



City of
Lawrence
Indiana

Address: 9906 E 63rd St
Parcel #: 4019277
Docket #: 26 LSV 14
Hearing Date: July 21, 2026
Council District #: 6 ~ Kristie Krone

Owner/Petitioner: Catherine Borkowski
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Application:

Variance of Use of Chapter 744, Art. II, Sec. 01.B., Table 744-201-1 to allow for one parcel to be 21,801 square feet and the other to be 18,177 square feet (minimum 24,000 s.f. lots required in D-1).

Analysis:

The petitioner seeks approval to subdivide an existing residential parcel into two single-family residential lots. While both proposed lots are smaller than the 24,000-square-foot minimum required in the D-1 District, they remain substantially larger than lots commonly found in many established residential neighborhoods throughout Lawrence.

The proposed variance does not introduce a new land use, increase residential density beyond what is typical for single-family development, or alter the residential character of the surrounding area. The request simply adjusts lot dimensions to allow the creation of two buildable single-family residential parcels.

The surrounding area contains a mixture of residential zoning districts and development patterns. The proposed subdivision is compatible with adjacent residential uses and is consistent with the intent of maintaining residential development within the neighborhood.

The subject property is designated within the City's Compact Context Area, where infill residential development that efficiently utilizes existing infrastructure is generally supported. The proposal represents an appropriate infill opportunity that makes use of an existing residential parcel while remaining compatible with the surrounding neighborhood.

Approval of the variance will allow additional housing opportunities without creating adverse impacts on neighboring properties. The proposal is not expected to negatively affect traffic, public utilities, drainage, or the provision of municipal services.



Staff Recommendation:

Staff recommends APPROVAL of Docket 26-LSV-14.

Recommended Conditions of Approval

1. Development shall substantially conform to the site plan submitted with the variance application.
2. Any future construction shall comply with all applicable City of Lawrence development standards, permitting requirements, utility requirements, and applicable building codes.
3. Any future subdivision shall receive all required approvals and be recorded in accordance with applicable state and local regulations.
4. Any required drainage, utility, and access easements shall be provided as part of the subdivision process.

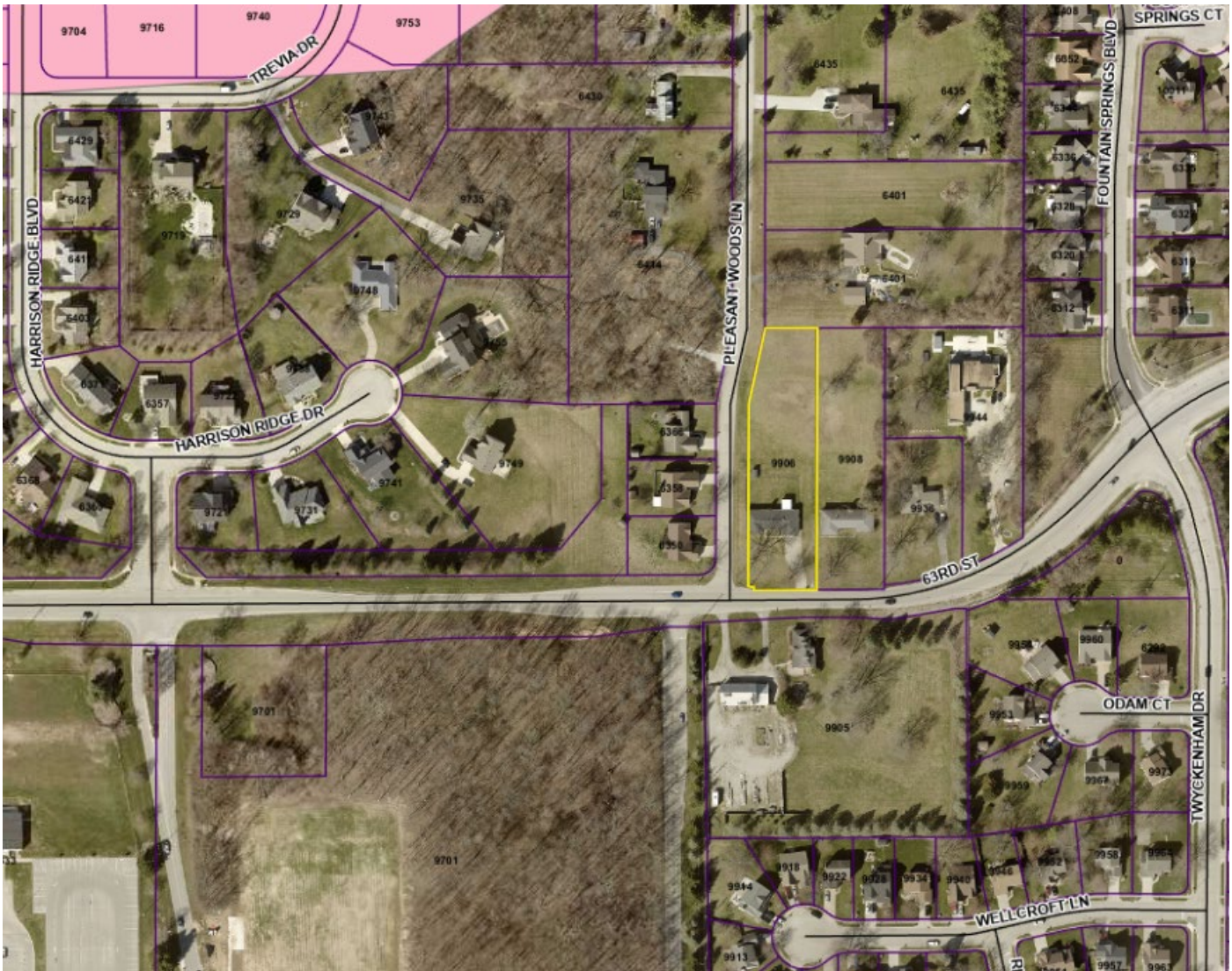
Summary of the Subject Property Zoning Standards

Current Zoning Designation:	D1
Surrounding Property Zoning:	
North:	D1
South:	DA
East:	D1
West:	DP
Comprehensive Plan Land Use Designation:	
Current Land Use:	Residential
Compact Context Area:	Metro



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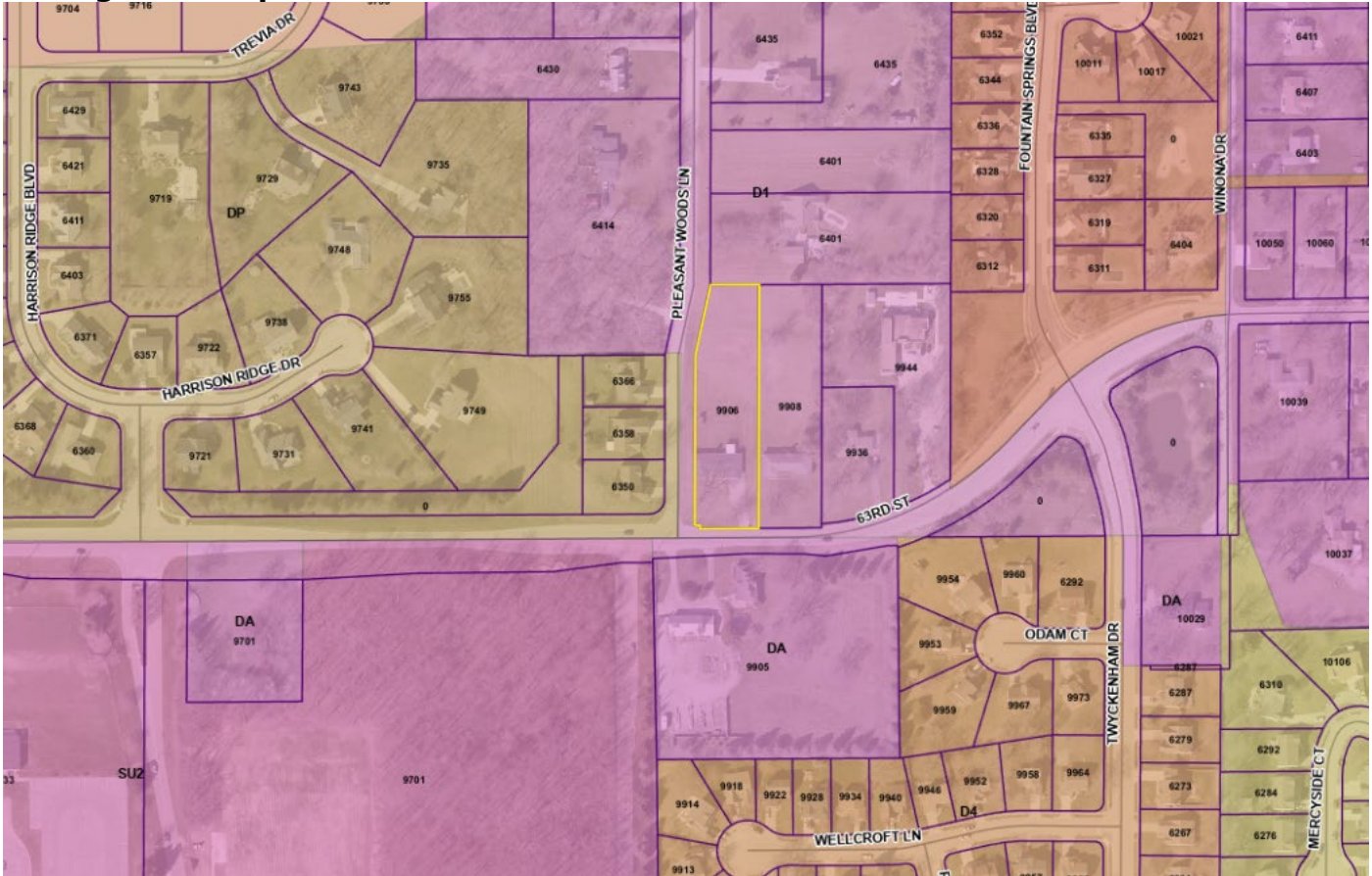
Aerial:





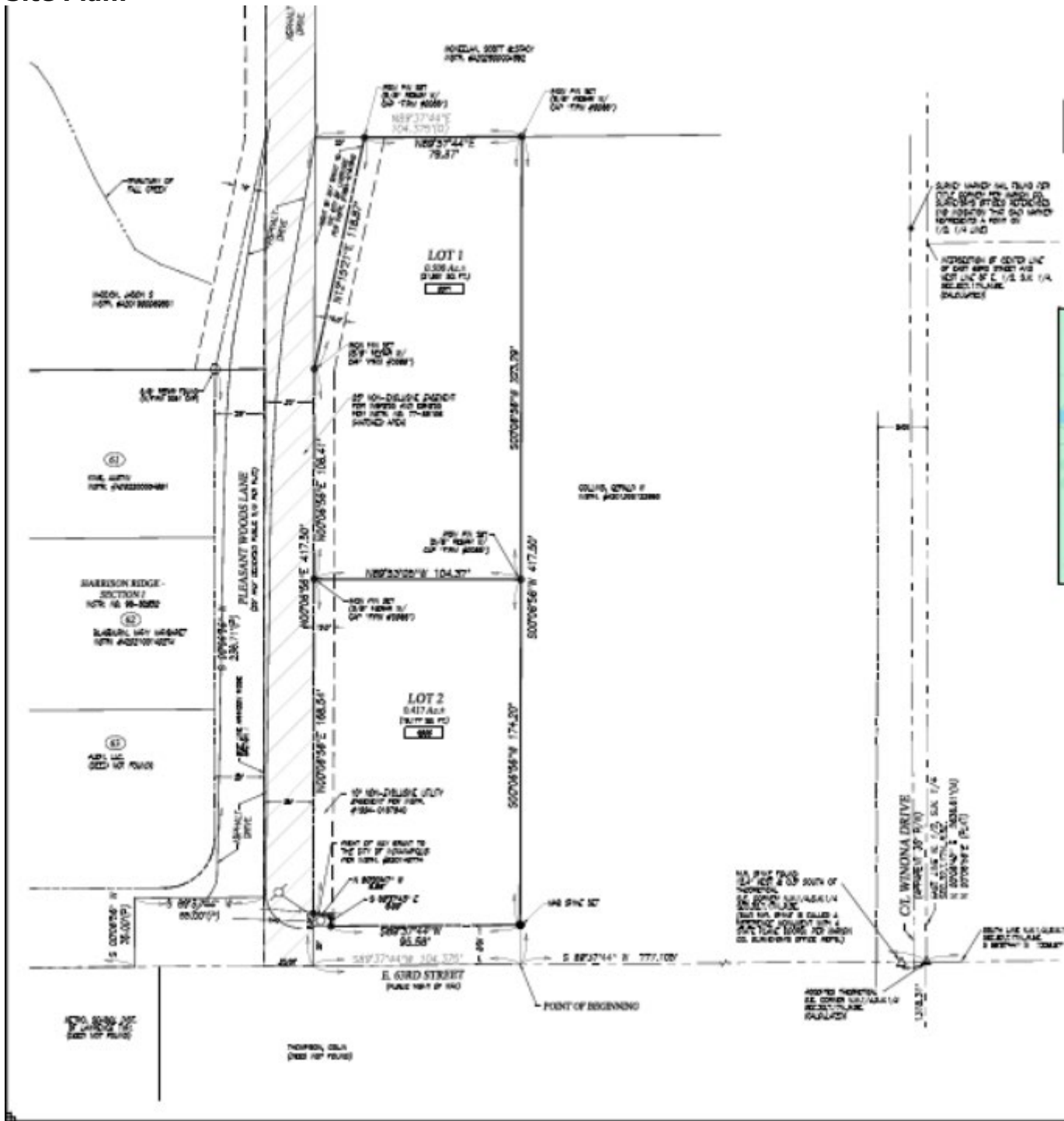
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Zoning Base Map:





Site Plan:





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BORKOWSKI RESIDENCE
CONSTRUCTION SET | 3-25-2026





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Indiana



2 3D VIEW-2 LOOKING SOUTHEAST
NO SCALE



1 3D VIEW-1 LOOKING NORTHEAST
NO SCALE



4 3D VIEW-4 LOOKING SOUTHWEST
NO SCALE



3 3D VIEW-3 LOOKING NORTHWEST
NO SCALE



Findings of Fact (as provided by applicant):

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:

there will not be significant traffic or strain on existing infrastructure as a result of the variance to allow 2 lots. The variance to allow 2 lots would result in a density consistent with the area.

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 lots would be consistent with the development pattern of adjacent properties and will not result in loss of use or visibility to or from any adjoining property.

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

the subject property has an abundance of depth, resulting in an rear yard significantly larger than required. Other than lot square footage, each lot will meet all other development standards.