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TOWN OF LOWELL

September 6, 2024

**Objection to Variance Request for BZA #24-011**

Dear Members of the Board of Zoning Appeals,

We are writing to express our formal objection to the variance request filed by Jonathan Hlebasko, 515 Joe Martin Dr., Lowell, IN concerning BZA #24-011. The request pertains to the construction of an accessory structure that exceeds the allowable size and height as stipulated by the Town of Lowell Zoning Ordinance.

We are concerned about the following issues regarding this proposal:

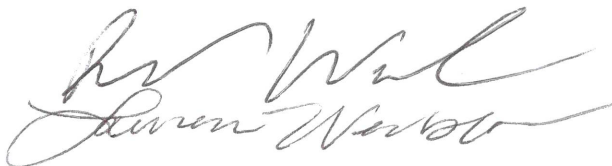
1. **Incompatibility with Zoning Ordinance:** The proposed structure *egregiously* exceeds the size and height limits outlined in §155.075(B)(1)(a) and §155.031(B) of the Zoning Ordinance. Allowing such a variance would set a precedent that could undermine the zoning regulations designed to maintain the character and aesthetics of our neighborhood.
2. **Impact on Property Value and Aesthetics:** The excessive size and height of the proposed structure will negatively impact the visual appeal of our property and those of our neighbors. Such an oversized structure will dominate the surrounding area and alter the established aesthetic of the neighborhood, affecting property values.
3. **Privacy and Light Concerns:** The increased height and scale of the structure will intrude upon our property, impacting privacy and reducing natural light. This is a significant concern, as it would affect our enjoyment of our home and outdoor spaces, specifically our garden.
4. **Neglect of Property:** Our concerns are heightened by the fact that the petitioner currently fails to adequately maintain their property. If allowed to erect this oversized structure, the already deteriorating condition of the land is likely to worsen. The potential for further dilapidation and neglect of the property could exacerbate existing issues and diminish the overall appeal and value of the neighborhood.
5. **Precedent for Future Requests:** Granting this variance could encourage similar requests from other property owners, leading to a gradual erosion of the zoning standards that are in place to ensure a balanced and harmonious community environment.

We respectfully request that the Board take these concerns into account when considering the variance request. It is crucial to uphold the zoning regulations that exist to preserve the quality and character of our residential areas.

Thank you for your attention to this matter. We look forward to attending the public hearing on September 12, 2024, to further discuss these concerns.

Sincerely,

**Brandon A. Werblo and Lauren A. Werblo**



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**Board of Zoning Appeals**  
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