



**CITY OF LAWRENCE**

**BOARD OF ZONING APPEALS**

REGULAR MEETING  
Agenda

**GEORGE KELLER**  
**PUBLIC ASSEMBLY ROOM**  
**LAWRENCE GOVERNMENT CENTER**  
**9001 E. 59<sup>th</sup> Street**  
**June 16, 2026**  
**6:00pm**

**Call Meeting to Order**

**Approval of Regular Meeting Minutes** from May 19, 2026

**Unfinished Business:**

**26 LSV 08** ~ 9625 E 52<sup>nd</sup> St (AKA 9655 E 52<sup>nd</sup> 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.d
  - o Recreational/common area space less than 8% of project area, 8% of total project area to be recreational and common open space
2. 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
3. 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
4. Ch 742, Art I, Sec 03.I.i.5
  - o Sidewalks along public streets required; no perimeter sidewalks proposed
5. 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

**Special Requests (Continuances, Withdrawals or Waivers): ~ None**

**New Business**

**26-LSV-09** ~ 11711 Fox Rd, Parcel 4046907, City of Lawrence: LCD#6; Zoned C4. Mark Bastin requests a Variance of Development Standards from the City of Indianapolis Consolidated Zoning and Subdivision Ordinances to permit:  
Variance of Development Standards of the City of Indianapolis Sign Ordinance, including:

**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**

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**Chelle Carey, Alternate**

Appointing Authority, Common Council  
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**Faith Alvarez**

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

1. Table 744-906-1B
2. Table 744-906-1D
3. Table 744-906-1E
4. Table 744-906-1F
5. Table 744-906-1I

to permit the installation of a pole sign with digital display components.

**26-LSV-10** ~ 5649 Lee Rd, Parcel 4041851 and 9535 Memorial Park Dr, Parcel 4041853, City of Lawrence: LCD#3; Zoned DP. Rebar TRG Fort Ben, LLC requests a Variance of Development Standards of the Lawrence Village at the Fort PUD:

1. Sec. 2.2.7 of the PUD states no block shall have a length greater than 450 feet without a street, alley, or pedestrian pathway.
  - Modification Request: Given the site conditions and location within Fort Harrison, there are no natural blocks and lot connectors that would allow the project to meet this design standard. After communication with FHRA staff and the Director of Public Works, it was agreed that the designed 600+ ft block length would be acceptable.
2. Sec. 2.3.2 of the PUD requiring setback line that is one-half of the distance from the public face to the building rear.
  - Modification Request: With the location of the proposed building, the public facing elevations would be the West elevation (off Lee Road) and North elevation (off Memorial Park Drive). Due to the overall length of the building, achieving the parking setback line as described in this section is unachievable and would significantly affect the site plan/project as currently designed. After discussion with FHRA staff and the Director of Public Works, it was agreed that requesting relief and parking could occur within the Parking Setback Line would be acceptable.
3. Sec. 2.9.5 of the PUD requiring a minimum of 5% of spaces be carpool spaces.
  - Modification Request: As currently designed, the project has sufficient parking for the proposed uses and the need for carpool spaces could be rendered as obsolete and an outdated practice. After discussion with FHRA staff and the Director of Public Works, it was agreed that showing zero carpool spaces would be acceptable.
4. Sec. 4.6.3 of the PUD requiring residential areas adjacent to commercial activities to have entrances 2 feet above sidewalk level.
  - Modification Request: Due to construction cost-related factors with this design standard, relief is requested to allow for appropriate screening between the Commercial and Residential uses. After discussion with FHRA staff and the Director of Public Works, it was agreed that current screening design would be acceptable.

**Adjournment**

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