



City of  
**Lawrence**  
Indiana

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**FILING CHECKLIST FOR VARIANCE PETITION**

*Please read carefully*

Your Variance Packet must be filed electronically via [permits@cityoflawrence.org](mailto:permits@cityoflawrence.org) or in person with the Board Secretary, located at: Lawrence Government Center, 9001 E 59<sup>th</sup> St., Ste 205, Lawrence, IN 46216.

Filing fees must be paid to receive a docket number. Any additional fees must be paid prior to the initial hearing.

The initial packet must be filed thirty-five (35) days prior to the hearing date and include the following:

**Your initial packet must include the following:**

- a. Petition
- b. Findings of Fact
- c. Zoning Base Map (obtained thru Board Secretary) with subject property prominently marked
- d. Consent Form (if applicable)
- e. Set of Structural plans, including floor plans and elevations (if applicable)
- f. Site Plan (with landscaping, if applicable)
- g. Plot Plan

- Must be drawn to a scale of 1"=30', 1"=20', 1"=10'. Indicate scale on plans.

Plot Plan must include:

- The North arrow
- Address of the site
- All dimensions of the entire site
- Names, centerline and right-of-way widths of all street, alleys and easements (including: drainage easements, utility easements, etc)
- Location and horizontal dimensions of all structures, existing and proposed. Proposed structures indicated by cross-hatching. e.g. *////*
- Use of each structure by labeling. (such as: residence, garage, existing shed, etc)
- Structures to be removed indicated by broken lines. e.g. *----*
- Distance from front, rear and each side of property line to all structures. (This distance is measured from the point where the structure is nearest the property line.)
- Location of proposed or existing driveway and its width at the right-of-way (property) line. (Also show connection to street and alley.)
- Measurement of curb radius and/or taper.
- Locations, dimensions and use of any other paved areas.
- The name of legal ditches or streams on or adjacent to the site.
- Location, type (i.e. ground, pole, projected, wall or other) and dimensions of all signs. Include separate, elevation of proposed sign structures complete with all dimensions and drawn to scale.
- Location, size and type of all existing and proposed trees and landscaping.

**Legal Notice:**

- a. The Legal Notice of Public Hearing must be mailed to neighboring property owners and the Lawrence Council Members (available from Board Secretary) at least ten (10) days prior to the hearing.
- b. A copy of the Legal Notice of Public Hearing must also be posted on the property of which the Variance is being applied for.

Once Legal Notice has been mailed to neighboring property owners the following documents will need to be submitted to the Board Secretary no less than three (3) days prior to the hearing:

- c. Affidavit of Legal Notice of Public Hearing
- d. List of neighbors and Council members notified



LAWRENCE BOARD OF ZONING APPEALS
OF MARION COUNTY, INDIANA
PETITION FOR VARIANCE

DOCKET #: \_\_\_\_\_

ADDRESS OF PREMISES AFFECTED: 11022 Brave Court Indianapolis IN 46236
STREET ADDRESS CITY STATE ZIP

NAME OF PETITIONER(S): David and Jean Tatum PHONE: 317-626-8625

PETITIONER(S) E-MAIL: Tatum.jean@gmail.com Tatum.david@att.net

PETITIONER(S) ADDRESS: 11022 Brave Court Indianapolis IN 46236
STREET ADDRESS CITY STATE ZIP

AGENT: Aventus Builders PHONE: 317-800-5531

AGENT E-MAIL: support@aventusg.com

AGENT ADDRESS: 8459 Castlewood Drive Unit D Indianapolis IN 46250
STREET ADDRESS CITY STATE ZIP

NAME OF OWNER(S): Jean and David Tatum PHONE: 317-800-5531

IF DIFFERENT FROM PETITIONER(S) OWNER(S) E-MAIL: tatum.jean@gmail.com tatum.david@att.net

OWNER(S) ADDRESS: 11022 Brave Court Indianapolis IN 46239
STREET ADDRESS CITY STATE ZIP

IS/ARE THE PETITIONER(S) THE OWNER(S) OF ONE HUNDRED PERCENT (100%) OF THE ARE INVOLVED IN THE PETITION?
YES [checked] NO [ ]

LEGAL DESCRIPTION (CHECK ONE):

- [checked] COMPLETE METES & BOUNDS WITH LEGAL DESCRIPTION ATTACHED
[ ] PLATTED SITE WITHIN A RECORDED SUBDIVISION WITH COPY OF PLAT MAP ATTACHED
SUBDIVISION NAME: Sunnybrooke SEC 4 L53 SECTION:
LOT NUMBER(S): Parcel:403534class215400

IS THIS PROPERTY THE SUBJECT OF ANY CODE ENFORCEMENT ACTION? YES [ ] NO [checked]

WAS THIS PROPERTY THE SUBJECT OF ANY PREVIOUS PETITION(S)? YES [ ] NO [checked]

IF YES, LIST THE DOCKET NUMBER(S): \_\_\_\_\_

CURRENT ZONING: D3 TOWNSHIP: Lawrence ACREAGE: .16

EXISTING USE OF THE SUBJECT PREMISES: Single Family Residential

- THE VARIANCE REQUEST IS FOR A VARIANCE OF:
[ ] USE
[ ] USE AND DEVELOPMENT STANDARDS
[ ] ReZoning
[checked] DEVELOPMENT STANDARDS
[ ] SPECIAL EXCEPTION

PROVIDE A DETAILED DESCRIPTION OF THE PROPOSED USE: STATE THE SPECIFIC ORDINANCE(S), STANDARDS(S), AND/OR REGULATION(S) SOUGHT TO BE MODIFIED (ATTACH ADDITIONAL PAGES, IF NECESSARY).

Development Standards Sec. 731-205. D3 dwelling district 3 regulations
Sunroom proposed to be added using the footprint of the original deck. This will give additional living space to the house and enhance the value.



THE ABOVE INFORMATION, TO MY KNOWLEDGE AND BELIEF, IS TRUE AND CORRECT.

*Jonathan David Satin* \_\_\_\_\_  
SIGNATURE(S) OF PETITIONER(S) OR AGENT SIGNATURE(S) OF OWNER(S) IF DIFFERENT THAN PETITIONER

STATE OF INDIANA, COUNTY OF MARION, SS:

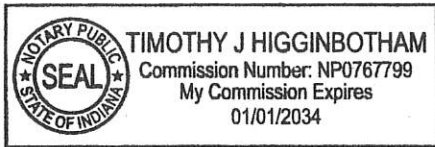
SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF April, 20 26

NOTARY PUBLIC Timothy J Higginbotham

PRINTED NAME Timothy J Higginbotham

MY COMMISSION EXPIRES 1/1/2034

COUNTY OF RESIDENCE Hamilton





City of  
**Lawrence**  
Indiana

PETITION NO.: \_\_\_\_\_

LAWRENCE BOARD OF ZONING APPEALS  
OF MARION COUNTY, INDIANA

CONSENT FORM

The undersigned, Tatum, David & Jean, being the owner(s) of the property commonly known as 11022 Brave Court Indianapolis, Indiana 46236, hereby authorize(s) Aventus Builders to file land development petitions necessary for the aforementioned address.

This consent shall:

remain in effect until revoked by a written statement filed with the Lawrence Board of Zoning Appeals.

OR

remain in effect until \_\_\_\_\_, 20\_\_\_\_.

Jean Tatum  
Property Owner

David Tatum  
Property Owner

Date: 4/7/2026

Date: 07 April 2026

STATE OF INDIANA )  
COUNTY OF Marion ) SS:

Before me, a Notary Public in and for said County and State, appeared the Property Owner(s) herein, who acknowledged the execution of the foregoing as his/her/their voluntary act and deed for the uses and purposes expressed therein.

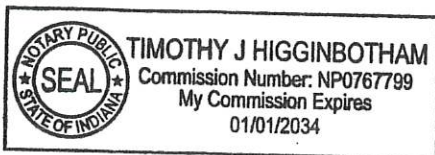
Witness my hand and notarial seal this 7th day of April, 2026.

My commission expires:  
1/1/2034

Timothy J Higginbotham  
NOTARY PUBLIC

Hamilton  
County of Residence:

Timothy J Higginbotham  
Printed Name





City of  
**Lawrence**  
Indiana

PETITION NO.: \_\_\_\_\_

LAWRENCE BOARD OF ZONING APPEALS  
OF MARION COUNTY, INDIANA

VARIANCE OF USE  
FINDINGS OF FACT

1. The grant will not be injurious to the public health, safety, morals and general welfare of the community because:

It will not harm public health or safety because the room stays in the same space and will be built safely to code.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

It will not affect nearby properties because nothing is being expanded and it will look the same from the outside.

3. The need for the variance arises from some condition peculiar to the property involved and the condition is not due to the general condition of the neighborhood because:

The need for the variance arises from a condition peculiar to the property because the existing structure does not meet current setbacks requirements, which is specific to this property and not a general condition of the neighborhood.

4. The strict application of the terms of the zoning ordinance constitutes an unusual or unnecessary hardship if applied to the property for which the variance is sought because:

The strict application of the zoning ordinance constitutes an unnecessary hardship because modifying or relocating the existing structure, maintains neighborhood character, and does improve the existing space.

5. The grant does not interfere substantially with the comprehensive plan because:

It does not interfere with the overall plan because it keeps the same use and does not change the neighborhood



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**DECISION**

**IT IS THEREFORE THE DECISION OF THIS BODY THAT THIS VARIANCE PETITION IS GRANTED, SUBJECT TO ANY CONDITIONS STATED IN THE MINUTES (WHICH CONDITIONS ARE INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DECISION).**

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

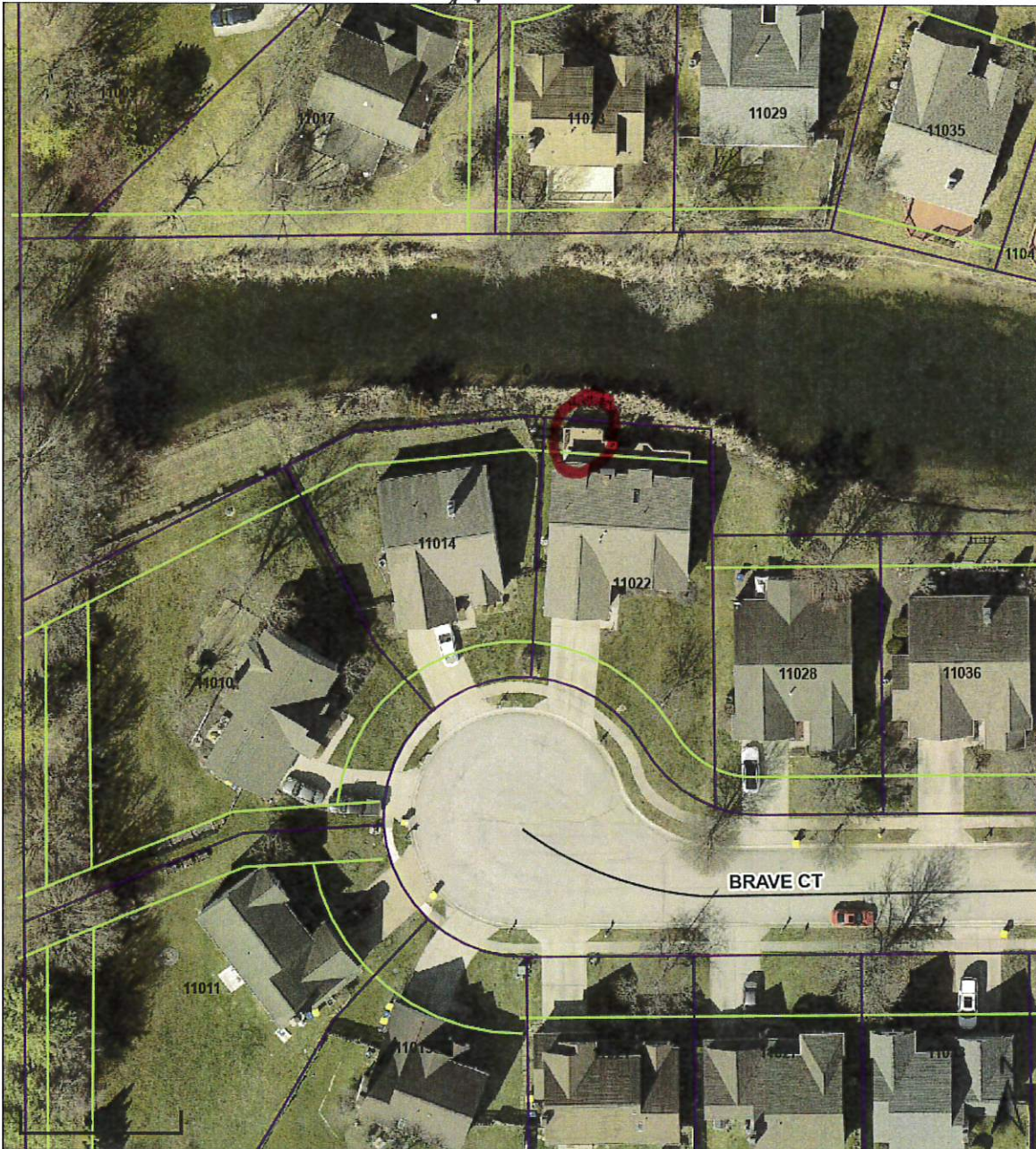
\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Vice-Chairman

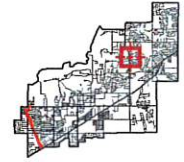
\_\_\_\_\_  
Member

\_\_\_\_\_  
Member

\_\_\_\_\_  
Member



Overview



Legend

- Parcels
- Street Number
- Centerlines
- LOCAL STREET; PRIMARY COLLECTOR; COLLECTOR/LOCAL STREET
- <Null>
- FREEWAY
- PRIMARY ARTERIAL
- SECONDARY ARTERIAL
- SECONDARY ARTERIAL (2 LANE)
- <all other values>
- Easements
- Property Line

Date created: 4/9/2026  
 Last Data Uploaded: 4/9/2026 7:11:17 AM

*Proposed structure location circled. Deck currently in place.*

Developed by **SCHNEIDER** GEOSPATIAL

- 6' - Structure to north property line*
- 10.25' - Structure to west property line*
- 78.5' - Structure to south property line*
- 42.75' - Structure to east property line*

**GENERAL SITE NOTES**

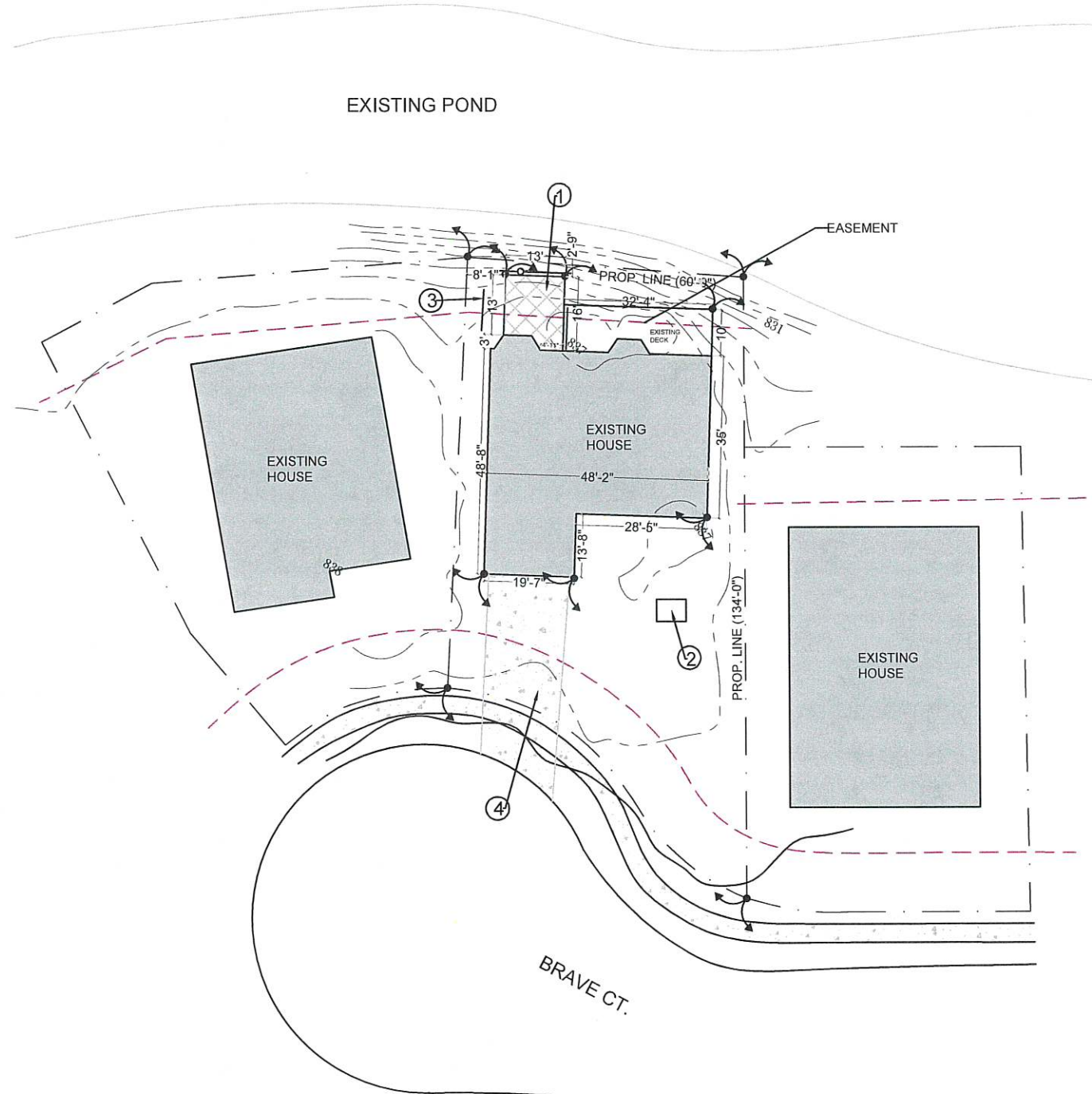
1. THESE DRAWINGS ARE INTENDED TO OUTLINE THE GENERAL SCOPE OF THE WORK. CONTRACTORS SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE STARTING ANY WORK. CONTRACTORS SHALL ALSO BE RESPONSIBLE FOR ADHERING TO ALL APPLICABLE CODES AND GENERALLY ACCEPTED TRADE PRACTICES.
2. ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH THE CURRENT VERSION OF THE CITY OF INDIANAPOLIS STORM WATER DESIGN & CONSTRUCTION SPECIFICATIONS MANUAL.
3. NO SURVEY HAS BEEN PROVIDED FOR THIS SITE. SITE FEATURES AND TOPOGRAPHIC DATA HAVE BEEN DERIVED FROM AERIAL PHOTOGRAPHY, CURSORY SITE INVESTIGATION, FIELD VERIFICATION AND OTHER RELIABLE MEANS OF INVESTIGATION. ALL EXISTING FEATURES INCLUDING GRADE ELEVATIONS, DRAINAGE PATHS, PAVING CONTINUITY AND CONDITION, ETC. SHALL BE FIELD VERIFIED.
4. ALL SITE UTILITIES ARE PRESUMED TO BE EXISTING, UNLESS NOTED OTHERWISE. COORDINATE SITE UTILITIES WITH MECHANICAL, ELECTRICAL AND PLUMBING SUB-CONTRACTORS AND LOCAL UTILITY COMPANIES AS REQUIRED TO PROVIDE SERVICES INCLUDING BUT NOT LIMITED TO WATER SUPPLY, SANITARY SEWER & WASTE DISCHARGE, ELECTRICAL SERVICE, NATURAL GAS SERVICE, AND TELECOMMUNICATIONS.
5. THIS SCOPE OF WORK IS DESIGN-BUILD IN NATURE. NOT ALL CONDITIONS, CONNECTIONS NOR TRANSITIONS MAY BE SHOWN. CONTRACTORS SHALL DETERMINE THE BEST MEANS FOR ACHIEVING THE INDICATED DESIGN INTENT. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, SUCH THAT ALL UNFORESEEN CHALLENGES CAN BE RESOLVED BY MINIMALLY IMPACTING THE CONSTRUCTION SCHEDULE AND BUDGET. RIVERA GROUP LLC SHALL BEAR NO FINANCIAL RESPONSIBILITY FOR THE CONSTRUCTABILITY OF THIS PROJECT.

**SITE PLAN KEYNOTES:** (X) →

- ① PROPOSED HOUSE ADDITION
- ② PROVIDE CONCRETE WASH-OUT
- ③ PROVIDE SILT FENCE FOR EROSION CONTROL
- ④ ACCESS TO CONSTRUCTION SITE. REMOVE SOIL AND DEBRIS FROM CONSTRUCTION SITE.



1073 OLIVER AVENUE | INDIANAPOLIS, IN 46221  
(317) 328-1704 email: admin@riveragroupindy.com



CERTIFIED BY \_\_\_\_\_

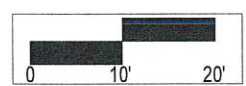
DRAWN BY  
**Tamar de la Paz**  
DATE  
**JAN,06,2025**  
REVISION #  
# --

11022 Brave Ct.  
INDIANAPOLIS, INDIANA, 46236

**SITE DATA**

<b>LOT AREA (D3) - METRO</b>	
PARCEL SIZE (134' x 60')	6,966 S.F.
<b>TOTAL BLDG AREA</b>	
EXISTING FOOTPRINT AREA	2,621 SQ. FT.
EXISTING CONCRETE PATH	722 SQ. FT.
PROPOSED ADDITION HOUSE AREA	190 SQ. FT.
OPEN SPACE PERCENTAGE	59%

6' N  
10.25' W  
78.5' S  
42.75' E



Proposed  
**Site Plan**  
SCALE: 1" = 32'

**C2**