

## Hansard Michele - Planning & Zoning

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**From:** Bret Widdifield <mcbret@comcast.net>  
**Sent:** Saturday, June 20, 2020 12:16 PM  
**To:** Hansard Michele - Planning & Zoning  
**Cc:** brianfolco@gmail.com; careyfolco@yahoo.com  
**Subject:** Petition Number V-12-20 (Brian and Carey Folco)

**To:** Michele Hansard, Senior Planner  
Johnson County Planning & Zoning  
86 West Court Street  
Franklin, IN 46131  
Tel: 317-346-4353  
E-mail: [mhansard@co.johnson.in.us](mailto:mhansard@co.johnson.in.us)

**From:** Bret & Karen Widdifield  
4638 Olive Branch Rd.  
Greenwood, IN 46143  
Tel: 317-989-5598  
E-mail: [mcbret@comcast.net](mailto:mcbret@comcast.net)

June 20, 2020

Dear Michele Hansard,

This e-mail is a response to **petition number V-12-20** filed by Brian & Carey Folco for the "VARIANCE OF USE" and "VARIANCE OF DEVELOPMENT STANDARDS" for their property at 4664 Olive Branch Rd., in Greenwood, Indiana.

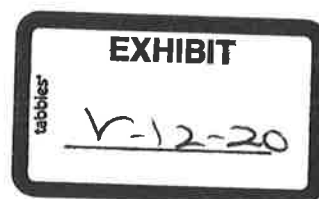
We are neighbors and fully support their project to build a pole barn on their property. We hope that the Planning and Zoning Board can expedite their request since we know they are anxious to get this project completed.

If you have any questions, please feel free to contact Karen or myself at the information above.

Best Regards,

Bret Widdifield

cc. Brian and Carey Folco



## Hansard Michele - Planning & Zoning

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**From:** Hittle David - Planning & Zoning  
**Sent:** Friday, June 19, 2020 11:52 AM  
**To:** Hansard Michele - Planning & Zoning  
**Subject:** FW: June Variance Hearing

Support letter...

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**From:** Myers John - County Council  
**Sent:** Friday, June 19, 2020 11:51 AM  
**To:** Hittle David - Planning & Zoning  
**Subject:** June Variance Hearing

David,

The BZA will be hearing two variance requests at their June meeting for the property located at 4664 Olive Branch Rd, Greenwood, IN. The property owners, Brian and Carey Folco are requesting to build a pole barn on their newly purchase residence of 4192 square feet and 1.5 acres. Mr. & Mrs. Folco bought the residence/property on Olive Branch Rd, due their residence/property on Jay Dee Ln, being taken by imminent domain for the construction of I-69. Mr. & Mrs. Folco are wanting to build a pole barn that is similar in size to the one they had on Jay Dee Ln. Mr. & Mrs. Folco wanted to stay in the White River Township area and Center Grove school district for their children.

I drove by Mr. & Mrs. Folco residence. After looking at their property and other properties in the immediate area on Beacon and Google Earth, I believe approving the two request will not decrease the value of any properties in the immediate area. Please forward this email to the BZA board for the June hearing and accept this email as my support of the variances being approved by the board.

Best regards,

John Myers  
Johnson County Council

## Hansard Michele - Planning & Zoning

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**From:** Hittle David - Planning & Zoning  
**Sent:** Tuesday, June 16, 2020 8:00 AM  
**To:** Hansard Michele - Planning & Zoning  
**Subject:** FW: Folco / 4664 Olive Branch Rd

Support letter for Falco, below...

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**From:** Rob Henderson [mailto:Rob.Henderson@mutualsavingsbank.net]  
**Sent:** Sunday, June 14, 2020 11:39 PM  
**To:** Hittle David - Planning & Zoning  
**Subject:** Folco / 4664 Olive Branch Rd

Hello David –

I am writing to share my support of the two (2) variances being sought by Mr. Brian Falco at 4464 Olive Branch Rd., his personal residence, to facilitate the construction of a barn.

Sincerely,

**Rob Henderson**  
**EVP, Chief Lending Officer**  
**1124 N Main Street**  
**Franklin, IN 46131**  
**Office: 317-736-1713**  
**Cell: 317-650-0034**



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BRIAN & CAREY FOLCO  
4664 Olive Branch Road  
GREENWOOD, INDIANA 46143

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SUPPLEMENT TO:

MEETING AGENDA  
Johnson County Board of Zoning Appeals  
June 23, 2020

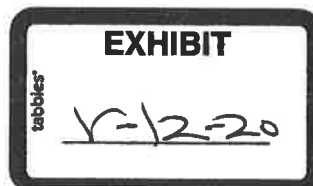
PUBLIC HEARING

NEW PETITION

V-12-20. Brian and Carey Folco, 4664 Olive Branch Road  
Variance of Use  
Variance of Development Standards  
Pages 31-43

Supporting Documents

- 1) Comments for Public Hearing by Petitioner Brian Folco
- 2) Property Aerial View, Page 36
- 3) Site Plan, Page 37
- 4) Property Photos, Pages 42-43
- 5) Letters of support and reference from former neighbors and friends<sub>3</sub><sup>2</sup>
- 6) Letters of support from current neighbors<sub>7</sub>



## Comments for Public Hearing – June 23, 2020

by Petitioner Brian Folco

Good evening,

My name is Brian Folco, and this is my wife Carey.

I would like to start by thanking the Johnson County Department of Planning and Zoning for their thoughtful and thorough report on the variance requests included in tonight's Meeting Agenda. Thank you, Michele Hansard, for coming to our property to take pictures and for taking time to guide us through this process. Thank you also to the Board of Zoning Appeals for the opportunity to speak at this hearing tonight.

I would like to begin my comments by giving the Board a little background on what brought us here this evening.

Last summer, after many years of rumors, the Indiana Department of Transportation contacted us about starting the buyout process for our property bordering State Road 37 as part of Section 6 of the I-69 project in Johnson County. We lived on that property for nearly 17 years and did not plan on moving. We renovated the house, and my friends and I built the barn there from the ground up.

After a long search, we were happy to find a property just a few miles away that had a good home and enough land to build a barn comparable to what we had before. As I'm sure you can imagine, there was a lot of pressure in finding the right new home on a short timeline in the current housing market in the Johnson County and Center Grove area where our children go to school.

Part of our family life and experiences have been made possible by having a barn that serves as storage for my tools, supplies and projects. My desire to learn new skills and save money by doing work myself began with my time as a young US Marine, and grew with jobs as a building contractor, plumber, iron worker at the Chrysler foundry, powerplant operator at IPL, and my current job as a Greenwood police officer. Over the years I have been fortunate to learn a lot and also to collect quite a few tools. My barn workshop has seen countless projects, from changing oil to wood-working projects to welding. My friends and coworkers jokingly call me MacGyver or Bob Vila. I just enjoy making things and being able to help others.

Until our builder applied for a permit, we were not aware that our new property is three separate parcels. We may have been willing to file a re-plat of the subdivision, but we were concerned about the expense and that the process would take a long time. As explained in the Staff Report, a variance of use would allow us to build on the back part of our property that is currently unimproved and really has no other use. There is no easement, and the lot in question

is completely landlocked. The only access to the lot is from the driveway to the dwelling. The two lots forming the back part of the property are heavily shielded by a tree line on all three sides. We plan to add additional trees, shrubs or fencing as needed to improve the property and add visual appeal.

The second request covered in the Staff Report is for a variance of development standards for the size of the structure we would like to build. We are pleased that the Staff Report supports this request based on the conditions noted in the report, and also because the structure will be behind our dwelling, lined with vegetation and mostly obscured from adjoining neighbors and the public right of way. The variance will allow a sufficient structure to contain the extensive collection of tools, materials and equipment. I understand the ordinance is intended to discourage commercial conversion, and I have no intention of using the property or the barn for any commercial venture. It will simply be a place for me to leave behind the stresses of life and my job. It was my place of refuge before and has been sorely missed.

Included with a copy of my comments this evening are letters from 3 former neighbors and 2 Johnson County Council members. The letters we received from former neighbors and friends offered their encouragement and kind words of support, including reassurance our former barn was always well-kept and attractive, with no non-residential use.

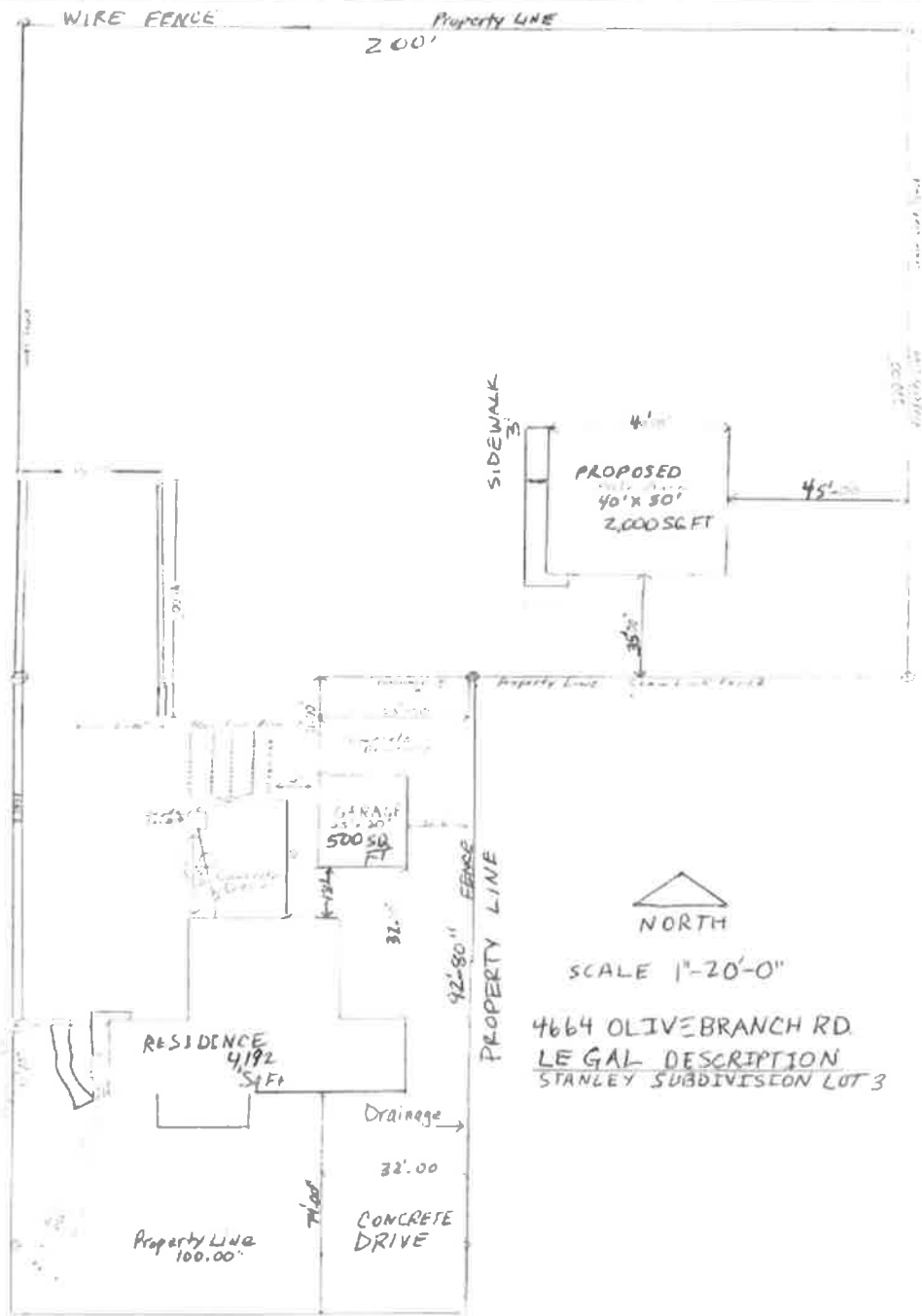
Also included are letters from 7 of our new neighbors who have offered support of our plan to build a barn.

In closing, I would again like thank the planning and zoning department staff. And to the board, thank you for listening. I am happy to answer any questions, and I hope that you will approve these requested variances. Thank you.

# V-12-20 AERIAL II

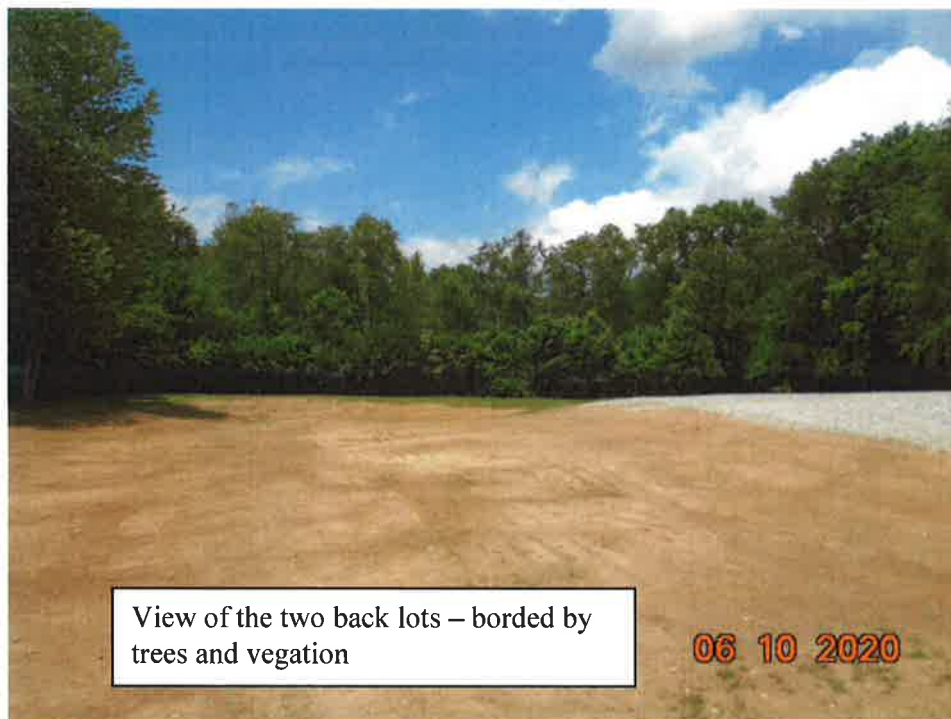


# V-12-20 SITE PLAN





## V-12-20 – PHOTOGRAPHS





View of the adjoin neighboring property – the only un-obstructed view



View of the house from the street. Proposed Barn will not be viewable from the public right of way

## Email for Board of Zoning Appeals

From: Pugleysue (pugleysue@aol.com)

To: careyfolco@yahoo.com

Date: Monday, June 22, 2020, 03:23 PM EDT

Brian and Carey Folco (now residing at 4664 Olive Branch Road) purchased the home across from our home on Jay Dee Lane, Greenwood.

They are a wonderful and caring family.

They always kept their yard and property in very pristine shape. The barn that was built on the property was not an eyesore. Brian never had items stored outside and always kept the area around the barn just as trimmed and mowed like the property where the house was located.

We certainly miss them as neighbors. As we are getting up in age now, they have helped us on numerous occasions when help was needed with machine break downs help or watching our property while we were away for extended times.

Harry and Kathleen Snyder

Former  
Neighbor

## Email for Board of Zoning Appeals

From: Dianna Casteel (dcasteel59@gmail.com)

To: careyfolco@yahoo.com

Date: Monday, June 22, 2020, 12:27 PM EDT

Dear Board of Zoning Board Appeals:

My name is Dianna Casteel, I lived right across the street on Jay Dee Lane from the Folco's. They were the best neighbors anyone could ask for.

Brian always kept their yard immaculate!! His barn was very neat and well taken care of. When Brian was in his barn he was never disruptive or

noisy. He never bothered any of the neighbors. His barn was where he tinkered and was never used for any business.

Brian was always the first one on the street to keep his grass cut and keeping their place looking nice.

He helped my husband out on projects he was working on and Brian always volunteered to help my husband!!!

As a matter of fact, I really miss them being across the street. It makes me very sad every time

I see their house sitting empty.

So there shouldn't be any questions that the Folco's will take very good care of any barn they would build on their property. Feel free to contact me

if you have any questions or concerns!!!

Dianna Casteel

(317) 440-1416

Former  
Neighbor

## Board of zoning appeals

From: Michelle Hauk (mrs.hauk@yahoo.com)

To: careyfolco@yahoo.com

Date: Monday, June 22, 2020, 07:23 AM EDT

Hi Carey & Brian!

We sure miss you guys! We hope to see you in the near future.

Below is a letter for the zoning board that we hope helps. You are the best neighbors to have and your new ones will soon realize that once they get to know you. Thank you for the multiple times you've helped us thru the years. You were AMAZING neighbors and we sure miss and appreciate you!!! 😊 😊

Much Love!!  
The Hauk's

Dear Board of Zoning Board Appeals,

I'm writing to request and recommend that you allow Brian and Carey Folco to build a barn as stated in their variance request. We were neighbors for ten years, and we were sad to move away from each other when the state of Indiana forced us to move earlier this year due to the I-69 road project. Brian always kept up his barn very well, and we never had any issue with it. In fact, there were a few times Brian helped us out with various projects. We never saw the barn being used for business purposes. We are sure Brian and Carey will be good, responsible neighbors for their new neighbors just like they were with us.

Thank you for considering, and hopefully approving, their request.

Michael and Michelle Hauk

Formerly 3014 Jay Dee Lane Greenwood, IN 46143

Sent from my iPhone

Former  
Neighbor

**From:** John Myers, Jr. <myersje@greenwood.in.gov>  
**Sent:** Friday, June 19, 2020 12:04 PM  
**To:** Brian Folco <folcob@greenwood.in.gov>  
**Subject:** Variance Request

Brian,

I just wanted to let you and Carey, know of the email that I sent to David Hittle, supporting your request. I hope it helps. See email below.

David,

The BZA will be hearing two variance requests at their June meeting for the property located at 4664 Olive Branch Rd, Greenwood, IN. The property owners, Brian and Carey Folco are requesting to build a pole barn on their newly purchase residence of 4192 square feet and 1.5 acres. Mr. & Mrs. Folco bought the residence/property on Olive Branch Rd, due their residence/property on Jay Dee Ln, being taken by imminent domain for the construction of I-69. Mr. & Mrs. Folco are wanting to build a pole barn that is similar in size to the one they had on Jay Dee Ln. Mr. & Mrs. Folco wanted to stay in the White River Township area and Center Grove school district for their children.

I drove by Mr. & Mrs. Folco residence. After looking at their property and other properties in the immediate area on Beacon and Google Earth, I believe approving the two request will not decrease the value of any properties in the immediate area. Please forward this email to the BZA board for the June hearing and accept this email as my support of the variances being approved by the board.

Best regards,

John  
Myers

Johnson County Council

~~John Myers, Jr.~~

Officer

**GREENWOOD**

186 Surina Way

Greenwood, IN 46142

317-882-9191 Office

317-887-5214 Fax

[myersje@greenwood.in.gov](mailto:myersje@greenwood.in.gov)

~~John Myers, Jr.~~

County  
Council  
Member

----- Original message -----

From: Ison James - County Council <jison@co.johnson.in.us>  
Date: 6/22/20 8:55 PM (GMT-05:00)  
To: Brian Folco <folcob@greenwood.in.gov>  
Subject: Fwd: 4664 Olive Branch Rd.

\*\*\*This message is from an outside source\*\*\*

Sent from my iPhone

Begin forwarded message:

From: Hittle David - Planning & Zoning <dhittle@co.johnson.in.us>  
Date: June 8, 2020 at 11:22:06 AM EDT  
To: Ison James - County Council <jison@co.johnson.in.us>  
Subject: RE: 4664 Olive Branch Rd.

Received. Thank you.

David Hittle, AICP, Director  
Johnson County Department of Planning and Zoning  
86 West Court Street  
Franklin, IN 46131  
(317) 346-4350 main

-----Original Message-----

From: Ison James - County Council  
Sent: Monday, June 08, 2020 11:18 AM  
To: Hittle David - Planning & Zoning  
Subject: 4664 Olive Branch Rd.

David,

The BZA will hear two variance requests for the property located at 4664 Olive Branch Rd. at their June meeting. The homeowner, Brian Folco was displaced from his residence on Jay Dee Ln. due to imminent domain for the construction of I69. He is wanting to build a barn on his new property that is similar in size to what he had at the Jay Dee Ln. property. He has hired a custom builder, Rick Campbell, to construct the barn.

Mr. Folco has the written support of his neighbors, and will provide these letters prior to the hearing. Please accept this email as my written support of the variances being approved.

Respectfully,

James Ison  
County Council

Sent from my iPhone

County  
Council  
Member

## Petition Number V-12-20 (Brian and Carey Folco)

From: Bret Widdifield (mcbret@comcast.net)  
To: mhansard@co.johnson.in.us  
Cc: brianfolco@gmail.com; careyfolco@yahoo.com  
Date: Saturday, June 20, 2020, 12:16 PM EDT

**To:** Michele Hansard, Senior Planner  
Johnson County Planning & Zoning  
86 West Court Street  
Franklin, IN 46131  
Tel: 317-346-4353  
E-mail: [mhansard@co.johnson.in.us](mailto:mhansard@co.johnson.in.us)

**From:** Bret & Karen Widdifield  
4638 Olive Branch Rd.  
Greenwood, IN 46143  
Tel: 317-989-5598  
E-mail: [mcbret@comcast.net](mailto:mcbret@comcast.net)

June 20, 2020

Dear Michele Hansard,

This e-mail is a response to **petition number V-12-20** filed by Brian & Carey Folco for the "VARIANCE OF USE" and "VARIANCE OF DEVELOPMENT STANDARDS" for their property at 4664 Olive Branch Rd., in Greenwood, Indiana.

We are neighbors and fully support their project to build a pole barn on their property. We hope that the Planning and Zoning Board can expedite their request since we know they are anxious to get this project completed.

If you have any questions, please feel free to contact Karen or myself at the information above.

Best Regards,

Bret Widdifield

cc. Brian and Carey Folco

[brianfolco@gmail.com](mailto:brianfolco@gmail.com)

[careyfolco@yahoo.com](mailto:careyfolco@yahoo.com)

Current  
Neighbor



6-17-2020

TO: WHOM IT CONCERNS

This letter is in response to the:

Johnson County Zoning Appeal

Petition# V-12-20

Location: 4664 Olive Branch Rd.

As neighbors of the above address, we would like to show our support for their future building project. I see in no way that this would have a negative impact on our adjacent property.

Kim Williamson  
4688 Olive Branch Rd

Bill Williamson  
4688 Olive Branch Rd

Current  
Neighbor

10-6-2020

To: Brian & Carey Falco

I have no problem  
with you building  
a Barn of that size.  
I would welcome  
you to our little  
part of Center Grove  
My husband & I  
brought our home  
in 1988 and we have  
seen many changes  
in the growth of the  
area

I wish you well

Luann



Luann B. Rush  
4511 W. Stanley Ln.  
Greenwood, IN 46149

Current  
Neighbor

## Barn

From: donald\_wilson\_907 (donald\_wilson\_907@att.net)

To: careyfolco@yahoo.com

Date: Sunday, June 7, 2020, 01:48 PM EDT

Hello Carey,

My name is Jennie Wilson and my husband Donny and I live at 4774 Olive Branch. We are aware of the weird property problem we all face. We haven't dealt with it before because we have not needed to build anything though we've talked about it before. I'm not real sure how it would work with having a surveyor come out and redo the subdivision but yes it would probably be costly which part of the reason we haven't dealt with it. Part of the reason we live here is because there is no neighborhood HOA crap and we thought we wouldn't have any worries. Anyway we have no problem with you building a barn, as we see it, it's your yard. Also your house is amazing so I'm sure it will only look better with anything you add to it. We can meet anytime you'd like and you can use this email if it helps you at all in the process. Good luck to you!

Regards,

Donny and Jennie Wilson

Current  
Neighbor

## Barn on land

From: Ellen Wilson (emwilson710@aol.com)

To: careyfolco@yahoo.com

Date: Thursday, June 4, 2020, 05:33 PM EDT

Sent from myiPhon

This is Ellen Wilson on 4519 W Staley Ln. We are ok with Brian and Carey Folco building a barn on their land. 4664 Olive Branch Road.

Thanks Ellen Wilson

Current  
Neighbor

## Fwd: Your letter of 6/1/2020

From: Brian Folco (brianfolco@gmail.com)

To: careyfolco@yahoo.com

Date: Thursday, June 4, 2020, 06:16 PM EDT

----- Forwarded message -----

From: **Don Mcatee** <donmcatee@aol.com>

Date: Thu, Jun 4, 2020, 6:10 PM

Subject: Your letter of 6/1/2020

To: [brianfolco@gmail.com](mailto:brianfolco@gmail.com) <[brianfolco@gmail.com](mailto:brianfolco@gmail.com)>

Cc: [lyndalmcatee@aol.com](mailto:lyndalmcatee@aol.com) <[lyndalmcatee@aol.com](mailto:lyndalmcatee@aol.com)>

First and foremost, welcome to the neighborhood. Lyinda and I live in Hunters point across from you, the property behind the power tower with the tree's in the back yard. We are on West Hunters Ridge Lane, Hunters Point addn.

We take no issue with your interest in constructing a pole barn and hope you are successful with your request in process.

I am sure like you we are looking for a way to stop the speeding, reckless driving and noise from cars traveling in access of the speed limit on Olive Branch Rd. The Johnson county sheriff does some patrolling the road but never seem to be in the right place at the right time. If you and others have any interest in starting a task force to address this issue please include us. I can't imagine we are the only one's boarded by Olive Branch Rd. that gets tired of the noise etc. Thank you for your letter.

Best regards as new neighbors.

Don & Lyinda McAtee

Current  
Neighbor

## Petition V-12-20 Variance of Use for Pole Barn

From: Mary Ann Tellmann (manewt4@hotmail.com)

To: brianfolco@gmail.com; careyfolco@yahoo.com

Date: Wednesday, June 10, 2020, 02:39 PM EDT

We are residents of Olive Branch Estates and our address is 1575 Beck Ridge Circle. We received your letter asking for support for your variance request to erect a pole barn at the back of your property located at 4664 Olive Branch Road. We do not object to your request. Our home is far enough away that we wouldn't even be able to see the barn, so we don't think it would diminish our quality of life in any way. We are happy to support your request to the Johnson County Zoning Board, and feel free to use this email if needed.

Ron and Mary Ann Tellmann  
317-619-1826

Current  
Neighbor