Keone Ele, LLC
7510 E. 82nd Street
Indianapolis, Indiana 46256

February 22, 2015

City of Franklin – Board of Zoning Appeals
70 E Monroe Street
Franklin, IN 46131

Re: Journey Church of Franklin, Inc.
Application for Variance/Special Exception
3049 and 3082 Hudson Street

Dear Zoning Board Committee Members:

It is my understanding that the Board's agenda for the March 2, 2016 meeting includes an Application for Variance of Use by Journey Church of Franklin, Inc. ("**Journey Church**") related to 3049 Hudson Street and its adjoining lot (the "**Property**"). I am writing in support of that request for Variance of Use and to provide additional information that may be helpful to the Board's decision.

I am the President of the owner of the Property, Keone Ele, LLC and its parent company, Kohala, Inc. Kohala, Inc. was also the parent company of Promex Technologies, LLC ("**PTL**"), which manufactured medical devices at the Property. In September 2014, we sold PTL and the buyer of the company operated out of the Property until early 2015. We listed the Property for sale in February 2015.

In the past year while the building has been vacant and on the market, it has come to my attention that there are some conditions that are somewhat peculiar to the Property. As you can see on the attached Beacon Lot Map, the parking lot for 3049 Hudson Street extends into the adjoining lot, 3082 Hudson Street. This situation makes selling the lots separately more challenging. More importantly, the structure was built for our purposes as a medical device manufacturer, and the (1) size, (2) layout, (3) office to warehouse ratio and (4) lack of a dock is not suitable for many buyers/tenants searching for real estate in the Franklin market. Any one of those factors can and has removed the Property from consideration for prospective buyers and tenants. As a result, the Property has been vacant and unproductive for a year.

A strict application of the Zoning Ordinance certainly would create an unnecessary hardship for my partners and me. Since selling PTL, we have no use for the Property. We also intend to dissolve the parent company as we have all moved on to new startups and other companies and projects. If the Board denies Journey Church's request, the Church will be unlikely to purchase the Property, and the building will remain vacant, unless and until we can find another buyer or tenant. This would be an unnecessary hardship for us and a loss for Franklin as the Property would remain vacant and Journey Church's plans would likely be significantly delayed.

We are excited about Journey Church's plans for the Property and the benefit to the community we love. After watching the video that Journey Church posted on its website, we are convinced that the Property is perfect for Journey Church and will allow it to expand its ministry to the community.

Therefore, we ask that you grant Journey Church's application for Variance of Use. Thank you for considering this letter and Journey Church's application.

Sincerely,

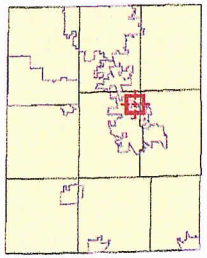
Deborah Beck

Deborah Beck, President
DBeck@KohalaMedical.com

Attachment: Beacon Lot Map

Beacon™ Johnson County, IN

Overview



Legend

- Cities
- Townships
- Parcels

Roads

- ACCESS RAMP
- INTERSTATE
- LOCAL
- MAJOR ARTERIAL
- MAJOR COLLECTOR
- MINOR ARTERIAL
- MINOR COLLECTOR
- PRIVATE ROAD

Parcel ID	41-08-02-012-004.000-009	**Alternate ID**	5100 02 20 003/00	**Owner Address**	KEONE ELE LLC
Sec/Twp/Rng	n/a	**Class**	Industrial Vacant land		7510 E 82ND ST
Property Address	3082 HUDSON ST	**Acreage**	1.34		INDIANAPOLIS, IN 46256
	FRANKLIN				
District	009				
Brief Tax Description	HUDSON COMMERCIAL PARK LOT 3				
	(Note: Not to be used on legal documents)				

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