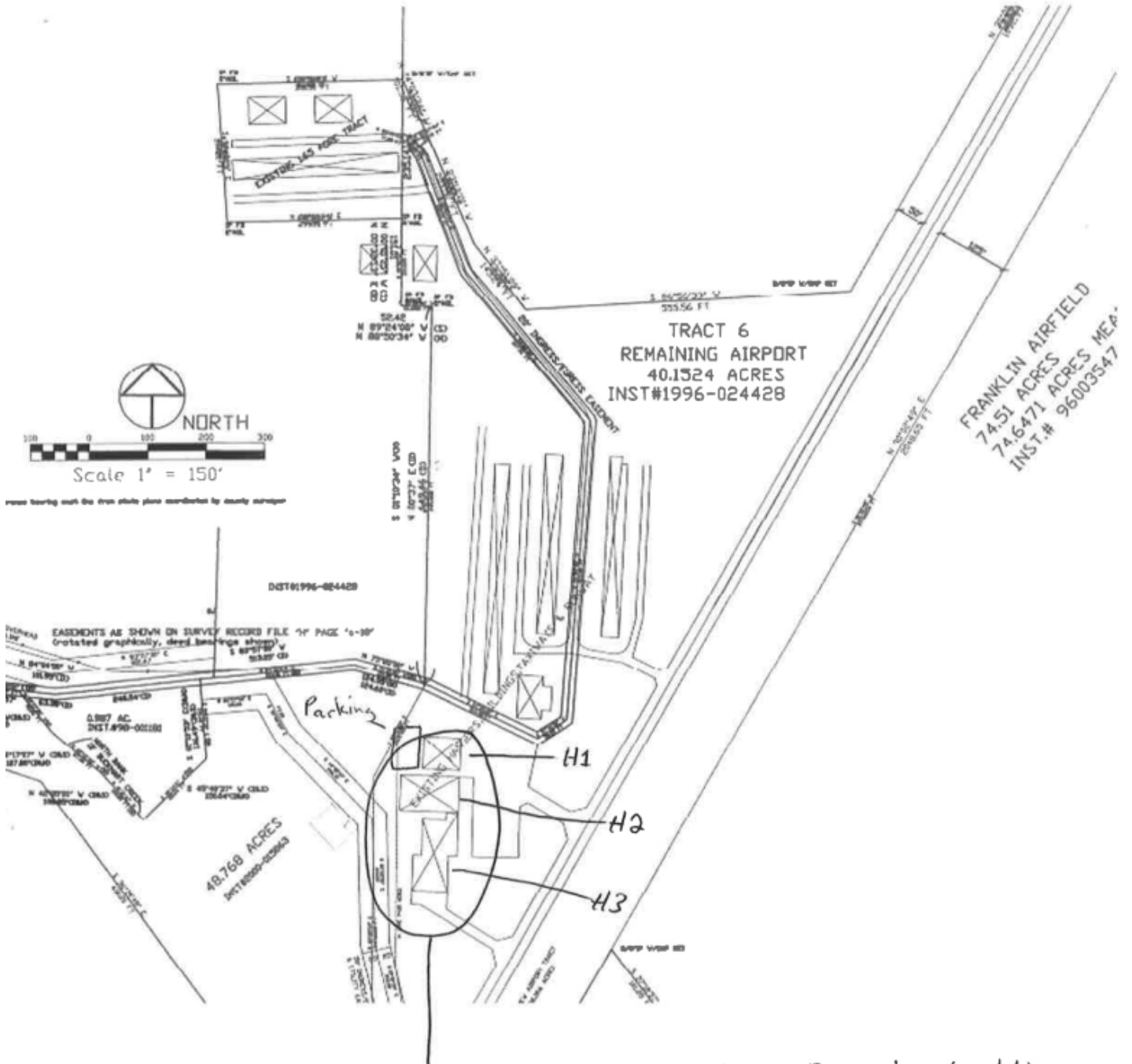


V-01-22 AERIAL OF MAIN STRUCTURES

Fathouse Fabrications Proposes to Occupy 3 Existing Buildings



V-01-22 SITE PLAN



Fathouse Fabrications to occupy these 3 existing buildings

V-01-22 SIGNAGE PLAN



V-01-22 PLAN OF OPERATION

Plan of Operations

JBJ Industries, LLC/Fathouse Fabrications Use Variance

Fathouse Fabrications plan of operations is as follows.

Airport operations will remain intact as is, some hangars may be used for automobile storage. Many of our customers are into flying as well as cars so this fits well with the dual purpose use of the airport.

Fathouse Fabrications is a niche performance shop working on high end Shelby Mustangs and other sports cars. We do not perform general repair, we do not store junk cars outside. We are very clean and neat.

Automobile service in the form of performance builds for brands like Shelby American, building Mustang GT500 and GT350. Adding supercharger and turbocharger systems, building roll cages, modifying engines and other drivetrain related parts of the vehicle.

Fabrication of automotive parts, including welding, machine work, and some CNC machining.

Dynamometer testing for automobiles on our indoor chassis DynoJet

Testing of vehicles on the runway, the runway will be closed during testing and Greenwood Airport will be notified of the status of the airstrip. Typical testing is less than 1hr a few times per week.

Fathouse Fabrications does not expect much of an increase in retail traffic, our facility is not open to retail sales and is by appointment only.

Employees: Currently 9 and expect to grow to 15 within 2-3 years.

Shipping and receiving will be limited to UPS and FedEx deliveries and pickups daily with an expected semi truck a few times per week.

Trash dumpster pickup weekly and all metals will be recycled. Any used oil, coolant, or solvents will be picked up by Safety Clean and stored properly in sealed containers until they are picked up. Gasoline will be stored in sealed drums until time of use.

Hours of operation will be from 8am until 7pm Monday through Friday.

Fathouse Fabrications will occupy 3 existing hangars as listed below.

Hangar 1 - Office, inventory, storage

Hangar 2 - Service, installation, and dynamometer

Hangar 3 - Fabrication and product development

Franklin Flying Field - Runway Shutdown Procedure

According to the Non-Towered Airport Flight Operations Advisory put out by the FAA, section 9.7 states the following about non radio aircraft.

9.7 No-Radio Aircraft. Pilots should be aware that procedures at airports without operating control towers generally do not require the use of two-way radios; therefore, pilots should be especially vigilant for other aircraft while operating in the traffic pattern. Pilots of inbound aircraft that are not capable of radio communications should determine the runway in use prior to entering the traffic pattern by observing the landing direction indicator, the wind indicator, landing and departing traffic, previously referring to relevant airport publications, or by other means.

NOTAM will also receive notice that the runway is closed. If closed for more than 15 min Fathouse will place a large yellow X at either end of the runway to signal that the runway is closed. We will also be monitoring the radio channel 122.7 for chatter about incoming aircraft and alert them of the status of the runway. Driver of the car will have a radio in the car as well as one staff member in the office will have a radio to alert incoming planes if they announce themselves over the radio. This is the same procedure that will be used for runway maintenance, repairs, and clearing snow.

We will take every possible measure to ensure the runway is safe during testing. Ultimately it's the pilots responsibility to make sure the runway is open and clear for landing before attempting to land at any non towered airport.

On a final note we have no plans to turn this into a drag strip or as a place to hold sanctioned events. This will be for private use. However there are many sanctioned events at larger airports run every year so this is possible and can be safe. For example <https://airstripattack.co/> is a sanctioned body that holds events at multiple airports including Marion Indiana each year.

V-01-22 PETITIONER'S FINDINGS OF FACTS – USE VARIANCE

FINDINGS OF FACT, USE VARIANCE

JOHNSON COUNTY BOARD OF ZONING APPEALS

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

The purposed use is similar to current operations. The petitioner plans to continue
airport operations, servicing airplanes, storing airplanes, and allowing
them to land on the airstrip. The petitioner plans to service automobiles, store
automobiles, and test them on the airstrip.

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

The purposed use is similar to current operations, the petitioner plans to
make improvements to the property that will only increase the value of the
surrounding area

3. The need for the variance arises from some condition peculiar to the property involved because:

This property makes it possible for us to remain in Johnson County, add employees
to our business, test our products in a safe manner on a closed course (The Airstrip),
and improve the current airport conditions both the runway and entry drive will be
resurfaced

4. The strict application of the terms of the Zoning Ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought because.

The petitioner will be forced to look for suitable property outside of Johnson
County. This property is the only one like it we have found in Johnson County.
The petitioner requires a private site for testing that only a property such as the
airport can provide.

5. The approval does not interfere substantially with the Comprehensive Plan because:

The area in question will remain virtually the same with only light construction
in the form of improvements to the property taking place. The proposed
site is also listed in the opportunity sites/areas according to Figure 3-1 in
the Comprehensive Plan.

V-01-22 Site Photo – View East on the Private Drive



V-01-22 Site Photo – The 3 Existing Buildings Fathouse Fabrications Proposes to Occupy



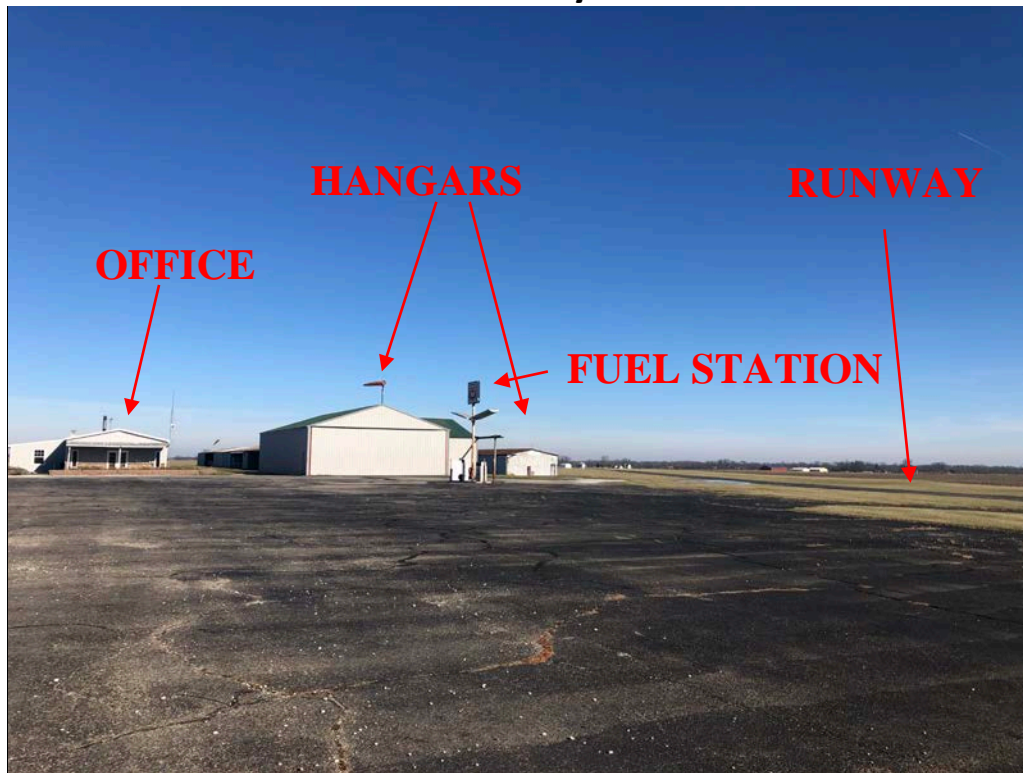
V-01-22 Site Photo – Looking South at Existing Paved Drive



V-01-22 Site Photo – Looking South at Existing Concrete by Southernmost Structure



V-01-22 Site Photo – Looking Northeast at Existing Paved Drive and Runway



V-01-22 Site Photo – Existing Office and One of the Hangars



V-01-22 Site Photo – Property West of Subject Property Owned by Same Owner



V-01-22 Site Photo – Residential Properties West of Subject Property



V-01-22 Site Photo – Residential Properties West of Subject Property



V-01-22 Site Photo – Residential Properties South of Subject Property



Staff Report

CASE NUMBER: V-02-22
ADDRESS: 2658 Hurricane Rd, Franklin
Section 1, Township 12, Range 4
PETITIONER: Anthony Di Pilla

REQUEST

VARIANCE OF DEVELOPMENT STANDARDS of the Johnson County Zoning Ordinance to allow for the construction of a 2,608 square-foot accessory structure where all accessory structures will total 2,608 square feet in building area (The zoning ordinance allows aggregate accessory structure area to be no more than 50% of the building area of the primary dwelling, or, in this case, 1,825 square feet).

STAFF RECOMMENDATION:

Staff recommends **denial** of these variances.

PROPERTY DESCRIPTION

This 5.09-acre site is zoned R-2 (Single Family Residential) and is improved with a single-family dwelling. The site is located in the Leugers C Minor Subdivision. The parcel is surrounded by R-2 zoned properties used residentially. The properties to the north are used residentially and agriculturally. Properties to the west, east, and south are in the City of Franklin. The properties to the east of Hurricane Rd are used residentially and their backyards abut the Legends Golf Club. A commercial park is located to the west. The south was recently annexed by the City of Franklin for a proposed major residential subdivision that will abut the existing Heritage Subdivision.

VARIANCE REQUEST- ACCESSORY SIZE

This variance, if approved, will allow for the construction of an accessory structure that will be 2,608 square feet in size. The structure will be used as a garage and for residential storage.

The property has no other accessory structures. The accessory structure's area would be 2,608 square feet, which would be 71% of the building area of the primary dwelling. The Zoning Ordinance allows, on a lot zoned Single-Family Residential R-2, for an aggregate accessory building area no more than 50% of the square footage of the footprint of the principal building. The primary dwelling's footprint of 3,650 square feet would allow for a total of 1,825 square feet of accessory structure building area. The proposed structure exceeds this limit by 783 square feet. This restriction is intended to discourage commercial conversion and to maintain the residential aesthetic within residential districts.

Staff often supports variance requests for oversized residential accessory structures where most or all of the following conditions are met:

1. The subject lot is located in a rural or agricultural area, or in an area generally characterized by large lots and open, expansive spaces.

2. The subject lot is located in an area where oversized accessory structures are common.
3. The oversized accessory structure would be obscured from view from surrounding properties and rights-of-way.

The proposed oversized accessory structure does not meet provisions “1” and “2” as stated above. The lot is located among several residential minor subdivisions that cumulatively contain 15 residential lots. In June of 2021 approximately 130 acres south of the subject site were annexed by the City of Franklin for a proposed residential major subdivision. The residential development in the area has increased in recent years and will likely create a more densely populated area.

There are minimal oversized accessory structures in the immediate area. The few that do exist are considered “legally nonconforming structures” since the current ordinance regarding the 50% limit on accessory structures in residential zones was not adopted until 2016. Only one structure in the area has received a variance. The 1,200 accessory structure located at 2605 Hurricane Rd received a variance in 2016. This variance was likely approved at the time due to the limited amount of residential development in the area and because the overall size of the structure is more common in residential areas. The average size of accessory structures in the area range from 126 to 1,200 square feet.

As for condition 3, The subject site is located at the end of a private road and would not be visible from Hurricane Rd. The property is surrounded by trees to the north, south, and west obscuring the view from all but one neighboring property to the east.

Based on the condition listed above, Staff asserts that all required findings have not been met, and that development of a large accessory structure in a residential minor subdivision would represent an unnecessary deviation from the ordinance and would invite similar requests from nearby properties. Staff, therefore, recommends denial of this variance.

However, please note the subject property borders the City of Franklin to the south. If this property were in Franklin’s city limits or in Franklin’s Buffer Zone, the proposed structure would likely be approved since the Franklin Zoning Ordinance allows accessory structures where the gross square footage is less than the gross square footage of the primary structure.

FINDINGS OF FACT: VARIANCE OF DEVELOPMENT STANDARDS - ACCESSORY BUILDING AREA

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

Required building and improvement permits must be issued prior to the development of the subject structure.

2. The use and value of the area adjacent to the property included in the variance will be affected in a substantially adverse manner.

The approval would allow an accessory structure to become a dominant feature in a residential area.

3. The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property.

An accessory structure can be placed on this property within regulations with minor inconvenience to the property owner.

GENERAL INFORMATION

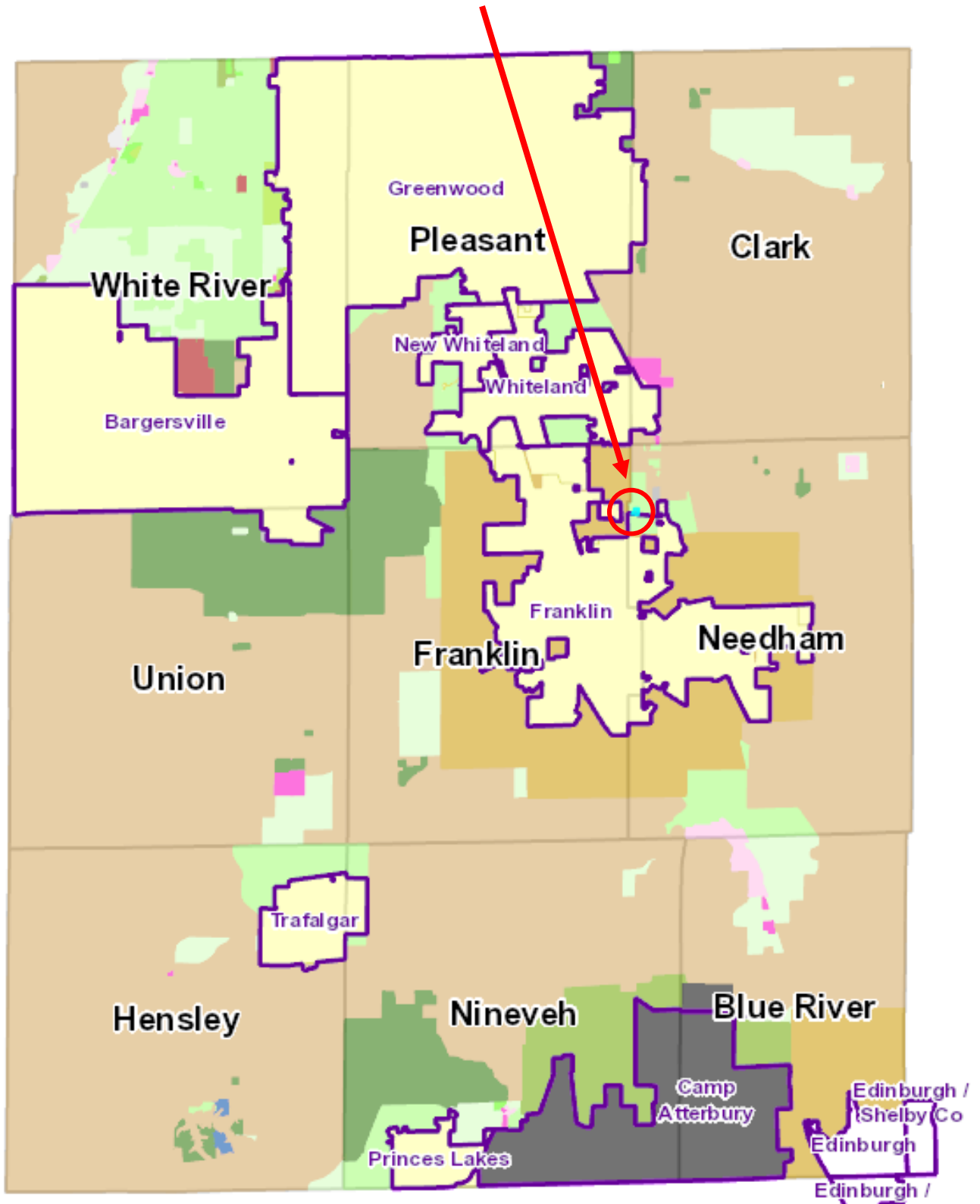
Applicant/Owner: Anthony Di Pilla
Address: 2658 N Hurricane Rd
City, State, ZIP: Franklin, IN 46131
Phone number: 317-946-6570
Email: tonydipilla@gmail.com

Zoning: R-2 (Single Family Residential)
Land Use: Single-family Residential
Future Land Use: Suburban Residential

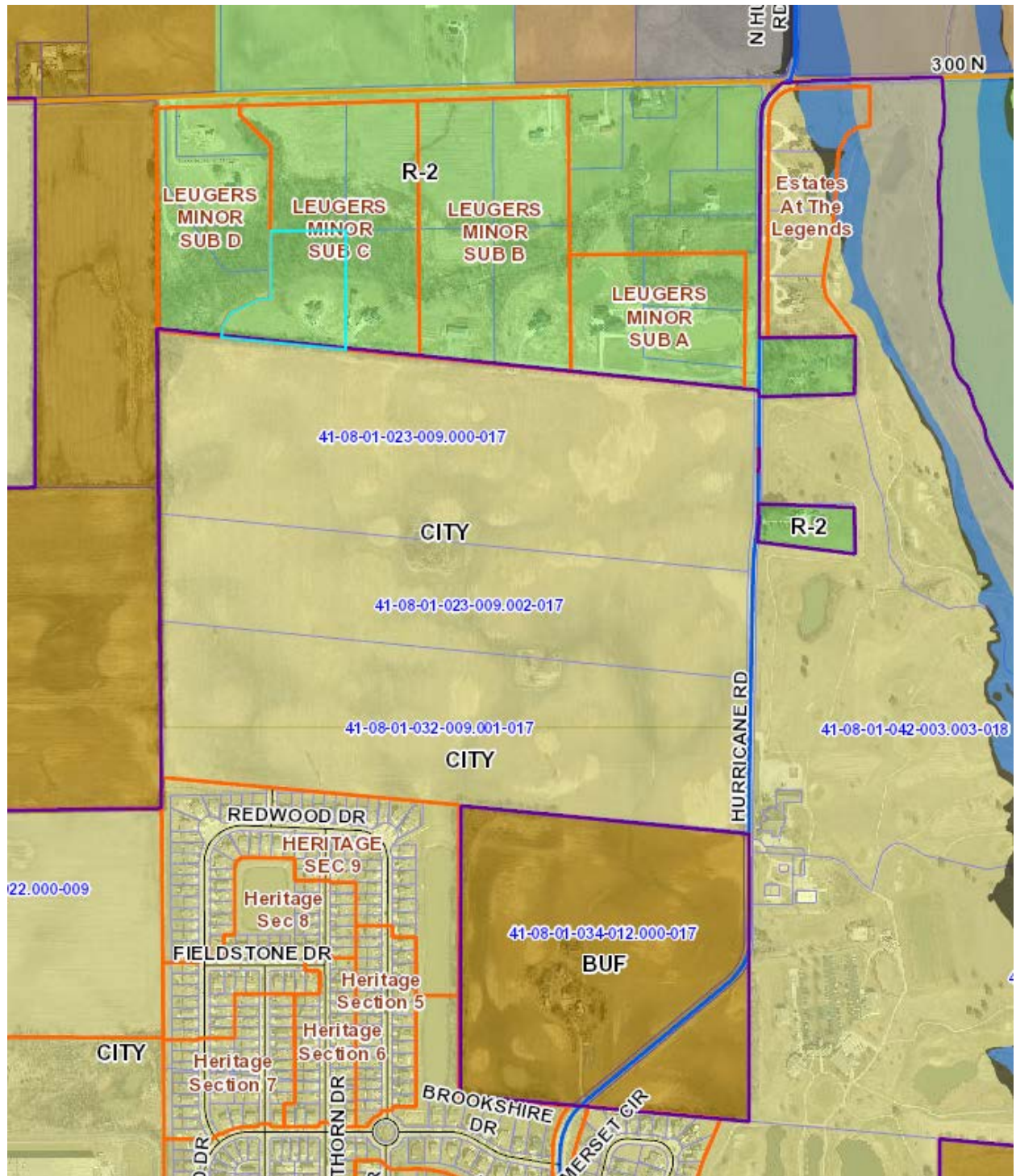
-RLS

V-02-22 BASE MAP

SUBJECT SITE



V-02-22 ZONING MAP



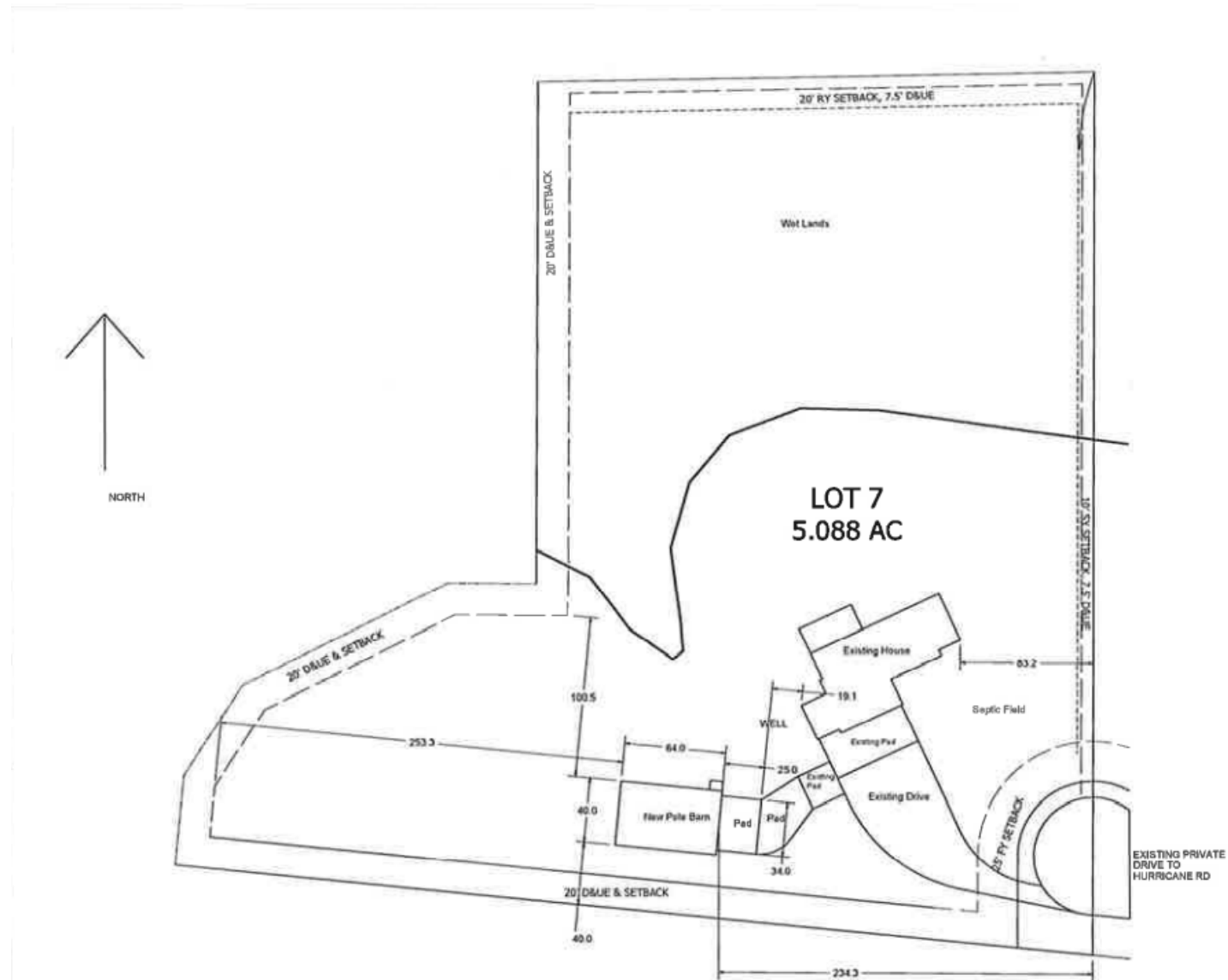
V-02-22 AERIAL I



V-02-22 AERIAL II



V-02-22 SITE PLAN



V-02-22 – PETITIONER’S FINDINGS OF FACT

1. Approval will not be injurious to the public health, safety, morals and general welfare of the community because:

The approval for the variance will not be injurious to the public health, safety, morals and general welfare of the community because the structure will be constructed per local pole barn building codes. The building will be designed and constructed by a professional supplier, Graber Post.

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

The use of the area adjacent to the property included in the variance will not be affected in an adverse manner because the location of the barn on the property will be such that it does not affect the use of the surrounding properties. The barn will have a tree line on the north, south and west sides to shield it from view from adjacent properties. The barn will be visible to the east from the private drive. When viewed from the private drive/property entrance, the barn will cosmetically blend with the main structure because the color scheme will compliment the home. The 40 ft width of the barn will be facing the private drive, so the 64 ft depth will not be viewed. The barn will setback approximately ½ mile from Hurricane rd. A 3d rendering of the property layout is shown below.

The value of the area adjacent to the property included in the variance will not be affected in an adverse manner because of the design of the building. The pole barn will be constructed to compliment the primary structure on the property. The exterior will be typical metal siding with vertical ribs. Colors will be a clay body and burnished slate roof, trim and wainscote with sandstone garage doors. The exterior will have a 3 ft tall wainscote around the entire perimeter. The front, east, gable end and the area under the covered entrance, north side, will have a stone fascia in place of the metal wainscote. This is to compliment the stone accents on the front of the house. The east gable with the overhead doors will have an ‘eyebrow’ overhang to match the ‘eyebrow’ overhang on the primary structure. Below are images of the existing home and the future barn colors.

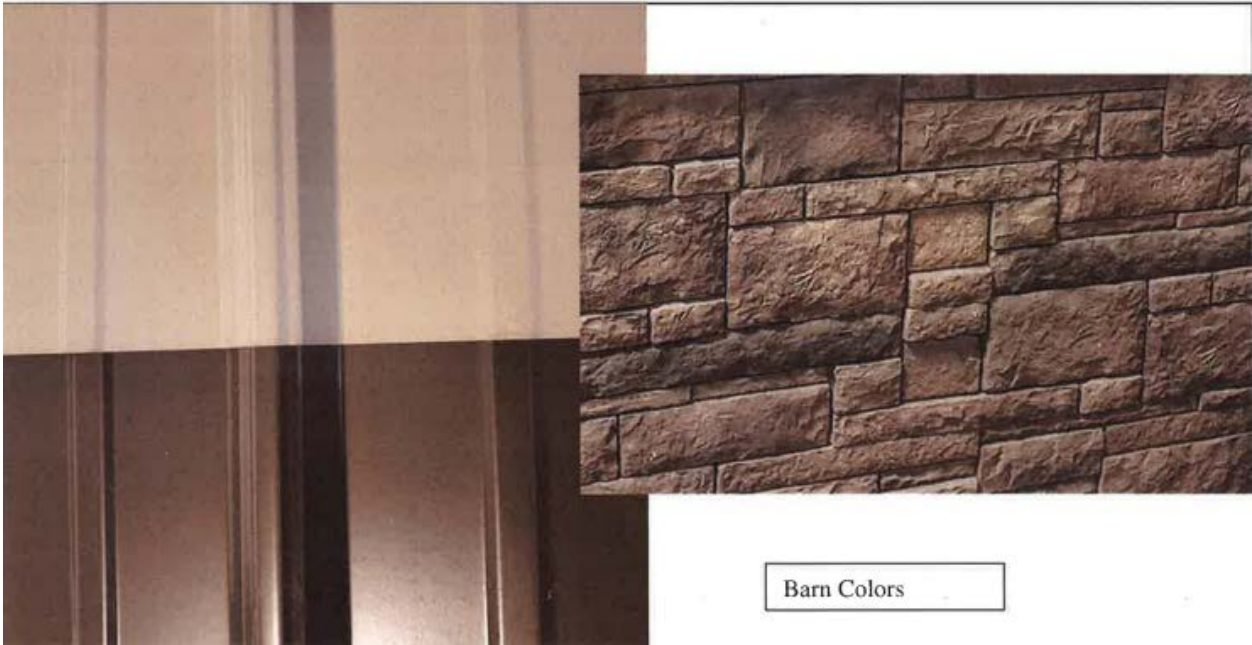
3. The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property because:

The strict application of the Zoning Ordinance will result in difficulties with the use of the property because of the limitation on the size of the barn. The requested variance for an additional 783 sqft is to allow the barn to function well for the property. The barn will not be used for any commercial activity. The barn is intended to be used for storage and for an automotive hobby. The west section of the barn, approx. 40 x 20 will be used for storage of lawn equipment including ZTR, compact tractor and implements, atv, and a 18 ft trailer. This will both keep said equipment out of the weather and also out of sight. The east portion of the barn, 40 x 26, will be for storage of automobiles / auto collection and an area for a car lift. The center portion of the barn, 40 x 18, will be used for general storage and for a work area. Reducing the size of the barn will have an adverse effect on the storage capacity and work area of the barn.

V-02-22 – PETITIONER’S EXHIBIT I

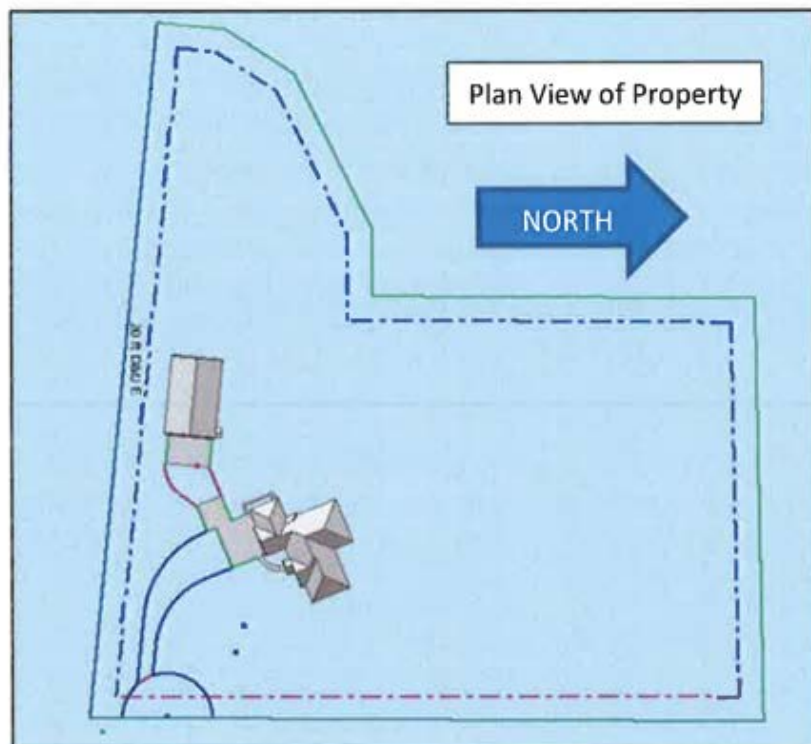
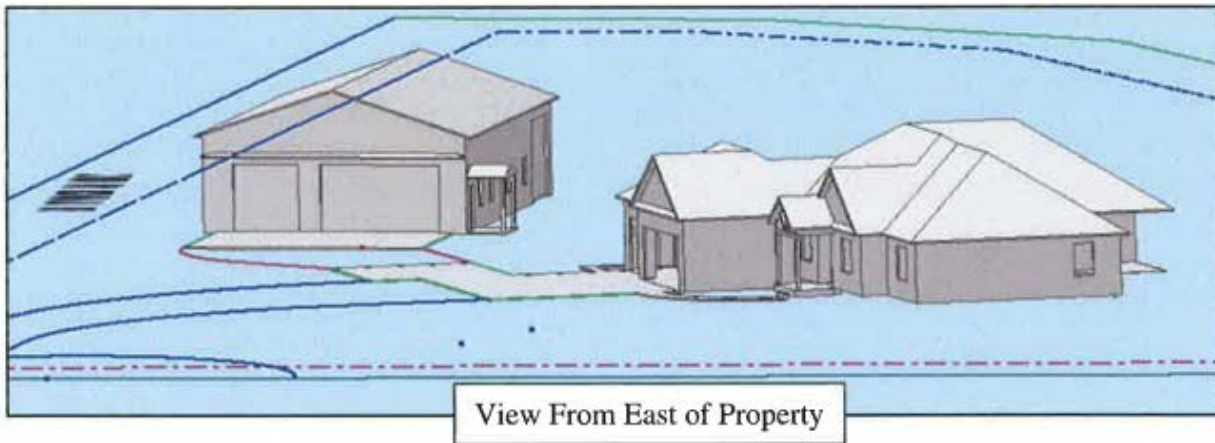
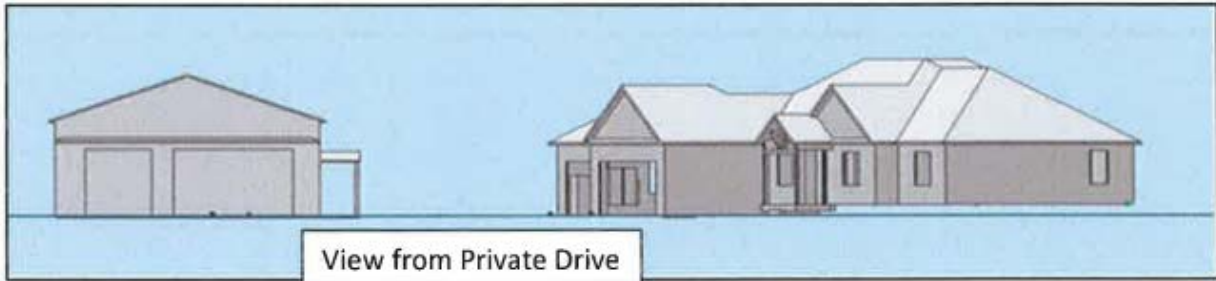


Primary House

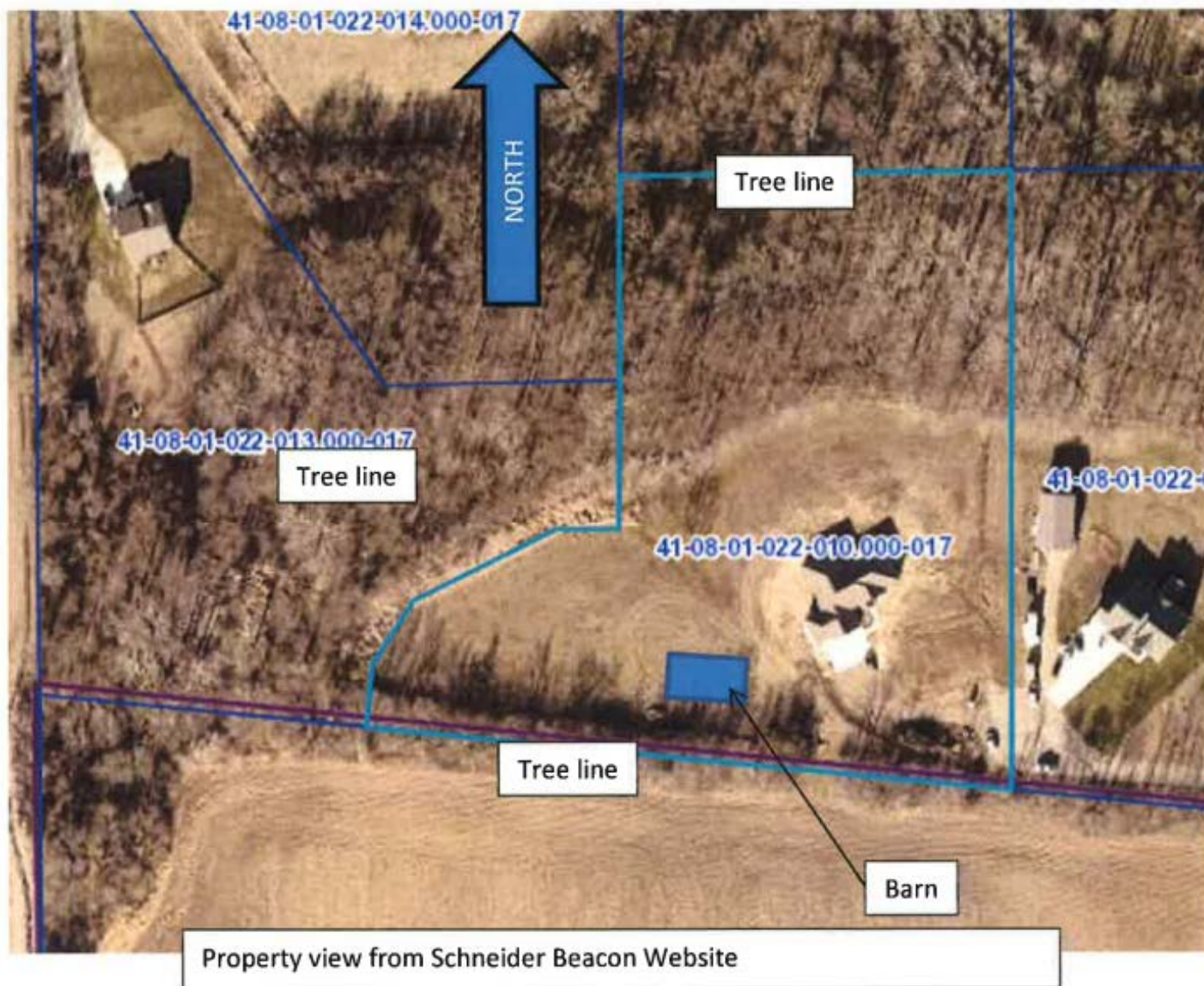


Barn Colors

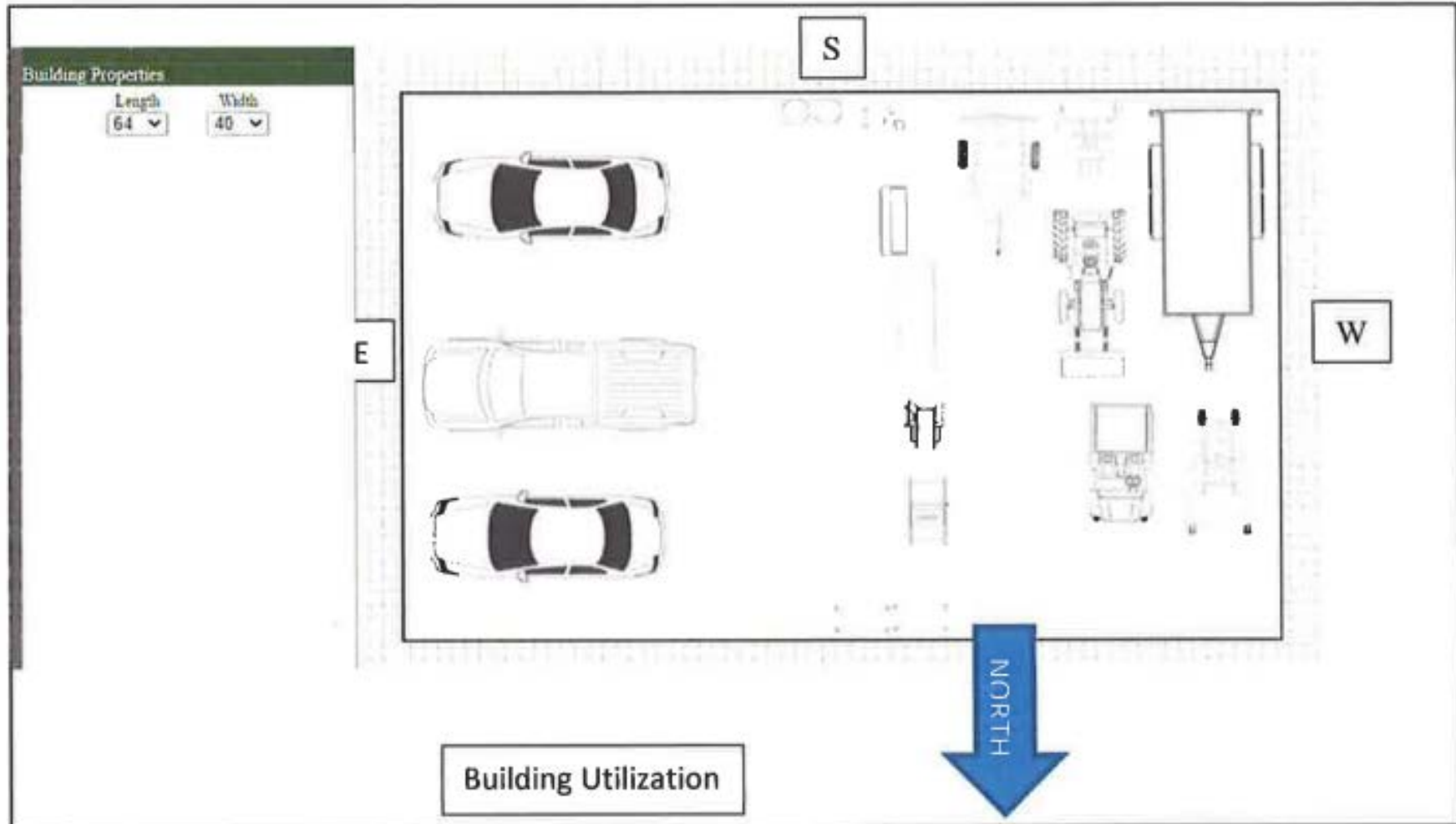
V-02-22 – PETITIONER’S EXHIBIT II



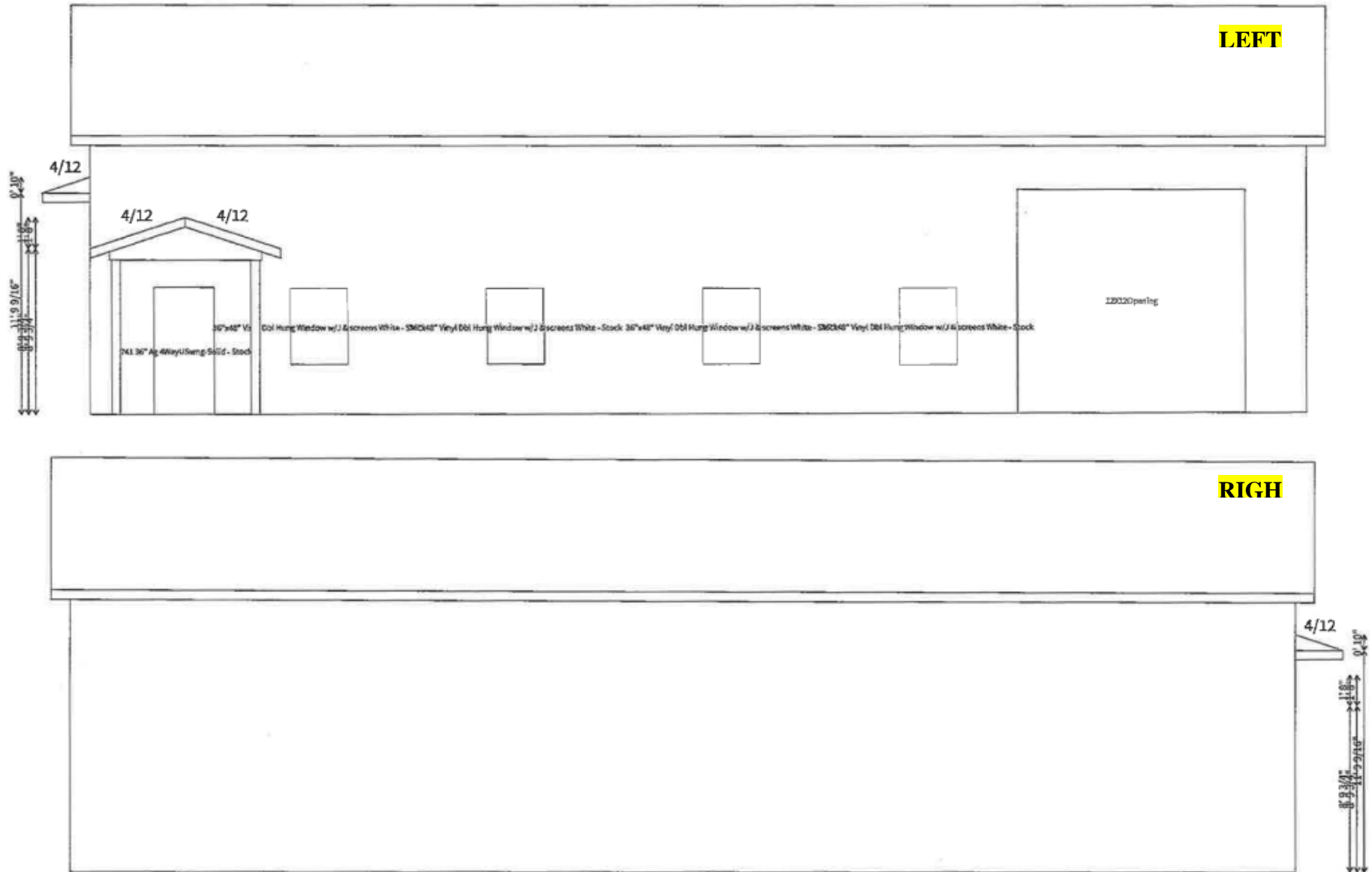
V-02-22 – PETITIONER’S EXHIBIT III



V-02-22 – PETITIONER’S EXHIBIT IV

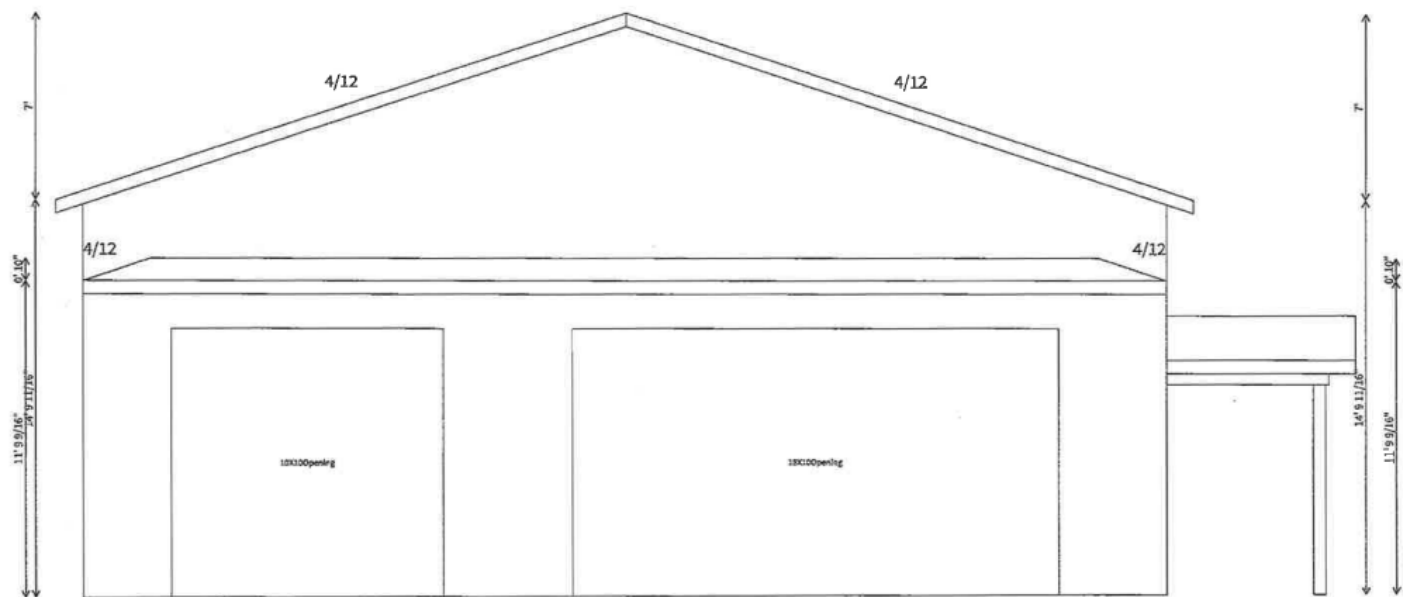


V-02-22 – ELEVATIONS

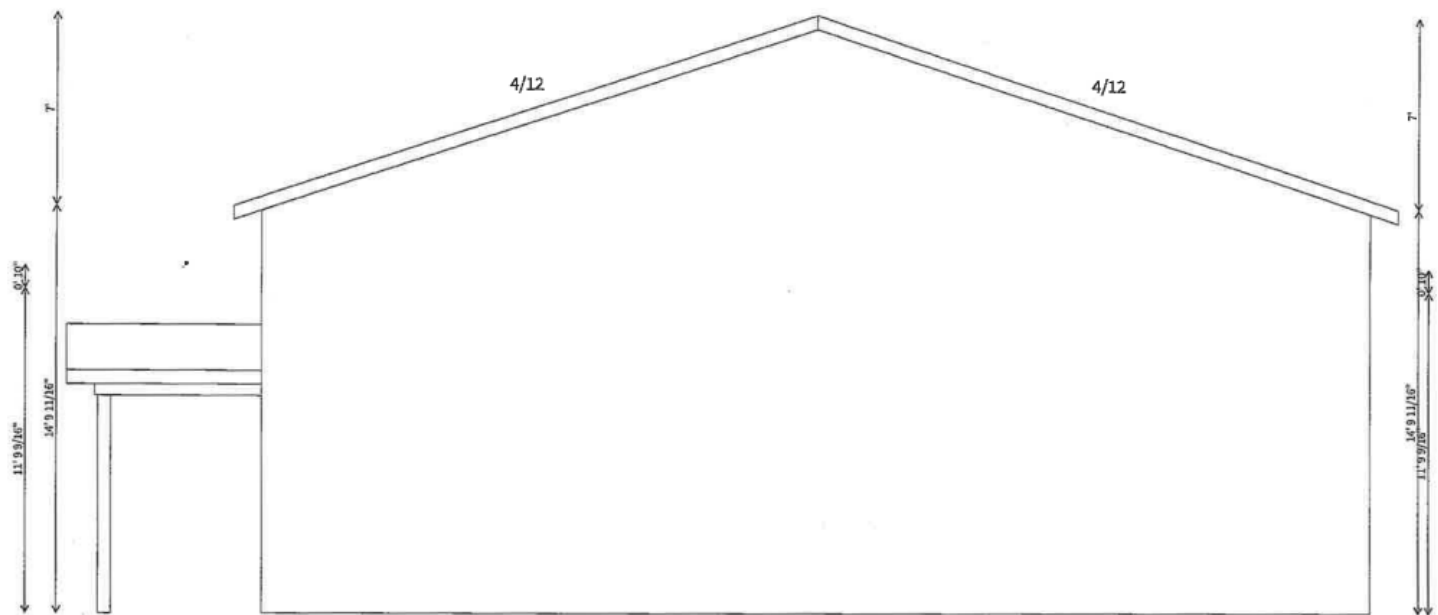


V-02-22 – ELEVATIONS

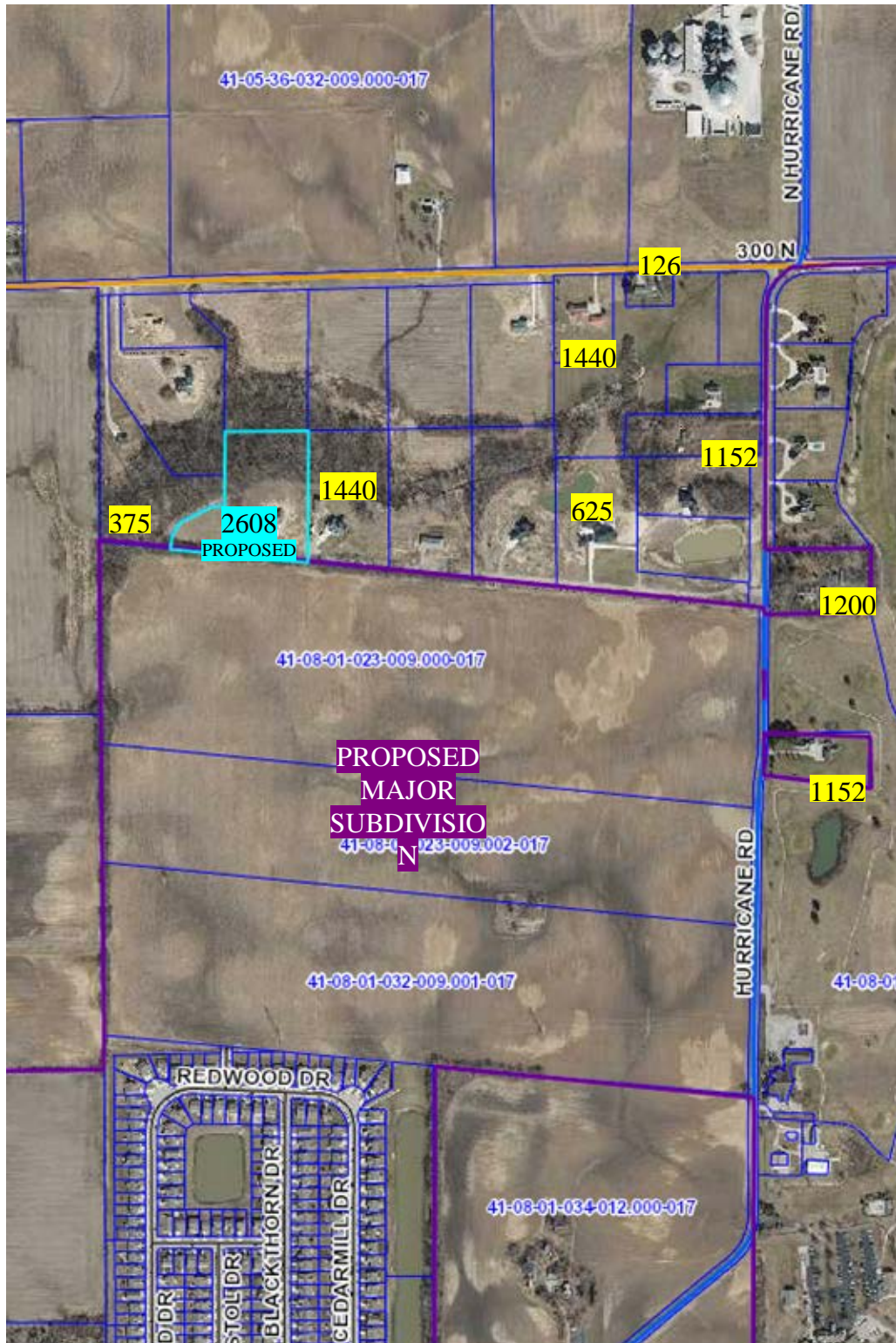
FRONT



BACK



V-02-22 – SQUARE FOOTAGE OF SURROUNDING ACCESSORY STRUCTURES



V-02-22 SITE PHOTO – PROPOSED STRUCTURE LOCATION (STAKED)



V-02-22 SITE PHOTO – PROPOSED STRUCTURE LOCATION (STAKED)



V-02-22 SITE PHOTO – VIEW EAST FROM DRIVEWAY



V-02-22 PUBLIC COMMENTS

From: Duane Mercer <duane.mercer@icloud.com>
Sent: Tuesday, February 01, 2022 9:36 PM
To: Schaefer, Rachael - Planning & Zoning
Cc: Tony Di Pilla; David Mercer; Dave Tunis; Jeremy Geer
Subject: DiPilla Variance Request

I am the owner of 2686 Hurricane Road and 2714 Hurricane Road and I am aware of the square footage and height variance being requested by Mr DiPilla. I have reviewed the design and building materials for this project, as well as, physically walked the property to view the site plan. I am in favor and support of his request for a variance for the barn. I would be willing to attend the meeting to voice my support Sincerely Duane C Mercer

Sent from my iPhone

From: David Tunis <dtunis@gmail.com>
Sent: Thursday, February 03, 2022 9:47 PM
To: Schaefer, Rachael - Planning & Zoning; Tony Di Pilla
Subject: Di Pilla Variance Request

Ms. Schaefer,
My wife and I are the owners of 2700 Hurricane Road and we are aware of the variance being requested by Mr DiPilla; due to square footage and height. We have reviewed the design and building materials for this project and are in favor of and support of his request for a variance for the barn.

Please let us know if there are any questions,
Dave and Melissa Tunis

--
Dave Tunis
Preferred Podiatry Group PC
Territory Manager
317-446-2682s

From: Angie Geer <ageer318@gmail.com>
Sent: Monday, February 07, 2022 5:38 PM
To: Schaefer, Rachael - Planning & Zoning
Cc: Tony Di Pilla
Subject: DiPilla barn permit

We don't have an issue with Tony's plans for his barn. We're his neighbors at 2672 Hurricane Rd.

Sent from my iPhone