



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

DOCKET #: _____

ADDRESS OF PREMISES AFFECTED: 11711 Fox Rd. Lawrence IN 46216
STREET ADDRESS CITY STATE ZIP

NAME OF PETITIONER(S): Mark Bastin PHONE: 317-885-9911

PETITIONER(S) E-MAIL: mbastin@midwest-maint.com

PETITIONER(S) ADDRESS: 585 Sayre Ct. Greenwood IN 46143
STREET ADDRESS CITY STATE ZIP

AGENT: Same as above PHONE: _____

AGENT E-MAIL: _____

AGENT ADDRESS: _____
STREET ADDRESS CITY STATE ZIP

NAME OF OWNER(S): Jagjit Singh PHONE: 317-292-0230
IF DIFFERENT FROM PETITIONER(S)

OWNER(S) E-MAIL: _____

OWNER(S) ADDRESS: 8820 Horvady Ct. Indpls 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 NO

LEGAL DESCRIPTION (CHECK ONE):

- COMPLETE METES & BOUNDS WITH LEGAL DESCRIPTION ATTACHED
 PLATTED SITE WITHIN A RECORDED SUBDIVISION WITH COPY OF PLAT MAP ATTACHED
SUBDIVISION NAME: Fox Road Addition SECTION: _____
LOT NUMBER(S): 2

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

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

IF YES, LIST THE DOCKET NUMBER(S): _____

CURRENT ZONING: C4 TOWNSHIP: Lawrence ACREAGE: 7.22

EXISTING USE OF THE SUBJECT PREMISES: N/A PARKING

THE VARIANCE REQUEST IS FOR A VARIANCE OF:

- USE
 USE AND DEVELOPMENT STANDARDS
 ReZoning
 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).

Proposed location for 25'-0" Pylon sign w/ Shell logo and gas/diesel pricers. Variance of Development Standards

Variance of Development Standards

Variance of Development Standards of Title 2 – Planning & Development, Chapter 7 (Sign Regulations), as amended.

The petitioner requests a variance of development standards for the property located at 11711 Fox Road, Lawrence, Indiana 46236, zoned C-4, to permit installation of a new Shell-branded freestanding pylon sign for a new fuel station and convenience store.

The requested variances are from the following sign development standards:

1. Freestanding (Pylon) Sign Standards

Section 744-910 – Sign Types Permitted

Variance requested to permit a primary freestanding (pylon) sign where such sign type is limited or restricted in the C-4 zoning district.

2. Maximum Height

Section 744-915(b) – Maximum Height of Freestanding Signs

Variance requested to allow a 25-foot tall freestanding pylon sign, exceeding the maximum height permitted by ordinance.

3. Maximum Sign Area

Section 744-915(c) – Maximum Area of Freestanding Signs

Variance requested to allow a freestanding sign with a total sign area exceeding the maximum area permitted for a primary freestanding sign.

4. Setback From Property Line / Right-of-Way Section 744-915(d) –

Freestanding Sign Setbacks: A variance is requested to allow the proposed pylon sign to be located within the required front setback, closer to the property line and/or public right-of-way than permitted.

5. Electronic Fuel Price Display Section 744-917 – Electronic Signs:

Variance requested to allow electronic gas and diesel fuel price display integrated into a freestanding pylon sign where electronic messaging is restricted in sign type, area, or illumination.

Description of Proposed Use. Installation of a new 25-foot freestanding pylon sign with Shell branding and electronic gas and diesel fuel price display serving a newly developed fuel station and convenience store with approximately 475 feet of frontage on Fox Road.



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

Mark Burt

SIGNATURE(S) OF PETITIONER(S) OR AGENT

[Signature]

SIGNATURE(S) OF OWNER(S) IF DIFFERENT THAN PETITIONER

STATE OF INDIANA, COUNTY OF MARION, SS:

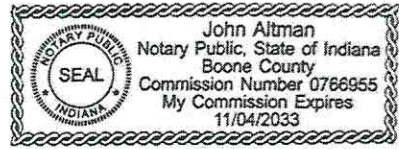
SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF April, 2026

NOTARY PUBLIC [Signature]

PRINTED NAME John Altman

MY COMMISSION EXPIRES 11-4-33

COUNTY OF RESIDENCE Boone





City of
Lawrence
Indiana

PETITION NO.: _____

LAWRENCE BOARD OF ZONING APPEALS
OF MARION COUNTY, INDIANA

CONSENT FORM

The undersigned, Jagjit Singh, being the owner(s) of the property commonly known as 11711 Fox Rd, Indianapolis IN 46216, hereby authorize(s) Mark Bastin Midwest Maintenance to file land development petitions necessary for the aforementioned address. & Construction

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_____.

Jagjit Singh
Property Owner

Property Owner

Date: 4-9-2026

Date: _____

STATE OF INDIANA)
COUNTY OF HAMILTON)

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.

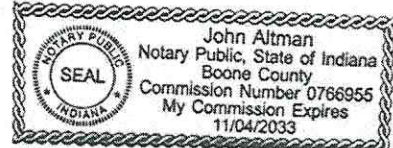
Witness my hand and notarial seal this 9th day of APRIL, 2026.

My commission expires:
11-24-33

[Signature]
NOTARY PUBLIC

Boone
County of Residence:

JOHN ALTMAN
Printed Name





City of
Lawrence
Indiana

PETITION NO.: _____

LAWRENCE BOARD OF ZONING APPEALS
OF MARION COUNTY, INDIANA

VARIANCE OF DEVELOPMENT STANDARDS
FINDINGS OF FACT

1. **THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS AND GENERAL WELFARE OF THE COMMUNITY BECAUSE:**

The community is accustomed to seeing signage similar to the proposed BP price sign at gas stations all across the city of Indianapolis. The proposed Shell price sign at this location, if approved, will be utilized to display the price of Shell gasoline and the price of Shell diesel fuel, serving a similar function to the price sign at the GetGo/BP gas station located on the corner of Fox Rd. and Oaklandon Rd. The proposed Shell will only display the Shell logo, the price of Shell gasoline at the Shell fuel rewards price, the price of Shell gasoline, the price of diesel fuel, and a Shell V-Power panel. This layout is similar to the layout at the GetGo/BP gas station previously mentioned, but the Shell price sign features smaller digits.

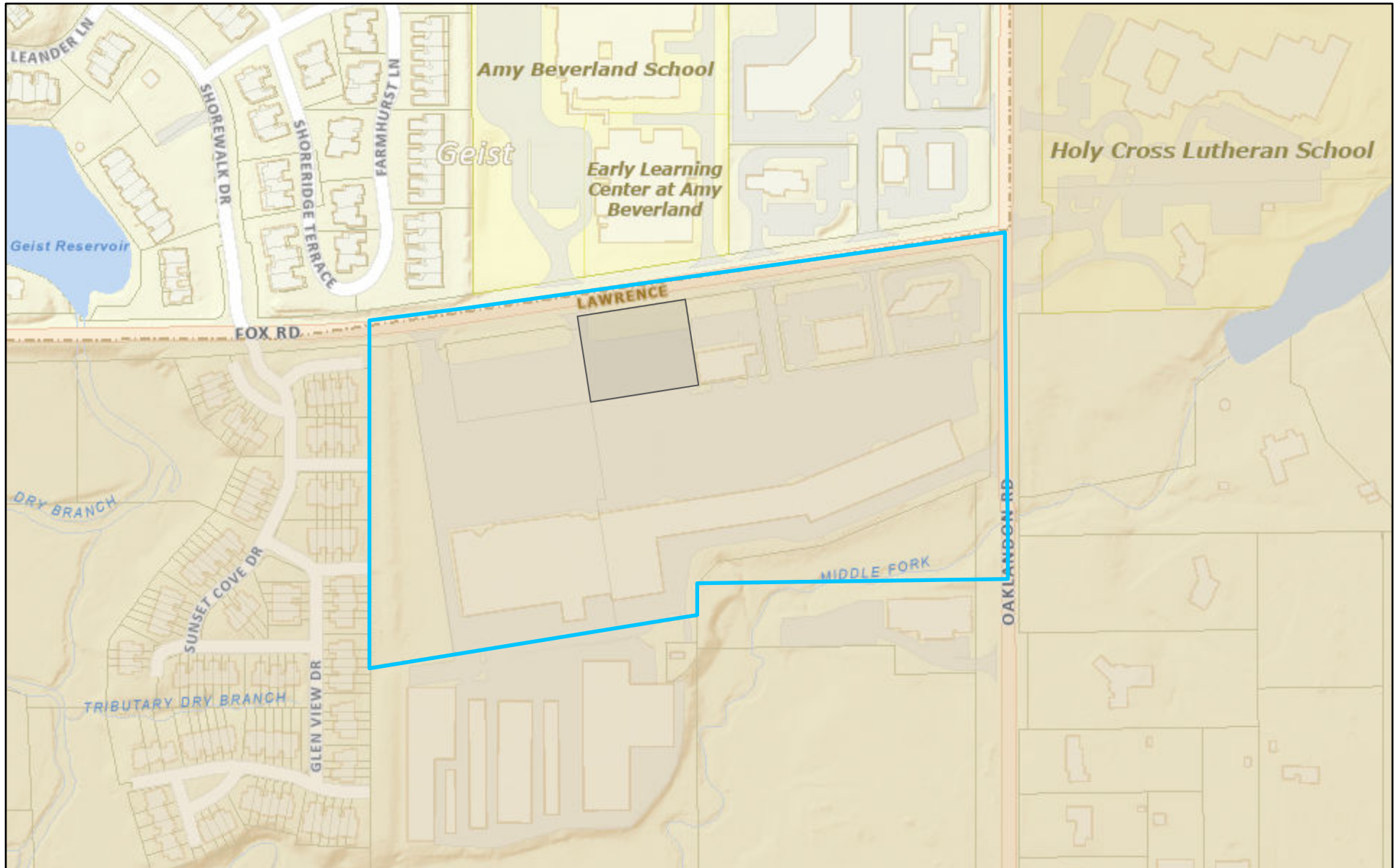
2. **THE USE OR VALUE OF THE AREA ADJACENT TO THE PROPERTY INCLUDED IN THE VARIANCE WILL NOT BE AFFECTED IN A SUBSTANTIALLY ADVERSE MANNER BECAUSE:**

The proposed Shell price sign is an integral part of the image of a Shell gas station and provides a clean modern look. The proposed Shell price sign is designed to meet Shell's MVI Design Standards. These standards ensure that all branding and signage elements share a common design, which provides for an aesthetically-pleasing look. By approving this petition, the petitioner believes that the proposed Shell price sign will not only enhance the appearance of the property located at 11711 Fox Rd. but will enhance the appearance of the surrounding area as a whole.

3. **THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE WILL RESULT IN PRACTICAL DIFFICULTIES IN THE USE OF THE PROPERTY BECAUSE**

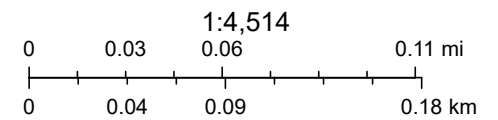
A price sign is an integral part of any gas station. The members of the community will have a difficult time identifying the price of gasoline and diesel offered at this gas station without a price sign. By denying the variance petition as presented, the property will not be allowed a traditional, standard Shell gas station price sign and will not be able to display the price of gasoline and diesel fuel in a clear and concise manner. This will create practical difficulties in the use of the property because the price of gasoline and diesel fuel are very important to the public in regards to their decision making process. Although there is a multi-tenant panel sign in the vicinity of the proposed Shell price sign, the multi-tenant is not designed for the additional signage needed to effectively display the price at the gas station.

11711 Fox Road Zoning Map



4/22/2026

 Zoning



Esri, HERE, Garmin, INCREMENT P, NGA, USGS, City of Indianapolis & Marion County, IN

FOX ROAD ADDITION

STANDARD RESTRICTIVE COVENANTS

Covenants per Zoning Ordinance (Chapter 741 Article VII):

Section 01. Enforcement Covenant
Metropolitan Development Commission: The Metropolitan Development Commission, its successors and assigns shall have no right, power or authority to enforce any covenants, restrictions or other limitations contained herein other than those covenants, restrictions or limitations that expressly run in favor of the Metropolitan Development Commission; provided that nothing herein shall be construed to prevent the Metropolitan Development Commission from enforcing any provision of this article, or any conditions attached to approval of this plat by the Plat Committee.

Section 02. Sight Distance Covenant
Sight obstruction: No fence, wall, hedge or shrub planting that obstructs sight lines at elevations between 2.5 and 9 feet above the street shall be placed or permitted to remain on any corner lot within the triangular area formed by the street right-of-way lines and a line connecting points 25 feet from the intersection of such street right-of-way lines, or in the case of a rounded property corner, from the intersection of the street right-of-way lines extended. The same sight line limitations shall apply to any lot within 10 feet from the intersection of a street right-of-way line with the edge of the driveway pavement or alley line. No tree shall be permitted to remain within such distances of such intersections unless the foliage is maintained at a sufficient height to prevent obstruction of the sight lines.

Section 03. Storm Drainage Covenant
It shall be the responsibility of the owner of any lot or parcel of land within the area of this plat to comply at all times with the provisions of the drainage plan as approved for this plat by the City of Indianapolis and the requirements of all drainage permits issued for this plat.

Section 04. Sanitary Sewer Covenant
It shall be the responsibility of the owner of any lot or parcel of land within the area of this plat to comply at all times with the provisions of the sanitary sewer construction approved by the municipality and the requirements of all sanitary sewer construction permits issued for this plat. Owner further covenants that no building, structure, tree or other obstruction shall be erected, maintained, or allowed to continue on the portion of the owner's real estate in which the easement is granted without express written permission, that is then duly recorded, and shall run with the real estate. The municipality and its agents shall have the right to ingress and egress, for temporary periods only, over the owner's real estate adjoining such easement and right-of-way, when necessary to construct, repair or maintain sanitary sewer facilities.

Section 05. Storm Water Best Management Practices Covenant
This subdivision has been designed to include stormwater quality best management practices (BMPs) that must be maintained by the owner. An Operations and Maintenance Manual is available for the BMPs. Upon activation of the homeowner's association, it shall be the responsibility in perpetuity of the homeowner's association and the individual owners of any lot or parcel of land within the area of this plat, jointly and separately, to comply with the Operations and Maintenance Manual, fees and maintenance requirements.

DEED DEDICATION

THE UNDERSIGNED, OWNERS OF THE WITHIN DESCRIBED REAL ESTATE, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE THE SAME INTO LOTS AND EASEMENTS IN ACCORDANCE WITH THE APPLICABLE LAWS, ORDINANCES, COVENANTS, RESTRICTIONS, AND THE PLAT SHOWN HEREON, THAT THE RIGHTS-OF-WAY OF THE STREETS AS SHOWN ON THIS PLAT, IF NOT HERE-TO-FOR DEDICATED TO THE PUBLIC ARE HEREBY DEDICATED TO THE PUBLIC FOR USE AS A PUBLIC RIGHT-OF-WAY.

THE WITHIN PLAT SHALL BE KNOWN AS: FOX ROAD ADDITION

IN WITNESS WHEREOF, HAS HEREUNTO CAUSED SUCH NAME TO BE SUBSCRIBED THIS ____ DAY OF ____ 2023.

OWNERS:

a representative of Geist Center BGOG LLC

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____, a representative of Geist Center BGOG LLC AND ACKNOWLEDGED THE EXECUTION OF THIS PLAT AS THEIR VOLUNTARY ACT AND DEED AND AFFIXED THEIR SIGNATURES THERETO.

WITNESS MY SIGNATURE AND SEAL THIS ____ DAY OF _____ 2023.

NOTARY PUBLIC: _____

COUNTY OF RESIDENCE: _____

MY COMMISSION EXPIRES: _____

REDACTION STATEMENT

I, THE UNDERSIGNED HEREBY CERTIFY, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW, AND THIS DOCUMENT PREPARED BY:

Donn M. Scotten
DONN M. SCOTTEN

LEGAL DESCRIPTION

Special Warranty Deed
Geist Center BGOG LLC
Part of Instrument No. 20210006144
Parcel #: 49-01-21-125-007.000-407

PARCEL 1: (FEE)

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 17 NORTH, RANGE 5 EAST, IN MARION COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE SOUTH 00 DEGREES 08 MINUTES 44 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER 51.24 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 51 MINUTES 16 SECONDS WEST 40.00 FEET; THENCE SOUTH 81 DEGREES 20 MINUTES 49 SECONDS WEST 430.01 FEET; THENCE NORTH 08 DEGREES 39 MINUTES 11 SECONDS WEST 185.00 FEET TO THE SOUTH RIGHT-OF-WAY OF FOX ROAD; THENCE SOUTH 81 DEGREES 20 MINUTES 49 SECONDS WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF FOX ROAD; THENCE SOUTH 81 DEGREES 20 MINUTES 49 SECONDS WEST ALONG SAID RIGHT-OF-WAY 227.50 FEET; THENCE SOUTH 08 DEGREES 39 MINUTES 11 SECONDS EAST 185.00 FEET; THENCE SOUTH 81 DEGREES 20 MINUTES 49 SECONDS WEST 145.00 FEET; THENCE NORTH 08 DEGREES 39 MINUTES 11 SECONDS EAST 389.00 FEET; THENCE SOUTH 81 DEGREES 20 MINUTES 49 SECONDS WEST 18.00 FEET; THENCE SOUTH 08 DEGREES 39 MINUTES 11 SECONDS EAST 289.50 FEET; THENCE NORTH 80 DEGREES 20 MINUTES 49 SECONDS EAST 170.05 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 44 SECONDS EAST 66.91 FEET; THENCE NORTH 43 DEGREES 09 MINUTES 59 SECONDS EAST 62.08 FEET; THENCE NORTH 81 DEGREES 20 MINUTES 49 SECONDS EAST 221.47 FEET; THENCE NORTH 67 DEGREES 50 MINUTES 49 SECONDS EAST 376.88 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 16 SECONDS EAST 40.00 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 08 MINUTES 44 SECONDS EAST ALONG SAID EAST LINE 284.37 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I, DONN SCOTTEN HEREBY CERTIFY THAT:

The within Plat is a representation of the lands surveyed and platted under my direct supervision and control and that it is true and correct to the best of my knowledge and belief;

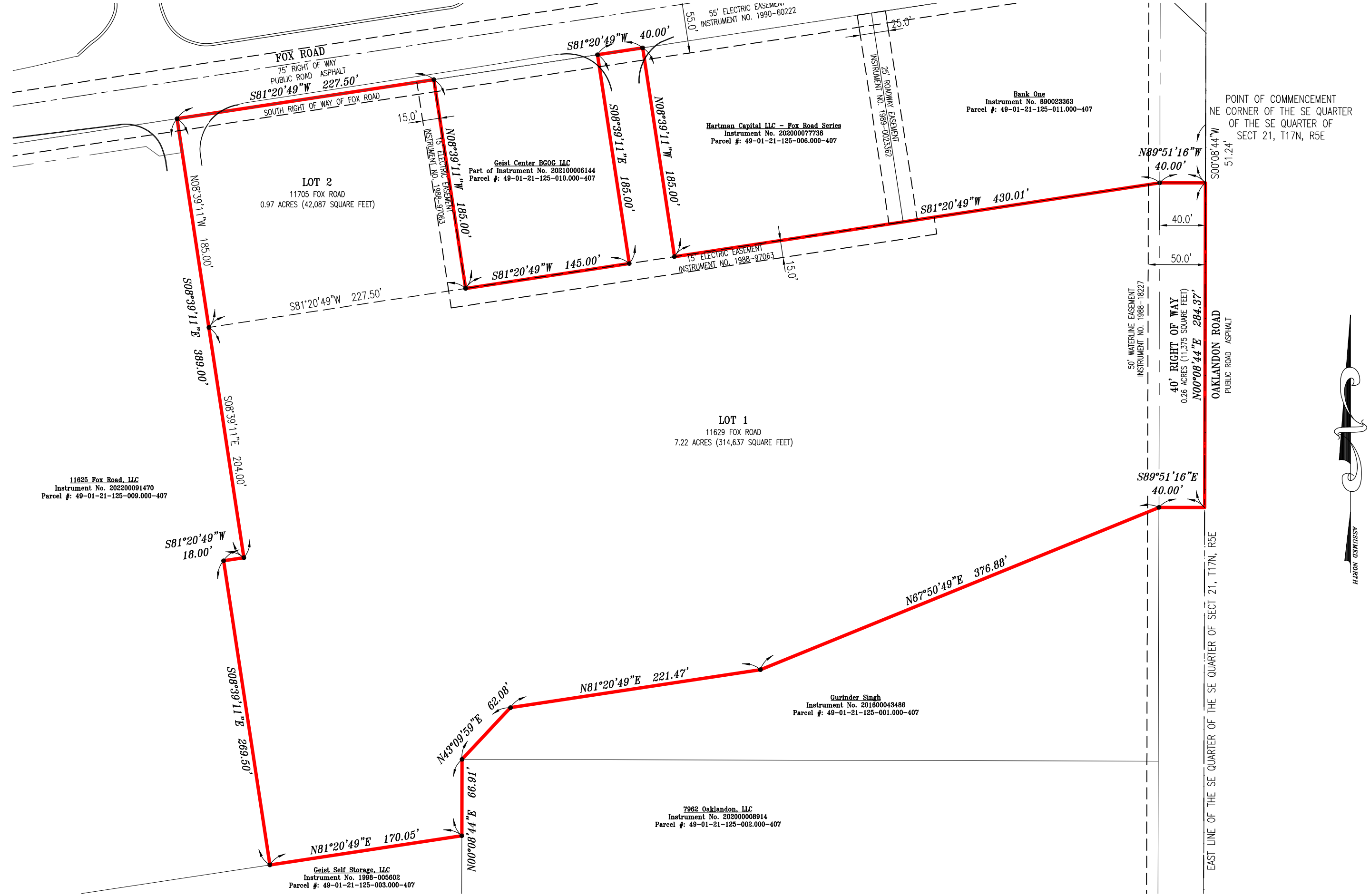
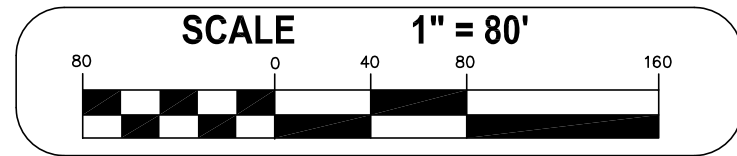
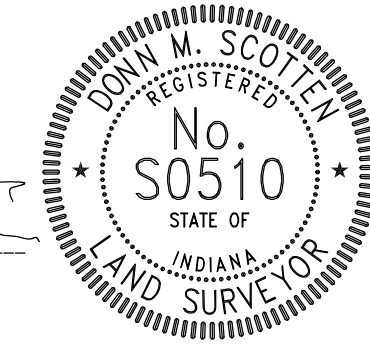
This subdivision consist of 2 Lots, Numbered 1 and 2, and shall be known and designated as FOX ROAD ADDITION with public rights of way, easements and setbacks as shown on the within plat.

The size of the lots and widths of the street and easements are shown in figures denoting feet and decimal parts thereof;

The boundary lines for this plat are based on the Survey recorded _____ as Instrument No. _____ in the Office of the Marion County Recorder.

Donn M. Scotten

Donn M. Scotten
Professional Land Surveyor #S0510
P.O. BOX 502369 INDIANAPOLIS, INDIANA



FOX ROAD ADDITION

PROJECT LOCATED IN:

SOUTHEAST QUARTER
OF SECTION 21
TOWNSHIP 17 NORTH
RANGE 5 EAST
LAWRENCE TOWNSHIP
MARION COUNTY



Complete Surveying Services for Commercial - Construction - Residential

(317) 841-1506 - www.AXISIndy.com - P.O. BOX 502369 - Indianapolis, IN 46250

SHEET
1 OF 1

PROJECT
NUMBER
1-24625

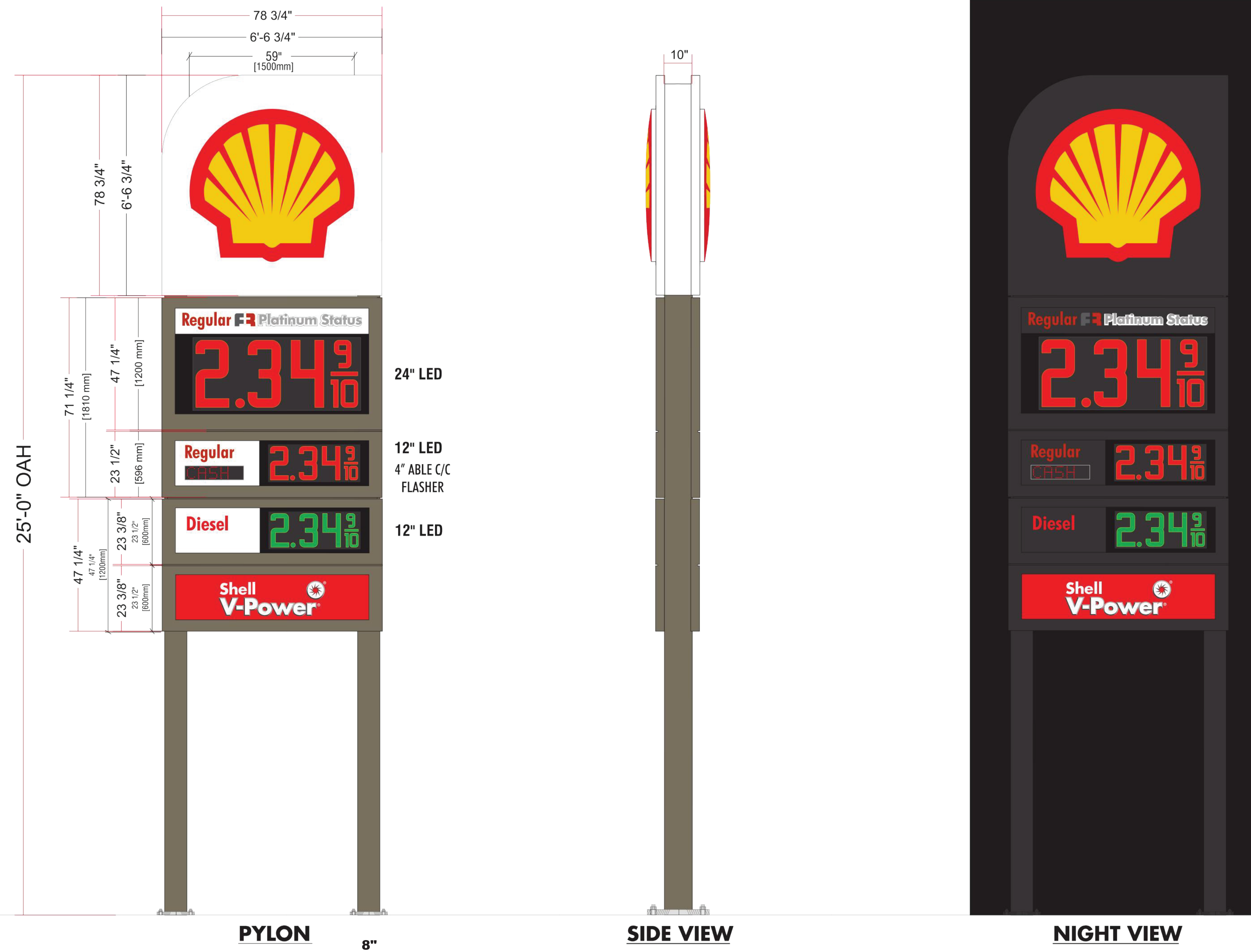
11629 FOX ROAD
INDIANAPOLIS, INDIANA

PREPARED FOR:
Geist Center BGOG LLC

DRAWN BY: R. STOHLER
CHECKED BY: D. SCOTTEN
ISSUE DATE: 03-27-2023

**NEW SHELL MVI 8M
TP SIGN @ 25' 0" OAH.**

Shell ID, 2x Regular with FRN Platinum Status, 1x Regular with CC Flasher, 1x Diesel, 1x V-Power



SHEET
NUMBER
1 OF 1

DATE: 09/06/2025

Drawn By: JM

Checked By:

Approved By:

REVISIONS

585 Sayre Court
Greenwood, IN 46143
(317) 885-9911



SCALE:
1/2" = 1' 0"

SHELL
11711 Fox Road
Indianapolis, IN 46236