



CITY OF LAWRENCE

BOARD OF ZONING APPEALS

REGULAR MEETING
Agenda

GEORGE KELLER
PUBLIC ASSEMBLY ROOM
LAWRENCE GOVERNMENT CENTER
9001 E. 59th Street
May 19, 2026
6:00pm

Call Meeting to Order

Approval of Regular Meeting Minutes from April 21, 2026

Unfinished Business: None

Special Requests (Continuances, Withdrawals or Waivers):

Withdrawal per Petitioner request:

26-LSV-05 ~ 4700 Post Rd, Parcel 4002431, City of Lawrence: LCD#2; Zoned C4. AutoZone via Jones Sign Co. Inc. (Shane Billings) requests a Variance of Development Standards from the City of Indianapolis Consolidated Zoning and Subdivision Ordinances that AutoZone have their own freestanding sign on their parcel. 744-906-1.Primary Freestanding Signs in Commercial and Industrial Districts C. Number of Signs permitted - Maximum one pole per street frontage; if frontage to which the sign is oriented is greater than 500ft. an additional freestanding sign is permitted (minimum 300ft. separation between freestanding signs on site). Proposed Pole sign is located in an integrated center with existing Freestanding signage. Proposed signage would exceed number of signs permitted and be located less than 300 ft from an existing sign.

Continue with Notice per Petitioner email dated 5/7/26

26 LSV 08 ~ 9625 E 52nd St (AKA 9655 E 52nd St), Parcel 4003707, City of Lawrence: LCD#4; Zoned D11. Choron's Investments, LLC via Joseph D. Calderon requests a Variance of Development Standards for the from the City of Indianapolis Consolidated Zoning and Subdivision Ordinances to permit:

1. Ch 742, Art I, Sec 03.I.4.a
 - o Perimeter yard on west side of development reduced to less than required 50 foot perimeter yard;
 - o Perimeter yard on 46th Street reduced to less than 60 foot required perimeter yard
2. Ch 742, Art I, Sec 03.I.4.d
 - o Recreational/common area space less than 8% of project area, 8% of total project area to be recreational and common open space

APPOINTED OFFICERS

Rebecca Lightle, Chairperson

Appointing Authority: Mayor
Term: Beginning January 2, 2024, and continuing until a successor is appointed.

Eugene West

Appointing Authority, Common Council
Term: Beginning January 2, 2024, and continuing until a successor is appointed.

Sean Johnson, Alternate

Appointing Authority: Mayor
Term: Beginning August 21, 2025 and continuing until a successor is appointed.

Danielle Roper, Co-Chairperson

Appointing Authority: Mayor
Term: Beginning June 30, 2025, and continuing until a successor is appointed.

Karen Celestino Horseman

Appointing Authority, Common Council
Term: Beginning January 2, 2024, and continuing until a successor is appointed.

Chelle Carey, Alternate

Appointing Authority, Common Council
Term: Beginning January 2, 2024, and continuing until a successor is appointed.

Faith Alvarez

Appointing Authority: Common Council
Term: Beginning January 7, 2024, and continuing until a successor is appointed.

3. Ch 742, Art I, Sec 03.I.4.c
 - o Minimum separation of 10 feet between mobile dwelling units proposed, 25 foot minimum separation required
4. Ch 742, Art I, Sec 03.I.4.e
 - o No storage area for travel trailers, campers, boats and recreational vehicles provided 120 square feet for each mobile dwelling required
5. Ch 742, Art I, Sec 03.I.4.f
 - o No mandatory patio or deck with at least 200 square feet proposed, at least 200 square foot patio or deck space to be provided for each mobile dwelling site
6. Ch 742, Art I, Sec 03.I.4.i
 - o Private street to be provided, but without required hard surfaced walkway connecting mobile dwelling with its off street parking area
7. Ch 742, Art I, Sec 03.I.i.5
 - o Sidewalks along public streets required; no perimeter sidewalks proposed
8. Ch 742, Art I, Sec 03.I.4.j
 - o No underground safe room proposed, underground safe room with at least 20 square feet of space for each mobile dwelling in the development required

New Business

26-LSV-06 ~ 11022 Brave Ct, Parcel 4035340, City of Lawrence: LCD#5; Zoned D3. David and Jean Tatum requests a Variance of Development Standards from the City of Indianapolis Consolidated Zoning and Subdivision Ordinances to permit:

1. Rear Yard Setback Reduction
 - o Required: 20 feet
 - o Proposed: 2 feet 9 inches
 - o Code Reference: Table 742-103-5 (D-3 District Dimensional Standards)
2. Encroachment into a Platted Easement
 - o Code Reference: Chapter 743-306-A4d
 - o Requirement: Structures shall not encroach into platted easements

26-LSV-07 ~ 8101 Pendleton Pike (Valvoline Outlot), Parcel 4013145, City of Lawrence: LCD#1; Zoned C4. Valvoline, LLC via Michael Mihalik, P.E. requests a Variance of Development Standards for the from the City of Indianapolis Consolidated Zoning and Subdivision Ordinances to permit:

1. Sec 744-301-F ~ Internal Walkways
2. Sec 744-406-1 ~ Required Stacking Spaces
3. Sec 744-406-1-C ~ Design and Location of Stacking Spaces
4. Sec 744-506 ~ Transitional Yard and Edge Buffering

Adjournment

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